

**17-1401 30th Avenue N**

Major Area **Kootenay**
 Minor Area **CRAN - Cranbrook North**
 City **Cranbrook**
 Type **Residential**
 Sub Type **Single Family - Detached**
 Style **Bungalow**
 Taxes **\$5,921 (2026)**
 MLS® **10389620**
 Year Built **2014**
 Zoning **R-3**
 Postal Code **V1C 0C1**
 Strata/Assoc **Yes / No**

Status **Active**
 Possession
 Title Tier 1 **Freehold**
 Title Tier 2 **Bare Land Strata**
 Price **\$749,900.00**
 Orig. Price **\$749,900.00**
 Sale Price
 Date Listed **Jun 2/26**
 Date Sold
 Status Chg.
 DOM **1**

INTERIOR

Bedrooms 4	Beds Property 4	Beds Main Bldg 4	Beds Suite
Bathrooms 3	Baths Property 3	Baths Main Bldg 3	Baths Suite
Fin. Sqft 2,648	Beds Aux Bldg	Shop/Den No / No	
Above Grade 1324.0	Baths Aux Bldg	Ceiling Height	Levels 1
Below Grade 1324.0	Fireplace Gas	Year Subst Reno	Prop Condition
Unfinished Area	Fireplaces 1	Basement Finished	
Suites No	Suites Legal	Suite Potential	
Flooring		Windows	
Laundry In Unit		Accessibility	
Appliances Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer			
Interior Features			

ROOMS (Total: 2,648 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	1324.0		1324			
Foyer			13' 6" x 5' 7"			
Kitchen			13' 0" x 12' 0"			
Dining Room			11' 0" x 10' 3"			
Living Room			13' 7" x 13' 6"			
Primary Bedroom			13' 0" x 11' 9"			
Ensuite - Full 3 PCE			9' 5" x 8' 5"			
Bedroom	19' 0" x 15' 6"		10' 5" x 9' 11"			
Bathroom - Full 4 PCE			7' 9" x 4' 11"			
Laundry			8' 11" x 5' 7"			
Recreation Room	25' 4" x 16' 4"					
Wine Cellar	7' 1" x 5' 2"					
Bedroom	12' 8" x 12' 11"					
Bathroom - Full 3 PCE	8' 7" x 4' 11"					
Utility Room	20' 11" x 4' 11"					

BUILDING

Storeys 1	Total Units
Floor location	# of Buildings
Building Name	Builder Name New Dawn Development
Roof Asphalt/Fibreglass Shingles	Foundation Concrete
Ceiling Height	Building Area
Construction Frame - Wood	
Building Feat	
Pool	
Security No - None Security System	

SERVICES

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

EXTERIOR

Lot Sqft 6,011	Lot Acres 0.138	Lot Dimensions	RV Spaces
Secure Spaces	Garage Spaces 2.0	Parking Total	Carport Spaces
Garage Dimensions		Directions	
Parking Features Garage - Attached		View	
Exterior Features Balcony, Private Yard, Underground Sprinkler		Patio/Porch Covered, Deck, Porch	
Waterfront No		Other Structures	
Exterior Construction Brick, Vinyl			
Lot Features			

STRATA/ASSOCIATION

Complex Name Northwood Estates	Fees \$225	Fee Frequency
Rentals	Pets With Restrictions, Yes	Age Restr.
S/T Rentals	Bylaws Avail Yes	Storage Locker No
Fee Includes Contingency Reserve, Maintenance Grounds, Management, Snow Removal, Trash		
Amenities		
Restrictions	Restriction Notes	

LEGAL/TITLE

Indigenous Lands No	Irrigation Water Rights	Srv Cert Avail	Contract Assig No
Parcel Number 027-291-162	Additional Parcels YN No	# Of Titles	Spcl Imprv Area
Additional Parcels Description		Fract Interest No	
Disclosures		Improvements	
Trade Descr		Levies	
Zoning Desc. Residential		Non Fin Encum	
Legal Desc. Strata Lot 19, District Lot 24, Kootenay District Strata Plan NES3340 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form V			

Beautiful custom-built bungalow in Northwood Estates, a popular gated community in Cranbrook! Close to shopping and parks, this New Dawn Development-built home offers over 1,320 sq. ft. on the main floor plus a fully finished basement with quality finishing throughout. The bright open-concept layout features stunning Hickory hardwood and lovely tile floors, a dream kitchen with stainless steel appliances, granite countertops, an abundance of alder cabinets, a spacious pantry and a large island, while the bright dining area opens to a spacious covered deck. The living room showcases a tray ceiling and a lovely gas fireplace. Enjoy main-floor living with a primary bedroom, 3-piece ensuite with in-floor heat, main-floor laundry, and a second bedroom or den. The basement is ideal for entertaining, with a large rec room, wet bar, games area with a pool table and accessories, 3-piece bath, a third bedroom, and a large hobby room, gym, or fourth bedroom. Extras include central air with a heat pump, central vac, reverse osmosis, water softener, security system, underground sprinklers, attached double garage, covered front and back decks, and beautiful landscaping with a custom waterfall feature. Direction to present offers on June 8, 2026 at 1:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:
SANDY SMITH PREC* - REALTOR® Salesperson
 ☎ 250-421-0835 ✉ smith@ekrealty.com 🌐 http://www.sandysmithproperties.com
ROYAL LEPAGE EAST KOOTENAY REALTY
 ☎ 250-426-8211 📠 250-426-6270 ✉ info@ekrealty.com
 #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. Jun 3, 2026.




