



320 8TH S 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	Multi/Split	Price	\$559,900.00
Taxes	\$4,574 (2024)	Orig. Price	\$559,900.00
MLS®	10343109	Sale Price	
Year Built	1959	Date Listed	Apr 14/25
Zoning	R1	Date Sold	
Postal Code	V1C 1P1	Status Chg.	
Strata/Assoc	No / No	DOM	0

INTERIOR

Bedrooms	3	Beds Property	3	Beds Main Bldg	3	Beds Suite	
Bathrooms	2	Baths Property	2	Baths Main Bldg	2	Baths Suite	
Fin. Sqft	1,784	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1165.1	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	618.8	Fireplace		Accessibility			
Unfinished Area		Fireplaces		Basement	Finished		
Flooring				Windows			
Laundry							
Appliances							
Interior Features							

ROOMS (Total: 1,784 sqft)

	Bsmt	Lower	1st	2nd	3rd/4th
Total Area	618.8		546	618	
Living Room			12' 8" x 21' 8"		
Kitchen			14' 0" x 8' 1"		
Dining Room			9' 3" x 8' 5"		
Primary Bedroom				11' 11" x 12' 10"	
Bedroom				11' 5" x 8' 8"	
Bedroom				11' 4" x 8' 9"	
Bathroom - Full 4 PCE				x	
Family Room	18' 10" x 18' 0"				
Bathroom - Full 3 PCE	1' 0" x 1' 0"				
Laundry	7' 6" x 6' 11"				
Utility Room	7' 0" x 6' 0"				

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			

SERVICES

Heating	Hot Water, Natural Gas	Cooling	None
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	8,276	Lot Acres	0.19	Lot Dimensions		RV Spaces	1
Secure Spaces		Garage Spaces	1.0	Parking Total		Carport Spaces	1.0
Garage Dimensions	24x20			Directions			
Parking Features	Carport - Attached, Garage - Detached						
Exterior Features				View	Mountain(s)		
Waterfront	No - None			Patio/Porch			
Exterior Construction	Stucco, Aluminum						
Lot Features	Near Public Transit, Landscaped, Family Oriented, Level						

Charming and cozy family home, perfectly nestled on a fully fenced .19-acre lot, stone's throw from Popular Gyro Park—one of the area's most loved green spaces! Enjoy stunning mountain views and a peaceful, friendly neighborhood setting. Inside, the home boasts a bright galley-style kitchen featuring stainless steal appliances with convenient access to the dining room, ideal for family meals or entertaining guests. The spacious living room is filled with natural light, while the large rec room downstairs features newer carpeting and offers a perfect space for a playroom, home gym, or movie nights. With three bedrooms on the upper level and two beautifully updated full bathrooms, there's plenty of room for a growing family. Outdoor features include a detached 20x24 garage with alley access, a carport, and loads of parking with an asphalt driveway—perfect for multiple vehicles, RVs, or boats. The backyard is fully fenced for privacy and includes a fire pit area for evening gatherings under the stars. Recent updates include a new hot water heater (2021) and roof (2018), offering peace of mind and energy efficiency. This inviting home offers the perfect blend of indoor comfort and outdoor enjoyment, all within a fantastic location. Don't miss your chance to make it yours! Direct DRPoO - April 17th, 2025 all offers to be in prior to 4:30pm, thank you Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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ROYAL LEPAGE EAST KOOTENAY REALTY

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

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Apr 14, 2025.

