



## 4381 38th Avenue S

Major Area **Kootenay**  
 Minor Area **CRANL Cranbrook Periphery**  
 City **Cranbrook**  
 Type **Single Family - Detached**  
 Style **Bungalow**  
 Taxes **\$2,786 (2024)**  
 MLS® **10348074**  
 Year Built **1977**  
 Zoning **RR-2**  
 Postal Code **V1C 6Z8**  
 Strata/Assoc **No / No**

Status **Active**  
 Possession  
 Title **Freehold**  
 Title Tier 2 **Fee Simple**  
 Price **\$1,149,900.00**  
 Orig. Price **\$1,149,900.00**  
 Sale Price  
 Date Listed **May 15/25**  
 Date Sold  
 Status Chg.  
 DOM **0**

### INTERIOR

|                                                                                                         |                                    |                                                                    |                          |
|---------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------|--------------------------|
| Bedrooms <b>4</b>                                                                                       | Beds Property <b>4</b>             | Beds Main Bldg <b>4</b>                                            | Beds Suite               |
| Bathrooms <b>3</b>                                                                                      | Baths Property <b>3</b>            | Baths Main Bldg <b>3</b>                                           | Baths Suite              |
| Fin. Sqft <b>3,660</b>                                                                                  | Beds Aux Bldg                      | Ensuites                                                           | Shop/Den <b>No / Yes</b> |
| Above Grade <b>1830.0</b>                                                                               | Baths Aux Bldg                     | Ceiling Height                                                     | Levels <b>2</b>          |
| Below Grade <b>1830.0</b>                                                                               | Fireplace <b>Gas, Wood Burning</b> | Year Subst Reno                                                    | Prop Condition           |
| Unfinished Area                                                                                         | Fireplaces <b>3</b>                | Basement <b>Finished, Full, Separate Entrance, Walk-Out Access</b> |                          |
| Flooring <b>Carpet, Ceramic Tile, Hardwood, Vinyl</b>                                                   |                                    | Windows                                                            |                          |
| Laundry                                                                                                 |                                    | Accessibility                                                      |                          |
| Appliances <b>Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Water Softener</b>              |                                    |                                                                    |                          |
| Interior Features <b>Double Vanity, Jetted Tub, Kitchen Island, Vacuum Built-In, Vaulted Ceiling(s)</b> |                                    |                                                                    |                          |

### ROOMS (Total: 3,660 sqft)

|            | Bsmt          | Lower | 1st         | 2nd | 3rd | 4th |
|------------|---------------|-------|-------------|-----|-----|-----|
| Total Area | <b>1830.0</b> |       | <b>1830</b> |     |     |     |

### BUILDING

|                                         |                            |
|-----------------------------------------|----------------------------|
| Stores                                  | Total Units                |
| Building Name                           | Builder Name               |
| Roof <b>Asphalt/Fibreglass Shingles</b> | Foundation <b>Concrete</b> |
| Construction <b>Frame - Wood</b>        |                            |
| Pool <b>No - None</b>                   |                            |
| Security <b>Security System</b>         |                            |

### SERVICES

|                                                                      |                            |
|----------------------------------------------------------------------|----------------------------|
| Heating <b>Electric, Forced Air, Natural Gas, Wood Burning Stove</b> | Cooling <b>Central Air</b> |
| Water <b>Well</b>                                                    | Sewer <b>Septic</b>        |

### EXTERIOR

|                                                                                                                                     |                          |                |                           |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------|---------------------------|
| Lot Sqft <b>149,410</b>                                                                                                             | Lot Acres <b>3.43</b>    | Lot Dimensions | RV Spaces <b>3</b>        |
| Secure Spaces                                                                                                                       | Garage Spaces <b>4.0</b> | Parking Total  | Carport Spaces <b>6.0</b> |
| Garage Dimensions <b>30x36</b>                                                                                                      |                          | Directions     |                           |
| Parking Features <b>Carport - Attached, Garage - Detached, Garage Door Opener, Oversized, RV Access/Parking, Workshop in Garage</b> |                          | View           |                           |
| Exterior Features <b>Balcony, Fire Pit, Garden, Private Yard, Storage, Underground Sprinkler</b>                                    |                          |                |                           |
| Waterfront <b>No</b>                                                                                                                |                          | Patio/Porch    |                           |
| Exterior Construction <b>Stone, Wood</b>                                                                                            |                          |                |                           |

**Rare Opportunity in Gold Creek! Welcome to this much-loved 1,830 sq ft bungalow on a beautifully landscaped 3.45-acre lot, offering the perfect blend of comfort, space, and country charm. Built by Thibeault Construction, quality & craftsmanship shine throughout. Step inside through a stunning reclaimed wood front door with wrought iron window from Scottsdale, AZ & enjoy a bright living room with vaulted ceilings & cozy gas fireplace. Spacious oak kitchen features an island & breakfast nook with a charming ceramic wood stove & access to a formal dining room with French doors to a large private backyard deck—perfect for entertaining or relaxing. This 4-bedroom, 3-bathroom home features a full basement with separate entry—ideal for in-law suite potential. The primary bedroom offers a skylight, a lovely 4-pce ensuite & an extra built-in vanity with sink. Convenient main floor laundry comes complete with cabinetry & sink. The fully finished basement includes a rec room with Blaze King wood stove, oak built-in cabinetry, games room, 2 fully renovated bedrooms, a beautiful 3-pce bath & a large storage room. Outside, you'll find a breathtaking water feature/pond, a gas-heated 30x36 detached garage/workshop with 200 amp service & loads of room for workshop/parking, and multiple outbuildings to accommodate your toys and potential hobby farm. Beautiful water feature/pond. A rare find offering peaceful country living just minutes from town. Direction to present offers May 24, 4:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY**



This listing information is provided to you by:  
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