



2609 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	Bi-Level	Price	\$579,900.00
Taxes	\$4,342 (2024)	Orig. Price	\$579,900.00
MLS®	10348763	Sale Price	
Year Built	1973	Date Listed	May 21/25
Zoning	R-1	Date Sold	
Postal Code	V1C 1E3	Status Chg.	May 21/25
Strata/Assoc	No / No	DOM	0

INTERIOR

Bedrooms	4	Beds Property	4	Beds Main Bldg	4	Beds Suite	
Bathrooms	2	Baths Property	2	Baths Main Bldg	2	Baths Suite	
Fin. Sqft	1,868	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1100.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	768.0	Fireplace	Gas	Year Subst Reno		Prop Condition	
Suites	No	Suites Legal		Suite Potential			
Unfinished Area		Fireplaces	2	Basement	Finished, Separate Entrance		
Flooring				Windows			
Laundry				Accessibility			
Appliances							
Interior Features	Dishwasher, Range, Refrigerator, Washer/Dryer						

ROOMS (Total: 1,868 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	768.0		1100			
Foyer			6' 4" x 7' 2"			
Kitchen			12' 6" x 11' 0"			
Dining Room			11' 0" x 9' 0"			
Living Room			15' 8" x 13' 0"			
Bathroom - Full 4 PCE			10' 10" x 5' 5"			
Primary Bedroom			13' 11" x 10' 11"			
Bedroom			10' 4" x 10' 11"			
Bedroom	11' 0" x 12' 5"		8' 3" x 9' 8"			
Recreation Room	14' 11" x 10' 8"					
Bathroom - Full 3 PCE	7' 9" x 6' 11"					
Laundry	11' 4" x 7' 3"					
Storage	8' 4" x 8' 3"					

BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Asphalt/Fibreglass Shingles	Foundation	Concrete
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feat			
Pool	No - None		
Security	See Remarks		

SERVICES

Heating	Forced Air, Natural Gas	Cooling	Central Air
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	6,969	Lot Acres	0.16	Lot Dimensions		RV Spaces	2
Secure Spaces		Garage Spaces	2.0	Parking Total		Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Additional Parking, Garage - Attached, Garage - Detached						
Exterior Features	Balcony, Enclosed Balcony, Hot Tub						
Waterfront	No						
Exterior Construction	Aluminum, Vinyl						
Lot Features							

Welcome to this lovely 3+1 bedroom, 2-bathroom home nestled just a stone's throw from the Cranbrook Golf Course and a short stroll to the scenic Community Forest. Situated on a .16-acre lot with both attached and detached garages, RV parking, and convenient back alley access, this property offers incredible value and versatility. Step inside to find updated vinyl plank flooring in the living room which exudes warmth with its classic brick gas fireplace complementing a spacious oak kitchen complete with a central island and updated stainless steel appliances. The kitchen opens to a generous dining area with sliding doors leading to a fully enclosed deck—perfect for year-round enjoyment. The deck also provides access to a private, fully fenced backyard featuring a relaxing hot tub, gazebo, and additional garage access. The updated 4-piece bathroom includes a luxurious jetted tub. Downstairs, you'll find a large rec room with a second gas fireplace, a fourth bedroom, 3-piece bathroom, laundry area with 2024 front-load washer and dryer and direct access to the attached garage—ideal for guests or extended family. Recent upgrades include: ? Vinyl windows throughout ? High-efficiency furnace with central A/C ? Asphalt roof (2017/18) ? Hot water heater (2019) Don't miss this opportunity to own a charming, well-maintained home in a prime Cranbrook location—priced below BC assessed value! Direction to present offers May 27 at 4:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



ROYAL LEPAGE
East Kootenay Realty

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#25 - 10th Avenue South Cranbrook, B.C V1C 2M9



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