



242 Higgins Street

Major Area	Kootenay	Status	Active
Minor Area	KI - Kimberley	Possession	
City	Kimberley	Title Tier 1	Freehold
Type	Residential	Title Tier 2	Fee Simple
Sub Type	Single Family - Detached	Price	\$449,900.00
Style	Bungalow	Orig. Price	\$449,900.00
Taxes	\$3,828 (2025)	Sale Price	
MLS®	10387217	Date Listed	May 13/26
Year Built	1930	Date Sold	
Zoning	RS	Status Chg.	
Postal Code	V1A 1K8	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	1,298	Beds Aux Bldg		Shop/Den	No / No		
Above Grade	900.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	398.0	Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement	Partially Finished		
Suites	No	Suites Legal		Suite Potential			
Flooring				Windows			
Laundry				Accessibility			
Appliances							
Interior Features							

ROOMS (Total: 1,298 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	398.0		900			
Foyer			4' x 4' 11"			
Living Room			15' 8" x 13' 6"			
Dining Room			8' 0" x 6' 9"			
Kitchen			16' 10" x 7' 0"			
Bathroom - Full 4 PCE			x			
Primary Bedroom			9' 9" x 13' 9"			
Bedroom			10' 1" x 7' 8"			
Recreation Room	19' 8" x 9' 11"					
Utility Room	19' 8" x 6' 0"					

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	Cooling	None
Water	Public	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	7,840	Lot Acres	0.18	Lot Dimensions		RV Spaces	1
Secure Spaces		Garage Spaces	1.0	Parking Total		Carport Spaces	2.0
Garage Dimensions	11.4x32.6			Directions			
Parking Features	Additional Parking, Carport - Detached, Garage - Attached, RV Access/Parking			View			
Exterior Features				Patio/Porch			
Waterfront	No			Other Structures			
Exterior Construction	Wood						
Lot Features							

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail	No	Contract Assig	No
Parcel Number	009-090-452	Additional Parcels YN	Yes	# Of Titles	2	Spcf Imprv Area	
Additional Parcels Description	009-090-479			Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	LOT 24 BLOCK 17 DISTRICT LOTS 1879 AND 3706 KOOTENAY DISTRICT PLAN 1592 LOT 25 BLOCK 17 DISTRICT LOTS 1879 AND 3706 KOOTENAY DISTRICT PLAN 1592						

Tucked along one of Kimberley's charming streets, this bright and welcoming 2 bedroom, 1 bath home offers comfort, practicality, and room to grow on a generous 0.18 acre lot. Inside, natural light fills the home, highlighting the updated bathroom, easy-care laminate and vinyl flooring, and functional galley kitchen complete with a gas stove for those who love to cook. Recent upgrades to the 100 AMP electrical service add peace of mind, while the layout keeps everyday living simple and comfortable. Outside is where this property really shines, with a single garage, double carport, attached oversized storage shed, and convenient alley access, there's plenty of space for all the mountain-town essentials, gear, toys, vehicles, and projects. Whether you're gardening, tinkering, or simply enjoying the extra outdoor space, this property offers flexibility that's hard to find. A solid home in a beautiful Kimberley location, ready for its next chapter. Seller reserves the right to review offers on May 20th, 2026 @ 5:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:

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The above information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. May 14, 2026.

