



2001 7th Street S

Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook South	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Residential	Title Tier 2	Fee Simple
Sub Type	Single Family - Detached	Price	\$549,900.00
Style	Bungalow	Orig. Price	\$549,900.00
Taxes	\$4,573 (2025)	Sale Price	
MLS®	10372771	Date Listed	Jan 14/26
Year Built	1973	Date Sold	
Zoning	R-1	Status Chg.	Jan 14/26
Postal Code	V1C 4L3	DOM	1
Strata/Assoc	No / No		

INTERIOR

Bedrooms	3	Beds Property	3	Beds Main Bldg	3	Beds Suite	
Bathrooms	3	Baths Property	3	Baths Main Bldg	3	Baths Suite	
Fin. Sqft	2,259	Beds Aux Bldg		Ensuites		Shop/Den	Yes / No
Above Grade	1232.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	1027.0	Fireplace	Gas	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	1	Basement	Finished, Full		
Suites	No	Suites Legal		Suite Potential	No		
Flooring				Windows			
Laundry				Accessibility			
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer						
Interior Features							

ROOMS (Total: 2,259 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	1027.0		1232			
Foyer			7' 0" x 9' 10"			
Living Room			13' 6" x 15' 8"			
Dining Room			12' 5" x 12' 5"			
Kitchen			12' 5" x 13' 2"			
Primary Bedroom			12' 11" x 13' 11"			
Ensuite - Full 3 PCE			4' 11"			
Bedroom			9' 8" x 8' 11"			
Bedroom			9' 9" x 9' 4"			
Bathroom - Full			9' 3" x 4' 11"			
Recreation Room	27' 7" x 11' 5"					
Workshop	13' 3" x 7' 5"					
Laundry	8' 7" x 9' 7"					
Bathroom - Full 3 PCE	5' 6" x 6' 8"					
Utility Room	11' 6" x 9' 4"					

BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Torch on Roof	Foundation	Concrete
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feet			
Pool	No - None		
Security	Security System		

SERVICES

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

EXTERIOR

Lot Sqft	6,534	Lot Acres	0.15	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	2.0	Parking Total		Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Additional Parking, Garage - Attached, Heated, Oversized, RV Access/Parking						
Exterior Features				View	Mountain(s)		
Waterfront	No			Patio/Porch			
Exterior Construction				Other Structures			
Lot Features							

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assig	No
Parcel Number	008-352-500	Additional Parcels YN	No	# Of Titles		Spfc Imprv Area	
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Descr.	Single Family			Non Fin Encum			
Legal Descr.	Lot 16, District Lot 32, Kootenay District Plan 8341						

Charming Character Bungalow Backing onto City Park with Mountain Views & Amazing Parking off the Back Alley! Welcome to this bright & beautifully updated bungalow in a lovely convenient location! Backing directly onto a tranquil city park & green space, and offering stunning mountain views from the front yard, this home combines nature, privacy & convenience in one perfect package. Step into a warm and inviting living room featuring a cozy gas fireplace with a striking stone surround. The bright kitchen boasts ample cabinetry and seamlessly flows into the dining room, where sliding doors lead to a spacious deck—ideal for entertaining or relaxing while enjoying the picturesque views. The side yard offers easy access to garden boxes, perfect for your green thumb. Enjoy updated flooring throughout the main level, which features three comfortable bedrooms. The primary bedroom includes access to the deck & a private 3-piece ensuite for your convenience. The fully finished basement offers a large recreation room with cozy updated carpet & potential for a fourth bedroom, an additional 3-piece bathroom, laundry area, and access to the oversized 13' x 36' attached single garage. Complete with an overhead gas heater and convenient workshop access, this garage is a rare find! The exterior is equally impressive with new retaining walls, fresh railings in the front yard, stamped concrete walkways & extensive RV parking via back alley access. Additional upgrades include a high-efficiency furnace & hot water heater (2018) and security system. Don't miss this unique opportunity to own a home with character, modern updates & a location that truly stands out! Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:

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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.

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