

	87 Little Van Horne Street S		
	Major Area Minor Area City Type Sub Type Style Taxes MLS® Year Built Zoning Postal Code Strata/Assoc	Kootenay CRAN - Cranbrook South Cranbrook Residential Single Family - Detached Bungalow \$3,727 (2026) 10395343 1956 R-1 V1C 1Z7 No / No	Status Active Possession Title Tier 1 Freehold Title Tier 2 Fee Simple Price \$419,900.00 Orig. Price \$419,900.00 Sale Price Date Listed Jul 22/26 Date Sold Status Chg. DOM 3

INTERIOR

Bedrooms 2	Beds Property 2	Beds Main Bldg 2	Beds Suite
Bathrooms 1	Baths Property 1	Baths Main Bldg 1	Baths Suite
Fin. Sqft 1,414	Beds Aux Bldg	Shop/Den No / No	
Above Grade 1414.4	Baths Aux Bldg	Ceiling Height	Levels 1
Below Grade	Fireplace Gas	Year Subst Reno	Prop Condition
Unfinished Area 632	Fireplaces 1	Basement Unfinished, Partial	
Suites No	Suites Legal No	Suite Potential No	
Flooring Carpet, Linoleum		Windows Window Treatments	
Laundry		Accessibility	
Appliances Dishwasher, Dryer, Range, Refrigerator, Washer			
Interior Features			

ROOMS (Total: 1,414 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			1414			
Foyer			5' 4" x 6' 0"			
Living Room			19' 2" x 15' 1"			
Dining Room			14' 1" x 10' 9"			
Kitchen			13' 5" x 10' 6"			
Bathroom - Full 3 PCE			4' 10" x 8' 2"			
Primary Bedroom			9' 11" x 14' 3"			
Bedroom			9' 9" x 14' 1"			
Family Room			11' 8" x 13' 5"			

BUILDING

Storeys	Total Units
Floor location	# of Buildings
Building Name	Builder Name
Roof Metal	Foundation Concrete Block
Ceiling Height	Building Area
Construction	
Building Feet	
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 8,276	Lot Acres 0.19	Lot Dimensions	RV Spaces
Secure Spaces	Garage Spaces	Parking Total 2	Carport Spaces 1.0
Entry Location	Entry Level	Common Walls	
Garage Dimensions		Directions	
Waterfront No - Creek		Patio/Porch	
Exterior Construction Concrete Block, Vinyl		Other Structures	
Parking Features Carport - Attached			
Lot Features Landscaped, Near Public Transit, Cablevision, Close to Recreation, Near Golf Course, Close to Park, Park Setting, Paved Roads, Private, Secluded, Close to Schools			

LEGAL/TITLE

Indigenous Lands No	Irrigation Water Rights	Srv Cert Avail	Contract Assig No
Parcel Number 009-003-746	Additional Parcels YN No	# Of Titles	Spcl Imprv Area No
Additional Parcels Description		Fract Interest No	
Disclosures		Improvements	
Trade Descr		Levies	
Zoning Desc.		Non Fin Encum	
Legal Desc. Lot: A DL: 30 Plan: NEP16276 LD: 26 Kootenay			

Opportunity awaits with this solid bungalow situated on a private lot backing onto Joseph Creek. Offering a practical layout and several key mechanical updates already completed, this home is ready for its next chapter. Important improvements include a metal roof (2019) and high efficiency furnace (2022), providing a strong foundation for future updates. The living room features a natural gas fireplace, while the double length carport offers covered parking for multiple vehicles or additional storage. Outside, you'll find a detached shed and a spacious backyard with mature trees leading down toward Joseph Creek, creating a private setting with plenty of potential. Seller reserves the right to review offers on July 27th, 2026 @ 3:30pm Whether you're a first time buyer looking to build equity, an investor, or someone wanting a home to personalize over time, this property offers a great opportunity in an established location. Bring your ideas and see the possibilities this property has to offer. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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 Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Jul 25, 2026.

