



3025 9th Street S		Status	Active
Major Area	Kootenay	Possession	
Minor Area	CRANL Cranbrook Periphery	Title Tier 1	Freehold
City	Cranbrook	Title Tier 2	Fee Simple
Type	Residential	Price	\$1,250,000.00
Sub Type	Single Family - Detached w/Acreage	Orig. Price	\$1,250,000.00
Style	Multi/Split	Sale Price	
Taxes	\$3,203 (2025)	Date Listed	Jan 15/26
MLS®	10372833	Date Sold	
Year Built	1981	Status Chg.	
Zoning	RR2	DOM	0
Postal Code	V1C 7A8		
Strata/Assoc	No / No		

INTERIOR

Bedrooms	5	Beds Property	5	Beds Main Bldg	5	Beds Suite	
Bathrooms	4	Baths Property	4	Baths Main Bldg	4	Baths Suite	
Fin. Sqft	3,528	Beds Aux Bldg		Ensuites		Shop/Den	No / Yes
Above Grade	2816.0	Baths Aux Bldg		Ceiling Height		Levels	3
Below Grade	712.0	Fireplace	Wood Burning	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	1	Basement	Finished, Partial		
Suites	No	Suites Legal		Suite Potential	No		
Flooring				Windows	ENERGY STAR Qualified Windows		
Laundry				Accessibility			
Appliances	Dishwasher						
Interior Features							

ROOMS (Total: 3,528 sqft)

	Bsmt	Lower	1st	2nd	3rd/4th
Total Area	712.0		1750	1066	
Foyer			15' 6" x 8' 6"		
Living Room			19' 9" x 14' 7"		
Kitchen			12' 10" x 15' 5"		
Dining Room			9' 11" x 15' 7"		
Family Room			23' 0" x 13' 2"		
Bedroom	9' 0" x 14' 10"		13' 3" x 11' 10"	15' 6" x 11' 0"	
Den			13' 2" x 12' 1"		
Bathroom - Half 2 PCE			8' 9" x 7' 7"		
Laundry			8' 9" x 7' 7"		
Primary Bedroom				18' 10" x 14' 5"	
Ensuite - Full				13' 1" x 7' 7"	
Bedroom				15' 7" x 11' 0"	
Bathroom - Full 4 PCE				9' 1" x 10' 1"	
Recreation Room	23' 6" x 14' 11"				
Bathroom - Full 3 PCE	5' 7" x 6' 6"				
Storage	4' 10" x 6' 6"				
Sauna	4' 10" x 6' 6"				
Utility Room	18' 10" x 6' 9"				

BUILDING

Stores		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	Concrete
Roof	Asphalt/Fibreglass Shingles	Foundation	
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feet			
Pool	No - None		
Security			

SERVICES

Heating	Forced Air, Heat Pump, Natural Gas, Solar Well	Cooling	None
Water Utilities		Sewer Drainage	Septic
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	217,800	Lot Acres	5.00	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	4.0	Parking Total		Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Garage - Attached, Garage - Detached, Garage Door Opener, Heated			View			
Exterior Features	Fire Pit, Garden, Hot Tub, Underground Sprinkler			Patio/Porch			
Waterfront	No			Other Structures			
Exterior Construction	Brick, Cedar						
Lot Features							

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assig	No
Parcel Number	012-640-166	Additional Parcels YN	Yes	# Of Titles	1	Spcf Imprv Area	
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	LOT 9 DISTRICT LOT 3556 KOOTENAY DISTRICT PLAN 1241						

A rare & exceptional family home in the highly desirable community of Gold Creek. Perfectly positioned on 5 picturesque acres with stunning mountain & valley views, this property offers the best of both worlds — a peaceful acreage lifestyle with unbeatable access to recreation & convenience. The property borders Rotary Way, leading directly to Idlewild Park, the community forest & a nearby elementary school, making it ideal for families who love nature, outdoor activities & community living. Over the past three years, this home has received more than \$210,000 in thoughtful upgrades, designed to enhance comfort, style, and long-term efficiency. A newly installed ground-mount solar array w/microinverters, combined with high-efficiency windows, doors, added insulation, heat pump water heater, HE water filtration system ensures the home is energy-conscious and cost-effective. The updates also include a 200-amp electrical service, Regency wood stove insert, new asphalt shingles (Sept/25) & more. Landscaping improvements with all new Elk fencing adds to the property's security, beauty, and usability. Inside, this beautiful home is filled with natural light & enjoys expansive views from multiple rooms. Layout is both functional & welcoming, with spacious bedrooms, main floor laundry, bright open living spaces with spacious dining room & modern kitchen — complete with granite countertops & stainless steel appliances. Step outside to a large deck & brick patios where you'll find a hot tub & firepit, perfect for gatherings or quiet evenings under the stars. The property also boasts an impressive 30' x 34' cinderblock shop with in-floor heating & dual access doors with secondary gated access off 30th Ave providing excellent space for projects, storage, business use. Abundant RV parking. Every detail has been considered to maximize usability and lifestyle. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:
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 #25 - 10th Avenue South Cranbrook, B.C V1C 2M9

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 Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Jan 15, 2026.


