



6-118 23rd Avenue S			
Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook South	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Townhouse	Title Tier 2	Strata
Style		Price	\$389,900.00
Taxes	\$2,947 (2025)	Orig. Price	\$389,900.00
MLS®	10363688	Sale Price	
Year Built	1974	Date Listed	Sep 22/25
Zoning	R4	Date Sold	
Postal Code	V1C 4P1	Status Chg.	
Strata/Assoc	Yes / No	DOM	0

INTERIOR

Bedrooms	3	Beds Property	3	Beds Main Bldg	3	Beds Suite	
Bathrooms	2	Baths Property	2	Baths Main Bldg	2	Baths Suite	
Fin. Sqft	1,695	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1151.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	544.0	Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement	Full, Partially Finished		
Suites	No	Suites Legal		Suite Potential			
Flooring				Windows			
Laundry	In Unit			Accessibility			
Appliances	Electric Range, Refrigerator, Washer/Dryer						
Interior Features							

ROOMS (Total: 1,695 sqft)

	Bsmt	Lower	1st	2nd	3rd/4th
Total Area	544.0		557	594	
Kitchen			7' 10" x 7' 10"		
Dining Room			9' 5" x 7' 0"		
Living Room			18' 3" x 11' 7"		
Bathroom - Half			3' 0" x 5' 6"		
Primary Bedroom				16' 0" x 11' 7"	
Bedroom				14' 4" x 9' 2"	
Bedroom				8' 9" x 10' 3"	
Bathroom - Full 4 PCE				10' 2" x 6' 6"	
Recreation Room	17' 7" x 11' 0"				
Laundry	9' 0" x 8' 0"				
Storage	17' 3" x 17' 7"				

BUILDING

Storeys	2	Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Torch on Roof	Foundation	Concrete
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feat			
Pool	No - None		
Security			

SERVICES

Heating	Baseboard	Cooling	None
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		Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Additional Parking, Stall						
Exterior Features	Garden, Private Yard			View			
Waterfront	No			Patio/Porch			
Exterior Construction	Aluminum, Stucco			Other Structures			
Lot Features							

STRATA/ASSOCIATION

Complex Name	Strata NES 2	Fees	\$285	Fee Frequency	
Rentals		Pets	With Restrictions	Age Restr.	
S/T Rentals		Bylaws Avail	Yes	Storage Locker	No
Fee Includes	Contingency Reserve, Insurance, Maintenance Grounds, Management, Snow Removal, Trash				
Amenities	Landscaping, Maintenance				
Restrictions		Restriction Notes			

Welcome to this beautifully renovated 3-bedroom, 1.5-bathroom corner unit townhome, perfectly blending modern comfort with exceptional convenience. Located in a well-maintained strata development, this end unit enjoys a prime location within walking distance to community amenities & features the rare bonus of a side yard, ideal for privacy & gardening enthusiasts. Inside, the bright and inviting living room showcases an elegant feature wall & garden doors that open to a covered patio, creating seamless indoor-outdoor living. Natural light fills the space, enhancing the serene atmosphere and providing an ideal setting for both relaxing and entertaining. The kitchen has been thoughtfully updated to meet the needs of a culinary enthusiast, featuring high-end appliances, sleek cabinetry, and in-floor heating that adds warmth and comfort. Upstairs, the generously sized master suite offers a peaceful retreat, while the main bathroom impresses with stylish renovations and in-floor tile heating, providing a touch of luxury to your daily routine. The partially finished basement includes a cozy family or sitting room, offering flexible space for relaxation or entertainment, alongside additional storage and laundry areas. Living here combines tranquility with the convenience of being close to essential amenities, all within a welcoming and active community. Will be vacant for Dec 1/25. Just in time for Christmas! Direction to present offers Sept 29/25 at 5:00pm. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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This listing information is provided to you by:
SANDY SMITH PREC* - REALTOR® Salesperson
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