



2713 2nd Street S			
Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook South	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Single Family - Detached	Title Tier 2	Fee Simple
Style	Two Storey	Price	\$699,900.00
Taxes	\$5,424 (2025)	Orig. Price	\$699,900.00
MLS®	10357169	Sale Price	
Year Built	1977	Date Listed	Jul 23/25
Zoning	R-1	Date Sold	
Postal Code	V1C 5B5	Status Chg.	Jul 24/25
Strata/Assoc	No / No	DOM	1

INTERIOR

Bedrooms	5	Beds Property	5	Beds Main Bldg	5	Beds Suite	
Bathrooms	4	Baths Property	4	Baths Main Bldg	4	Baths Suite	
Fin. Sqft	3,545	Beds Aux Bldg		Ensuites		Shop/Den	Yes / No
Above Grade	2347.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	1198.0	Fireplace	Gas, Wood Burning	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	2	Basement	Finished, Full, Walk-Up Access		
Suites	No	Suites Legal		Suite Potential			
Flooring	Carpet, Ceramic Tile, Hardwood			Windows			
Laundry				Accessibility			
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer						
Interior Features	Pantry, Vacuum Built-In						

ROOMS (Total: 3,545 sqft)						BUILDING		
	Bsmt	Lower	1st	2nd	3rd/4th	Storeys	Total Units	
Total Area	1198.0		1206	1141		Floor location	# of Buildings	
Foyer			7' 6" x 12' 7"			Building Name	Builder Name	
Living Room			15' 0" x 11' 10"			Roof	Foundation	Concrete
Dining Room			14' 10" x 11' 10"			Ceiling Height	Building Area	
Kitchen			19' 0" x 11' 0"			Construction		
Family Room			13' 0" x 15' 7"			Building Feet		
Laundry			5' 0" x 5' 0"			Pool	No - None	
Bathroom - Half			5' 9" x 4' 2"			Security		
Foyer			8' 0" x 5' 8"			SERVICES		
Ensuite - Full 4 PCE				9' 0" x 4' 3"		Heating	Forced Air, Natural Gas	Cooling Central Air
Primary Bedroom				15' 11" x 11' 11"		Water	Municipal	Sewer Public Sewer
Bedroom				10' 6" x 13' 0"		Utilities		Drainage
Bedroom				12' 10" x 10' 10"		Electric		Property Access
Bedroom				9' 4" x 10' 0"		Other Equip		
Bathroom - Full 4 PCE				9' 5" x 6' 0"				
Recreation Room	23' 11" x 18' 9"							
Kitchen	11' 0" x 11' 9"							
Bathroom - Full 3 PCE	8' 0" x 7' 8"							
Workshop	15' 9" x 14' 0"							
Storage	6' 0" x 8' 0"							
Bedroom				11' 0" x 11' 10"				

EXTERIOR

Lot Sqft	7,361	Lot Acres	0.169	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total		Carport Spaces	2.0
Garage Dimensions				Directions			
Parking Features	Carport - Attached			View	Golf Course		
Exterior Features	Private Yard			Patio/Porch	Covered, Deck, Patio, Porch		
Waterfront	No						
Exterior Construction							
Lot Features	Close to Park, Close to Recreation, Close to Schools, Easy Access, Family Oriented, Landscaped, Level, Near Golf Course, Near Public Transit, Park Setting						

Spacious Family Home in Desirable Highlands Location with lovely curb appeal. Welcome to this rare find in the sought-after Highlands neighborhood—just steps from the Community Forest and directly across from the Cranbrook Golf Course, offering beautiful golf course views. This true two-storey home features 5 bright and spacious bedrooms on the upper level, including a generous primary suite with a 4-piece ensuite & walk in closet. The main floor offers a thoughtfully updated kitchen with rich oak cabinetry, granite countertops, and a sunny breakfast area with new sliding doors leading to a large 24' x 12' covered cedar deck with vaulted ceilings, gas BBQ hookups—perfect for outdoor entertaining enjoying parklike privacy in the beautifully landscaped backyard. Inside, you'll find a welcoming layout with formal living and dining rooms, a cozy family room with hardwood floors, and a gas brick fireplace with custom shelving. There's also a main floor laundry room for added convenience. The full basement offers excellent studio suite potential with a separate entrance, a large rec room, partial secondary kitchen, 3-piece bath, and a workshop/utility area. This well-maintained home is a perfect blend of space, comfort, and location. Don't miss your chance to live in one of Cranbrook's most desirable areas. Presenting offers July 30/25 at 3:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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