



### 2800 25TH S Street S (Gold Creek)

|              |                                           |              |                     |
|--------------|-------------------------------------------|--------------|---------------------|
| Major Area   | <b>Kootenay</b>                           | Status       | <b>Active</b>       |
| Minor Area   | <b>CRANL Cranbrook Periphery</b>          | Possession   |                     |
| City         | <b>Cranbrook</b>                          | Title Tier 1 | <b>Freehold</b>     |
| Type         | <b>Residential</b>                        | Title Tier 2 | <b>Fee Simple</b>   |
| Sub Type     | <b>Single Family - Detached w/Acreage</b> | Price        | <b>\$899,900.00</b> |
| Style        | <b>Other</b>                              | Orig. Price  | <b>\$899,900.00</b> |
| Taxes        | <b>\$2,837 (2026)</b>                     | Sale Price   |                     |
| MLS®         | <b>10394493</b>                           | Date Listed  | <b>Jul 13/26</b>    |
| Year Built   | <b>1978</b>                               | Date Sold    |                     |
| Zoning       | <b>RR-2</b>                               | Status Chg.  | <b>Jul 13/26</b>    |
| Postal Code  | <b>V1C 6Z5</b>                            | DOM          | <b>0</b>            |
| Strata/Assoc | <b>No / No</b>                            |              |                     |

### INTERIOR

|                   |                                                                          |                |            |                 |                                                  |                   |          |
|-------------------|--------------------------------------------------------------------------|----------------|------------|-----------------|--------------------------------------------------|-------------------|----------|
| Bedrooms          | <b>4</b>                                                                 | Beds Property  | <b>4</b>   | Beds Main Bldg  | <b>4</b>                                         | Beds Suite        |          |
| Bathrooms         | <b>3</b>                                                                 | Baths Property | <b>3</b>   | Baths Main Bldg | <b>3</b>                                         | Baths Suite       |          |
| Fin. Sqft         | <b>2,491</b>                                                             | Beds Aux Bldg  |            | Shop/Den        | <b>Yes / No</b>                                  |                   |          |
| Above Grade       | <b>2491.0</b>                                                            | Baths Aux Bldg |            | Ceiling Height  |                                                  | Levels            | <b>2</b> |
| Below Grade       |                                                                          | Fireplace      | <b>Gas</b> | Year Subst Reno |                                                  | Prop Condition    |          |
| Unfinished Area   |                                                                          | Fireplaces     | <b>2</b>   | Basement        | <b>Partially Finished, Walk-Out Access, Full</b> |                   |          |
| Suites            | <b>No</b>                                                                | Suites Legal   | <b>No</b>  | Suite Potential |                                                  | Window Treatments |          |
| Flooring          | <b>Vinyl, Carpet</b>                                                     |                |            | Windows         |                                                  |                   |          |
| Laundry           |                                                                          |                |            | Accessibility   |                                                  |                   |          |
| Appliances        | <b>Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer</b> |                |            |                 |                                                  |                   |          |
| Interior Features | <b>Hot Tub, Kitchen Island</b>                                           |                |            |                 |                                                  |                   |          |

| ROOMS (Total: 2,491 sqft) |      |       |                         |                        | BUILDING |     |                                    |
|---------------------------|------|-------|-------------------------|------------------------|----------|-----|------------------------------------|
|                           | Bsmt | Lower | 1st                     | 2nd                    | 3rd      | 4th |                                    |
| Total Area                |      |       | <b>1214</b>             | <b>1277</b>            |          |     | Stores                             |
| Kitchen                   |      |       |                         | <b>14' 9" x 11' 1"</b> |          |     | Floor location                     |
| Dining Room               |      |       |                         | <b>10' 9" x 10' 7"</b> |          |     | Building Name                      |
| Living Room               |      |       |                         | <b>18' 4" x 12' 8"</b> |          |     | Roof                               |
| Primary Bedroom           |      |       |                         | <b>13' 5" x 12' 9"</b> |          |     | <b>Asphalt/Fibreglass Shingles</b> |
| Ensuite - Full 3 PCE      |      |       |                         | <b>7' 6" x 7' 3"</b>   |          |     | Ceiling Height                     |
| Bedroom                   |      |       | <b>11' 2" x 23' 5"</b>  | <b>9' 8" x 8' 8"</b>   |          |     | Construction                       |
| Bedroom                   |      |       |                         | <b>9' 8" x 10' 11"</b> |          |     | <b>Frame - Wood</b>                |
| Bathroom - Full 4 PCE     |      |       |                         | <b>7' 5" x 4' 11"</b>  |          |     | Building Feat                      |
| Foyer                     |      |       | <b>12' 0" x 8' 1"</b>   |                        |          |     | Pool                               |
| Recreation Room           |      |       | <b>17' 10" x 11' 0"</b> |                        |          |     | <b>No - None</b>                   |
| Bathroom - Full 3 PCE     |      |       | <b>5' 3" x 7' 8"</b>    |                        |          |     | Security                           |
| Mud Room                  |      |       | <b>17' 0" x 11' 0"</b>  |                        |          |     |                                    |
| Laundry                   |      |       | <b>9' 7" x 11' 0"</b>   |                        |          |     |                                    |
| Utility Room              |      |       | <b>4' 10" x 8' 9"</b>   |                        |          |     |                                    |

### SERVICES

|             |                  |                 |               |
|-------------|------------------|-----------------|---------------|
| Heating     | <b>Hot Water</b> | Cooling         | <b>None</b>   |
| Water       | <b>Well</b>      | Sewer           | <b>Septic</b> |
| Utilities   |                  | Drainage        |               |
| Electric    |                  | Property Access |               |
| Other Equip |                  |                 |               |

### EXTERIOR

|                       |                                                                                                    |               |             |                  |                                                  |                |            |
|-----------------------|----------------------------------------------------------------------------------------------------|---------------|-------------|------------------|--------------------------------------------------|----------------|------------|
| Lot Sqft              | <b>169,884</b>                                                                                     | Lot Acres     | <b>3.90</b> | Lot Dimensions   |                                                  | RV Spaces      |            |
| Secure Spaces         |                                                                                                    | Garage Spaces | <b>1.0</b>  | Parking Total    | <b>2</b>                                         | Carport Spaces | <b>2.0</b> |
| Entry Location        |                                                                                                    | Entry Level   |             | Common Walls     |                                                  |                |            |
| Garage Dimensions     | <b>14x32</b>                                                                                       |               |             | Directions       |                                                  |                |            |
| Waterfront            | <b>No - None</b>                                                                                   |               |             | Patio/Porch      | <b>Covered, Deck, Patio</b>                      |                |            |
| Exterior Construction | <b>Stucco, Wood</b>                                                                                |               |             | Other Structures | <b>Outbuilding, Playhouse, Shed(s), Workshop</b> |                |            |
| Parking Features      | <b>Carport - Attached, Garage - Detached, RV Access/Parking</b>                                    |               |             |                  |                                                  |                |            |
| Lot Features          | <b>Easy Access, Family Oriented, Level, Few Trees, Landscaped, Internet, Paved Roads, Secluded</b> |               |             |                  |                                                  |                |            |

### LEGAL/TITLE

|                                |                                                            |                         |           |                |           |                 |           |
|--------------------------------|------------------------------------------------------------|-------------------------|-----------|----------------|-----------|-----------------|-----------|
| Indigenous Lands               | <b>No</b>                                                  | Irrigation Water Rights |           | Srv Cert Avail |           | Contract Assig  | <b>No</b> |
| Parcel Number                  | <b>005-304-148</b>                                         | Additional Parcels YN   | <b>No</b> | # Of Titles    |           | Spcf Imprv Area | <b>No</b> |
| Additional Parcels Description |                                                            |                         |           | Fract Interest | <b>No</b> |                 |           |
| Disclosures                    |                                                            |                         |           | Improvements   |           |                 |           |
| Trade Descr                    |                                                            |                         |           | Levies         |           |                 |           |
| Zoning Desc.                   |                                                            |                         |           | Non Fin Encum  |           |                 |           |
| Legal Desc.                    | <b>LOT 7 DISTRICT LOT 5246 KOOTENAY DISTRICT PLAN 1240</b> |                         |           |                |           |                 |           |

Welcome to your own private 3.9-acre retreat in the highly sought-after Gold Creek community. Located just a stone's throw from the Gold Creek Country Store & only five minutes from Cranbrook, this centrally located property is close to schools, amenities, & city limits. This spacious grade-level entry home offers over 2,500 sq. ft. of comfortable living space with 3+1 bedrooms & 3 beautifully renovated full bathrooms. The functional layout features a bright open foyer, a large family room & games room on the lower level, while upstairs you'll find an inviting open-concept dream kitchen, dining, and living area designed for everyday living and entertaining. The heart of the home is the stunning kitchen, complete with a large center island, loads of cabinetry, sliding doors leading to a covered deck, plus an expansive sundeck over the carport. Numerous upgrades provide peace of mind, including a newer roof (2017), updated well pump, newer boiler with on-demand hot water heating system, fresh interior paint throughout, water softener & reverse osmosis system. The property is also serviced with 200-amp electrical service, the detached 14' x 32' garage/shop has its own 100-amp service, and the home is located within the fire protection area. Step outside and discover your own four-season playground. The level acreage has been newly fenced and cross-fenced, with dedicated areas for children & pets, a detached garage/shop, a gazebo with a hot tub, a fire pit, a children's playhouse, and even a 200-foot zipline for endless family fun. Whether you're entertaining friends, gardening, or simply enjoying the peaceful surroundings, this property offers an exceptional lifestyle that's difficult to find so close to town. If you've been searching for the perfect combination of acreage, space, updates, and location, this Gold Creek property is one you won't want to miss. Offers will be presented July 20 @ 2:00pm. DRPO attached Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:  
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