

	26-2375 1st Street S	
	Major Area Kootenay Minor Area CRAN - Cranbrook South City Cranbrook Type Residential Sub Type Half Duplex Style Rancher Taxes \$3,607 (2026) MLS® 10401946 Year Built 1994 Zoning R3 Postal Code V1C 6J7 Strata/Assoc Yes / No	Status Active Possession Title Tier 1 Freehold Title Tier 2 Strata Price \$449,900.00 Orig. Price \$449,900.00 Sale Price Date Listed Sep 28/26 Date Sold Status Chg. DOM 0

INTERIOR

Bedrooms 1	Beds Property 1	Beds Main Bldg 1	Beds Suite
Bathrooms 1	Baths Property 1	Baths Main Bldg 1	Baths Suite
Fin. Sqft 1,005	Beds Aux Bldg	Shop/Den No / Yes	
Above Grade 1005.0	Baths Aux Bldg	Ceiling Height	Levels 1
Below Grade	Fireplace Gas, Insert	Year Subst Reno	Prop Condition
Unfinished Area	Fireplaces 1	Basement	
Suites No	Suites Legal No	Suite Potential No	
Flooring Hardwood, Linoleum		Windows	
Laundry In Unit		Accessibility	
Appliances			
Interior Features			

ROOMS (Total: 1,005 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			1005			
Kitchen			10' 5" x 8' 10"			
Dining Room			9' 9" x 12' 7"			
Living Room			17' 11" x 12' 7"			
Den			11' 6" x 9' 8"			
Laundry			5' 4" x 7' 4"			
Primary Bedroom			12' 11" x 11' 7"			
Bathroom - Full 4 PCE			7' 11" x 4' 10"			
Foyer			9' 4" x 5' 1"			

BUILDING

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

SERVICES

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

EXTERIOR

Lot Sqft	Lot Acres	Lot Dimensions	RV Spaces
Secure Spaces	Garage Spaces 1.0	Parking Total	Carport Spaces
Entry Location	Entry Level	Common Walls 1 Common Wall	
Garage Dimensions 19.2x10.0		Directions	
Waterfront No		Patio/Porch Covered, Patio	
Exterior Construction Vinyl		Other Structures	
Parking Features Garage - Attached			
Lot Features			

STRATA/ASSOCIATION

Complex Name Fairway Park Estates	Fees \$382.31	Fee Frequency
Rentals	Pets With Restrictions	Age Restr. 55+
S/T Rentals	Bylaws Avail Yes	Storage Locker No
Fee Includes		
Amenities Landscaping		
Restrictions	Restriction Notes	

LEGAL/TITLE

Indigenous Lands No	Irrigation Water Rights	Srv Cert Avail	Contract Assig No
Parcel Number 018-655-866	Additional Parcels YN Yes	# Of Titles	Spcf Imprv Area No
Additional Parcels Description		Fract Interest No	
Disclosures		Improvements	
Trade Descr		Levies	
Zoning Desc.		Non Fin Encum	
Legal Desc.	STRATA LOT 12 DISTRICT LOT 35 KOOTENAY DISTRICT STRATA PLAN NES137 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1		

Easy living never looked so good. Nestled inside the welcoming 55+ gated community of Fairway Park Estates, this beautifully cared for home offers the kind of lifestyle that lets you spend less time on upkeep and more time enjoying where you live. Inside, you'll find one bedroom plus a versatile den, perfect for guests, hobbies or a home office. Also, beautiful well maintained hardwood floors, central air and a cozy gas fireplace makes the living space inviting year round. The primary bedroom features a generous double sided closet and a sneaky little shortcut to the updated bathroom, a clever touch you'll quickly appreciate. The beautifully updated kitchen features shaker style cabinetry, matching stainless steel GE appliances, a garburator and everything you need to settle right in. In unit laundry and an attached single garage add everyday convenience. Step outside to the covered walkout patio backing onto peaceful green space, a lovely spot for morning coffee or an afternoon unwind. Visitor parking is just steps away, with additional guest parking available on site. Conveniently located close to the hospital and everyday amenities, this home offers a comfortable, low maintenance lifestyle in a well kept community. Call your agent today to schedule your private viewing! Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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

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Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Sep 28, 2026.

