



112 11TH 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	\$649,900.00
Style	Other	Orig. Price	\$649,900.00
Taxes	\$5,510 (2026)	Sale Price	
MLS®	10394506	Date Listed	Jul 10/26
Year Built	2005	Date Sold	
Zoning	R-1	Status Chg.	Jul 13/26
Postal Code	V1C 6E7	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	1,987	Beds Aux Bldg		Shop/Den	No / Yes		
Above Grade	1987.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade		Fireplace	Gas	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	2	Basement	Walk-Out Access, Finished		
Suites	No	Suites Legal	No	Suite Potential	Yes		
Flooring	Partial Carpet, Tile			Windows	Window Treatments		
Laundry				Accessibility			
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer						
Interior Features	Vacuum Built-In						

ROOMS (Total: 1,987 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			741	1246		
Foyer			9' 3" x 9' 0"			
Laundry			5' 0" x 7' 5"			
Family Room			15' 5" x 19' 9"			
Bedroom			11' 5" x 9' 0"	8' 11" x 8' 9"		
Bathroom - Full 4 PCE			7' 7" x 5' 0"			
Living Room				15' 6" x 12' 4"		
Den				10' 0" x 11' 0"		
Kitchen				15' 3" x 12' 8"		
Dining Room				12' 0" x 9' 2"		
Primary Bedroom				12' 0" x 12' 0"		
Ensuite - Full 3 PCE				4' 10" x 7' 5"		
Bedroom				9' 8" x 9' 9"		
Bathroom - Full				7' 10" x 9' 6"		

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 Feat			
Pool	No - None		
Security	Security System		

SERVICES

Heating	Forced Air, Natural Gas	Cooling	Central Air
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	6,098	Lot Acres	0.14	Lot Dimensions		RV Spaces	1
Secure Spaces		Garage Spaces	2.0	Parking Total	2	Carport Spaces	
Entry Location		Entry Level		Common Walls			
Garage Dimensions				Directions			
Waterfront	No - None			Patio/Porch			
Exterior Construction	Vinyl			Other Structures			
Parking Features	Garage - Attached, RV Access/Parking						
Lot Features	Paved Roads, Near Public Transit, Close to Schools, Landscaped, Close to Recreation						

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assig	No
Parcel Number	011-198-389	Additional Parcels YN	No	# Of Titles		Spcl Imprv Area	No
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	LOT 18 DISTRICT LOT 30 KOOTENAY DISTRICT PLAN 8786						

Welcome home to this beautifully maintained, move-in ready family home where comfort, style, and functionality come together. From the moment you step inside, you'll appreciate the spacious front entry with lovely tiled floors leading to a welcoming family room complete with a cozy gas fireplace and built-in entertainment wall, perfect for relaxing evenings. With a daylight basement entry, a potential in-law suite is a possibility. The main level also features a generously sized bedroom, full bathroom, and convenient laundry room, making it an ideal space for guests or extended family. Upstairs, the bright, airy open-concept living area and den with a stunning gas fireplace are filled with natural light and showcase a dream kitchen that flows seamlessly into the dining. With quality finishing including stunning hardwood floors, crown mouldings, archways and bright picture windows, step through to the private deck, an ideal setting for entertaining friends or enjoying your morning coffee. The upper level also offers a spacious primary retreat with a 3-piece ensuite, two additional bedrooms, and a full bathroom, providing plenty of room for the whole family. Outside, unwind and enjoy the beautifully maintained yard featuring underground sprinklers. Additional highlights include central air conditioning, central vacuum, a double attached garage, and extra parking for vehicles, RVs, or guests. Thoughtfully updated with a new roof (2015), furnace (2017), hot water tank (2017), and central air conditioning (2017), this immaculate home offers peace of mind and exceptional value. Every detail has been cared for—simply move in and enjoy! Direction to present offers Friday, July 17, 2026 at 2:00pm. DORT attached

Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:
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