



1417 21st Street S (Orchard Heights)

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	\$649,999.00
Style	Two Storey	Orig. Price	\$649,999.00
Taxes	\$4,657 (2025)	Sale Price	
MLS®	10388549	Date Listed	May 27/26
Year Built	2011	Date Sold	
Zoning	R-1	Status Chg.	May 27/26
Postal Code	V1C 0A9	DOM	0
Strata/Assoc	No / No		

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	2,235	Beds Aux Bldg		Shop/Den	No / No		
Above Grade	1395.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	840.0	Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement	Finished		
Suites	Yes	Suites Legal	No	Suite Potential			
Flooring				Windows			
Laundry				Accessibility			
Appliances							
Interior Features							

ROOMS (Total: 2,235 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area		840.0	840	555		
Foyer			7' 8" x 3' 6"			
Living Room			14' 3" x 14' 0"			
Kitchen			12' 4" x 8' 7"			
Dining Room			12' 0" x 9' 7"			
Primary Bedroom			13' 5" x 10' 0"			
Bathroom - Full 4 PCE			4' 11" x 7' 7"			
Bedroom				12' 0" x 9' 4"		
Bedroom				12' 1" x 8' 11"		
Loft				8' 11" x 10' 9"		
Bathroom - Full			7' 7" x 5' 0"			

BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	Livingstone Developments
Roof	Asphalt/Fibreglass Shingles	Foundation	ICF Block
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feet			
Pool	No - None		
Security			

SERVICES

Heating	Forced Air	Cooling	None
Water	Public	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	4,486	Lot Acres	0.103	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total	2	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Open			View			
Exterior Features				Patio/Porch			
Waterfront	No			Other Structures			
Exterior Construction	Vinyl						
Lot Features							

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail	No	Contract Assig	No
Parcel Number	028-151-178	Additional Parcels YN	Yes	# Of Titles	1	Spcf Imprv Area	
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	LOT 2 DISTRICT LOT 3911 KOOTENAY DISTRICT PLAN EPP5539						

Tucked into the heart of Orchard Heights, this thoughtfully designed Livingstone Developments home offers the kind of layout that simply makes sense. Built in 2011 and just a short walk to Kootenay Orchard Elementary, it blends everyday function with warm, inviting spaces. The main floor is anchored by an open concept kitchen featuring Frigidaire Professional Stainless Appliances, flowing naturally into the living and dining areas for easy connection and entertaining. The primary bedroom is conveniently located on the main level, complete with a walk-in closet and direct access to the full bath, creating a comfortable retreat without the stairs. Upstairs, the loft style second level opens up beautifully with two additional bedrooms, a full 4 piece bathroom, and an airy office nook perfect for work, homework, or creative space. Downstairs adds even more versatility with over 800 sq ft converted into a one bedroom in-law suite with separate entrance and full bath, ideal for extended family, guests, or supplemental income potential. Fully fenced backyard, shared laundry, and a family-friendly neighborhood that keeps schools, parks, and community close to home. Call your agent today to book your private showing! Seller reserves the right to review offers on June 7th, 2026 @ 2:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:

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ROYAL LEPAGE EAST KOOTENAY REALTY

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