

	2316 3rd Street S	
	Major Area Kootenay Minor Area CRAN - Cranbrook South City Cranbrook Type Residential Sub Type Townhouse Style Taxes \$2,257 (2026) MLS® 10391405 Year Built 1976 Zoning R-4 Postal Code V1C 4X5 Strata/Assoc Yes / No	Status Active Possession Title Tier 1 Freehold Title Tier 2 Strata Price \$299,900.00 Orig. Price \$299,900.00 Sale Price Date Listed Jun 15/26 Date Sold Status Chg. DOM 1

INTERIOR

Bedrooms 3	Beds Property 3	Beds Main Bldg 3	Beds Suite
Bathrooms 1	Baths Property 1	Baths Main Bldg 1	Baths Suite
Fin. Sqft 1,316	Beds Aux Bldg	Shop/Den No / No	
Above Grade 658.0	Baths Aux Bldg	Ceiling Height	Levels 2
Below Grade 658.0	Fireplace Gas	Year Subst Reno	Prop Condition
Unfinished Area	Fireplaces	Basement Finished	
Suites No	Suites Legal	Suite Potential	
Flooring		Windows	
Laundry		Accessibility	
Appliances	In Unit Dishwasher, Range, Refrigerator, Washer/Dryer		
Interior Features			

ROOMS (Total: 1,316 sqft)

	Bsmt	Lower	1st	2nd	3rd/4th
Total Area		658.0	658		
Foyer			11' 6" x 3' 7"		
Kitchen		13' 0" x 11' 0"			
Dining Room		10' 6" x 7' 6"			
Living Room		19' 5" x 12' 6"			
Laundry		8' 0" x 5' 3"			
Primary Bedroom			12' 6" x 12' 2"		
Bedroom			9' 6" x 9' 6"		
Bedroom			9' 8" x 8' 10"		
Bathroom - Full 4 PCE			7' 4" x 7' 0"		

BUILDING

Storeys 2	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 Baseboard, Natural Gas	Cooling	Window Unit(s)
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	Parking Total 1	Carport Spaces
Garage Dimensions		Directions	
Parking Features Stall		View	
Exterior Features		Patio/Porch	
Waterfront No		Other Structures	
Exterior Construction Stucco, Vinyl			
Lot Features Easy Access, Near Public Transit, Paved Roads, Private			

STRATA/ASSOCIATION

Complex Name Bakerview Estates	Fees \$262.54	Fee Frequency Monthly
Rentals	Pets With Restrictions	Age Restr.
S/T Rentals	Bylaws Avail Yes	Storage Locker No
Fee Includes Contingency Reserve, Maintenance Grounds, Management, Trash		
Amenities		
Restrictions	Restriction Notes	

LEGAL/TITLE

Indigenous Lands No	Irrigation Water Rights	Srv Cert Avail	Contract Assg No
Parcel Number 006-040-861	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.	Strata Lot 9, District Lot 35, Kootenay District Strta Plan N10 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1		

Affordable Opportunity in Bakerview Estates! Welcome to Bakerview Estates, where convenience, lifestyle, and potential come together. This 3-bedroom, 1-bathroom home offers a unique, comfortable, functional layout with spacious bedrooms. With a roomy foyer leading to wide staircases to the upper bedrooms or down to an open, spacious floor plan for daily living. The living room leads to a private, fully decked-out backyard for your quiet evenings or entertaining. Ideally located close to the Community Forest, endless walking and biking trails, parks, schools, churches, and public transit, this home offers easy access to everything you need while enjoying a fantastic neighbourhood setting. Parking is conveniently located right outside your front door, with additional visitor parking nearby. With affordable strata fees of only \$262.54 per month, this property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The home offers tremendous potential and a great opportunity to build equity for someone willing to add their personal touch and TLC. If you're looking for an affordable home in a desirable location with great bones and plenty of upside, this could be the opportunity you've been waiting for. Bring your vision and make it your own! 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 16, 2026.

