



123 9th Avenue S		
Major Area	Kootenay	Status
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 \$369,900.00
Style	Bungalow	Orig. Price
Taxes	\$2,891 (2025)	Sale Price
MLS®	10366917	Date Listed Oct 28/25
Year Built	1924	Date Sold
Zoning	R-1	Status Chg. Oct 27/25
Postal Code	V1C 2M1	DOM 0
Strata/Assoc	No / No	

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	1,160	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1160.0	Baths Aux Bldg		Ceiling Height		Levels	1
Below Grade		Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area	458	Fireplaces		Basement	Crawl Space, Partial		
Suites	No	Suites Legal		Suite Potential			
Flooring	Laminate, Mixed, Other			Windows			
Laundry				Accessibility			
Appliances							
Interior Features							

ROOMS (Total: 1,160 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			1160			
Foyer			7' 4" x 8' 5"			
Living Room			11' 1" x 13' 11"			
Dining Room			13' 10" x 11' 5"			
Kitchen			11' 6" x 14' 5"			
Primary Bedroom			10' 10" x 10' 9"			
Bedroom			8' 5" x 10' 0"			
Bathroom - Full			6' 8" x 8' 7"			
Bedroom			11' 0" x 7' 5"			
Mud Room			11' 10" x 6' 7"			

BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Metal, Tar/Gravel	Foundation	Concrete
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feat			
Pool	No - None		
Security			

SERVICES

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

EXTERIOR

Lot Sqft	3,920	Lot Acres	0.09	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	1.0	Parking Total		Carport Spaces	
Garage Dimensions	22x16			Directions			
Parking Features	Garage - Detached						
Exterior Features	Garden			View			
Waterfront	No			Patio/Porch			
Exterior Construction	Stucco			Other Structures			
Lot Features							

Welcome to this sweet and inviting home, ideally located in the heart of Cranbrook—just steps away from all amenities, public transit, beautiful parks, and the downtown core. Originally built in 1924, this three-bedroom, one-bath home blends timeless character with thoughtful updates that make it move-in ready. Step inside and be greeted by 9-foot ceilings, large windows that fill each room with natural light, and brand-new flooring. The kitchen offers a unique and functional layout with plenty of cabinets, a cozy breakfast nook, and charm that reflects the home's heritage. The living and dining rooms are spacious and open, perfect for entertaining or relaxing. Additional features include: Inviting front entryway and a convenient rear mudroom. Electrical service upgraded to 200 amps, New hot water tank (2025), Metal roof for long-lasting durability, Added blown-in insulation for improved efficiency, Front Load Washer/Dryer, Single-car detached garage, and a Garden area for those who love to grow and tinker outdoors. Sitting on a manageable 0.09-acre lot, this property is ideal for anyone seeking character, comfort, and convenience. Whether you're a first-time buyer, downsizing, or investor, this quaint Cranbrook gem offers a wonderful opportunity to call home. Call your agent today. Offers to be reviewed on November 6th, 2025 @ 1:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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



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