



1317 16th Street S

Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook South	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Residential	Title Tier 2	Fee Simple
Sub Type	Single Family - Detached	Price	\$629,900.00
Style	Bi-Level	Orig. Price	\$629,900.00
Taxes	\$4,932 (2025)	Sale Price	
MLS®	10384517	Date Listed	Apr 23/26
Year Built	1979	Date Sold	
Zoning	R-1	Status Chg.	
Postal Code	V1C 5K5	DOM	0
Strata/Assoc	No / No		

INTERIOR

Bedrooms	4	Beds Property	4	Beds Main Bldg	4	Beds Suite	
Bathrooms	3	Baths Property	3	Baths Main Bldg	3	Baths Suite	
Fin. Sqft	2,444	Beds Aux Bldg		Shop/Den	No / No		
Above Grade	1260.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	1184.0	Fireplace	Gas	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	1	Basement		Finished, Foyer Finished, Full, Separate Entrance, Walk-Out Access	
Suites	No	Suites Legal		Suite Potential	Yes		
Flooring	Carpet, Hardwood, Tile, Vinyl			Windows	Blinds		
Laundry				Accessibility			
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer, Water Purifier, Water Softener						
Interior Features							

ROOMS (Total: 2,444 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	1184.0		1260			
Foyer			6' 9" x 3' 5"			
Living Room			12' 10" x 17' 10"			
Dining Room			12' 10" x 8' 0"			
Kitchen			13' 1" x 12' 0"			
Primary Bedroom			12' 9" x 12' 5"			
Ensuite - Half			3' 0" x 7' 2"			
Bedroom	9' 7" x 12' 5"		8' 9" x 12' 5"			
Bedroom			8' 7" x 12' 5"			
Bathroom - Full			8' 11" x 7' 4"			
Recreation Room	12' 8" x 23' 8"					
Laundry	26' 7" x 8' 10"					
Storage	8' 2" x 6' 3"					
Storage	8' 2" x 4' 5"					
Bathroom - Full 3 PCE	7' 10" x 8' 9"					
Utility Room	9' 10" x 7' 10"					

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 Feet			
Pool	No - None		
Security	Security System		

SERVICES

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

EXTERIOR

Lot Sqft	8,058	Lot Acres	0.185	Lot Dimensions		RV Spaces	2
Secure Spaces		Garage Spaces		Parking Total		Carport Spaces	1.0
Garage Dimensions				Directions			
Parking Features	Additional Parking, Carport - Attached, RV Access/Parking						
Exterior Features	Balcony, Hot Tub, Private Yard, Storage						
Waterfront	No			View			
Exterior Construction	Aluminum, Brick						
Lot Features	Close to Park, Close to Recreation, Close to Schools, Close to Shopping, Landscaped, Near Public Transit, Park Setting, Paved Roads, Private						

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assig	No
Parcel Number	010-934-685	Additional Parcels	YN No	# Of Titles		Spcl Imprv Area	
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.	Residential			Non Fin Encum			
Legal Desc.	Lot 18, DL 3911, Kootenay District Plan 11302						

Well maintained and clearly cherished, this inviting home offers comfort, style, and space in one of the area's most popular neighbourhoods. With excellent curb appeal and a welcoming presence, it's ideally located close to schools, parks, and everyday amenities—perfect for families or anyone seeking a convenient lifestyle. Set on a beautifully landscaped 0.185-acre lot, the property features a mature chestnut tree in the front yard and a private, meticulously kept backyard oasis. Enjoy outdoor living year-round with a covered rear deck and relaxing hot tub, as well as a charming covered front patio—ideal for morning coffee or evening unwinding. Inside, you'll find over 2,400 sq ft of well-designed living space. The main floor showcases rich hardwood flooring and a thoughtfully updated kitchen (2016) complete with warm alder cabinetry and granite countertops. Custom blinds throughout add a polished touch, while three updated bathrooms feature newer cabinetry and granite surfaces, including a main floor bath with a luxurious jetted tub. The bright lower level offers excellent potential for a basement suite, providing flexibility for extended family or future income. Additional highlights include a water softener with reverse osmosis system, abundant storage, an attached carport, and dedicated RV parking. This is a truly cared-for home that combines quality updates, functional space, and a fantastic location—ready for its next chapter. Direction to present offers for April 30, 2026 at 1:00pm 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. Apr 23, 2026.


