



320 8TH Street S			
Major Area	Kootenay	Status	Active
Minor Area	CRAN - Cranbrook South	Possession	
City	Cranbrook	Title Tier 1	Freehold
Type	Single Family - Detached	Title Tier 2	Fee Simple
Style	Multi/Split	Price	\$535,000.00
Taxes	\$5,104 (2025)	Orig. Price	\$535,000.00
MLS®	10362266	Sale Price	
Year Built	1959	Date Listed	Sep 10/25
Zoning	R1	Date Sold	
Postal Code	V1C 1P1	Status Chg.	
Strata/Assoc	No / 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	1,784	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1165.1	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	618.8	Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement	Finished		
Suites	No	Suites Legal	No	Suite Potential			
Flooring				Windows			
Laundry				Accessibility			
Appliances							
Interior Features							

ROOMS (Total: 1,784 sqft)						BUILDING			
	Bsmt	Lower	1st	2nd	3rd/4th	Storeys	Total Units		
Total Area	618.8		1165			Floor location	# of Buildings		
Living Room			12' 8" x 21' 8"			Building Name	Builder Name		
Kitchen			14' 0" x 8' 1"			Roof	Asphalt/Fibreglass Shingles	Foundation	Concrete
Dining Room			9' 3" x 8' 5"						
Primary Bedroom				11' 11" x 12' 10"		Ceiling Height	Building Area		
Bedroom				11' 5" x 8' 8"		Construction	Frame - Wood		
Bedroom				11' 4" x 8' 9"		Building Feat			
Bathroom - Full 4 PCE				x		Pool	No - None		
Family Room	18' 10" x 18' 0"					Security			
Bathroom - Full 3 PCE	x					SERVICES			
Laundry	7' 6" x 6' 11"					Heating	Hot Water, Natural Gas	Cooling	None
Utility Room	7' 0" x 6' 0"						Municipal		Public Sewer
						Water			
						Utilities		Sewer	
						Electric		Drainage	
						Other Equip		Property Access	

EXTERIOR

Lot Sqft	8,276	Lot Acres	0.19	Lot Dimensions		RV Spaces	1
Secure Spaces		Garage Spaces	1.0	Parking Total		Carport Spaces	1.0
Garage Dimensions	24x20			Directions			
Parking Features	Carport - Attached, Garage - Detached			View	Mountain(s)		
Exterior Features				Patio/Porch			
Waterfront	No - None			Other Structures			
Exterior Construction	Stucco, Aluminum						
Lot Features	Near Public Transit, Landscaped, Family Oriented, Level						

Charming and cozy family home, perfectly nestled on a fully fenced .19-acre lot, stone's throw from Popular Gyro Park—one of the area's most loved green spaces! Enjoy stunning mountain views and a peaceful, friendly neighborhood setting. Inside, the home boasts a bright galley-style kitchen featuring stainless steel appliances with convenient access to the bright dining room, ideal for family meals or entertaining guests. The spacious living room is filled with natural light, while the large rec room downstairs features newer carpeting and offers a perfect space for a playroom, home gym, or movie nights. With three bedrooms on the upper level and two beautifully updated full bathrooms, there's plenty of room for a growing family. Outdoor features include a detached 20x24 garage with alley access, a carport, and loads of parking with an asphalt driveway—perfect for multiple vehicles, RVs, or boats. The backyard is fully fenced for privacy and includes a fire pit area for evening gatherings under the stars. Recent updates include a new hot water heater (2021) and roof (2018), offering peace of mind and energy efficiency. This inviting home offers the perfect blend of indoor comfort and outdoor enjoyment, all within a fantastic location. Don't miss your chance to make it yours! Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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This listing information is provided to you by:

SANDY SMITH PREC* - REALTOR® Salesperson

ROYAL LEPAGE EAST KOOTENAY REALTY

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