308 9TH Avenue 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	**$399,900.00**
Style	**Rancher with Basement**	Orig. Price	**$399,900.00**
Taxes	**$3,645 (2026)**	Sale Price	
MLS®	**10392988**	Date Listed	**Jun 29/26**
Year Built	**1930**	Date Sold	
Zoning	**R1**	Status Chg.	
Postal Code	**V1C 2M5**	DOM	**1**
Strata/Assoc	**No / No**		

INTERIOR

Bedrooms	**2**	Beds Property	**2**	Beds Main Bldg	**2**	Beds Suite	
Bathrooms	**1**	Baths Property	**1**	Baths Main Bldg	**1**	Baths Suite	
Fin. Sqft	**1,085**	Beds Aux Bldg		Shop/Den	**Yes / No**		
Above Grade	**1085.0**	Baths Aux Bldg		Ceiling Height		Levels	**1**
Below Grade		Fireplace	**Gas**	Year Subst Reno		Prop Condition	
Unfinished Area	**260**	Fireplaces	**1**	Basement	**Partial, Unfinished**		
Suites	**No**	Suites Legal	**No**	Suite Potential			
Flooring	**Hardwood**			Windows	**Window Treatments**		
Laundry				Accessibility			
Appliances	**Dishwasher, Dryer, Refrigerator, Washer, Range**						
Interior Features							

ROOMS (Total: 1,085 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			**1085**			
Foyer			**10' 7" x 5' 1"**			
Living Room			**19' 1" x 11' 5"**			
Kitchen			**11' 5" x 10' 4"**			
Dining Room			**11' 4" x 11' 7"**			
Primary Bedroom			**11' 6" x 9' 10"**			
Bedroom			**11' 4" x 9' 8"**			
Bathroom - Full 4 PCE			**x**			
Laundry			**11' 0" x 7' 5"**			

BUILDING

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

SERVICES

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

EXTERIOR

Lot Sqft	**8,276**	Lot Acres	**0.19**	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	**1.0**	Parking Total	**1**	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	**Additional Parking, Garage - Detached, Rear, RV Access/Parking**						
Exterior Features	**Garden, Private Yard**			View			
Waterfront	**No - None**			Patio/Porch	**Patio**		
Exterior Construction	**Vinyl**			Other Structures	**Workshop**		
Lot Features							

LEGAL/TITLE

Indigenous Lands	**No**	Irrigation Water Rights		Srv Cert Avail		Contract Assig	**No**
Parcel Number	**015-874-265**	Additional Parcels YN	**Yes**	# Of Titles		Spcf Imprv Area	**No**
Additional Parcels Description	**015-874-273**			Fract Interest	**No**		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.	**Residential**			Non Fin Encum			
Legal Desc.	**Lot 13 and 14, Block 311, District Lot 32, Kootenay District, Plan 1231**						

Charming Home on a Private Double Lot – Walk to Downtown! With charming curb appeal, this lovely bungalow has been much loved over the years. Full of warmth and character, this delightful 2-bedroom home is nestled on a private double lot in a fantastic location just a short walk to downtown amenities. Whether you're a first-time home buyer, looking to downsize, or seeking the convenience of one-level living, this inviting home is sure to impress. The moment you walk into the spacious, bright foyer, you will step onto the beautiful, original hardwood floors in the welcoming living room, which features a cozy gas fireplace and a large picture window overlooking the park-like backyard. With 2 large windows offering a bright and spacious dining room, perfect for hosting family and friends. Character-filled kitchen with loads of cabinetry and countertops. Enjoy your new deep tub in the bright, newly renovated 4-pce bathroom, adding to the home's charm, while the main floor laundry offers everyday convenience. Loads of storage room in the basement. You will find, off the convenient back alley, a single detached garage with loads of parking. With its oversized fenced lot, mature landscaping, and 10 x 16 greenhouse for the gardening enthusiasts. With the unbeatable location, this is a wonderful opportunity to own a home with character, privacy, and room to enjoy. Don't miss your chance to make this charming property your own! Presenting offers on July 6, 2026 at 2:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

ROYAL LEPAGE
EAST KOOTENAY REALTY
INDEPENDENTLY OWNED AND OPERATED

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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