

	213 16th Avenue S	
	Major Area Kootenay Minor Area CRAN - Cranbrook South City Cranbrook Type Residential Sub Type Single Family - Detached Style Bungalow Taxes \$3,725 (2025) MLS® 10380175 Year Built 1975 Zoning R-1 Postal Code V1C 2Z5 Strata/Assoc No / No	Status Active Possession Title Tier 1 Freehold Title Tier 2 Fee Simple Price \$439,900.00 Orig. Price \$449,900.00 Sale Price Date Listed Mar 20/26 Date Sold Status Chg. Mar 20/26 Price Chg. Apr 22/26 - \$439,900.00 DOM 34

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 2,280	Beds Aux Bldg	Shop/Den Yes / No	
Above Grade 1140.0	Baths Aux Bldg	Ceiling Height	Levels 2
Below Grade 1140.0	Fireplace	Year Subst Reno	Prop Condition
Unfinished Area	Fireplaces	Basement	Full, Partially Finished, Separate Entrance, Walk-Out Access
Suites No	Suites Legal	Suite Potential Yes	
Flooring		Windows	
Laundry		Accessibility	
Appliances Range, Refrigerator, Washer/Dryer			
Interior Features Vacuum Built-In			

ROOMS (Total: 2,280 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	1140.0		1140			
Kitchen			11' 9" x 10' 0"			
Dining Room			11' 9" x 9' 1"			
Living Room			11' 9" x 18' 5"			
Primary Bedroom			11' 0" x 22' 8"			
Bedroom	11' 1" x 12' 3"		9' 6" x 12' 7"			
Bathroom - Full 4 PCE			8' 5" x 7' 9"			
Bathroom - Full 3 PCE	7' 9" x 5' 3"					
Recreation Room	11' 2" x 34' 0"					
Laundry	11' 2" x 12' 7"					
Workshop	11' 0" x 11' 6"					
Cold Room	4' 8" x 11' 6"					

BUILDING

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

SERVICES

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

EXTERIOR

Lot Sqft 4,007	Lot Acres 0.092	Lot Dimensions	RV Spaces
Secure Spaces	Garage Spaces 1.0	Parking Total	Carport Spaces
Garage Dimensions 23x16		Directions	
Parking Features Garage - Detached, Rear		View	
Exterior Features Balcony, Storage, Underground Sprinkler		Patio/Porch Covered, Terrace	
Waterfront No		Other Structures	
Exterior Construction			
Lot Features Central, Close to Park, Close to Shopping, Landscaped, Near Golf Course, Near Public Transit, Paved Roads, Private			

LEGAL/TITLE

Indigenous Lands No	Irrigation Water Rights	Srv Cert Avail	Contract Assig No
Parcel Number 008-300-003	Additional Parcels YN No	# Of Titles	Spcf Imprv Area
Additional Parcels Description		Fract Interest No	
Disclosures		Improvements	
Trade Descr		Levies	
Zoning Desc. Residential		Non Fin Encum	
Legal Desc. Lot 25, Block 20, District Lot 5, Kootenay District Plan 669			

Located close to Parks and walking distance to shopping & restaurants, step into this spacious and much-loved 1975 bungalow with a walk-out basement, offering comfort, flexibility, and excellent in-law suite potential. The main floor features a bright, open layout with two bedrooms and the option to easily convert one into a third bedroom. The updated 4-piece bathroom showcases warm maple cabinetry and a beautifully tiled tub surround. The charming kitchen flows seamlessly into a generous dining area with sliders leading to a covered front terrace—perfect for morning coffee or relaxing with a glass of wine in the evening. The inviting living room is filled with natural light from a large picture window and features classic parquet flooring, adding warmth and character. Throughout the main floor, you'll find a blend of maple hardwood, tile, and parquet flooring. Downstairs, the walk-out basement offers fantastic versatility with a large rec room, a bedroom, a 3-piece bath, and direct access to the backyard—ideal for extended family or suite development. There's also a spacious laundry room and a dedicated workshop area. Additional features include central vacuum, underground sprinklers, and updates to the roof and hot water tank in 2017. Completing the property is a 16x23 detached garage/workshop with convenient alley access. A solid home with great bones and endless potential—ready for its next chapter! 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

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