



### 811 28th Avenue S (Highlands)

Major Area	<b>Kootenay</b>	Status	<b>Active</b>
Minor Area	<b>CRAN - Cranbrook South</b>	Possession	
City	<b>Cranbrook</b>	Title Tier 1	<b>Freehold</b>
Type	<b>Residential</b>	Title Tier 2	<b>Fee Simple</b>
Sub Type	<b>Single Family - Detached</b>	Price	<b>\$569,900.00</b>
Style	<b>Bungalow</b>	Orig. Price	<b>\$569,900.00</b>
Taxes	<b>\$4,548 (2025)</b>	Sale Price	
MLS®	<b>10386460</b>	Date Listed	<b>May 7/26</b>
Year Built	<b>1969</b>	Date Sold	
Zoning	<b>R-1</b>	Status Chg.	
Postal Code	<b>V1C 3C8</b>	DOM	<b>0</b>
Strata/Assoc	<b>No / No</b>		

#### INTERIOR

Bedrooms	<b>5</b>	Beds Property	<b>5</b>	Beds Main Bldg	<b>5</b>	Beds Suite	
Bathrooms	<b>2</b>	Baths Property	<b>2</b>	Baths Main Bldg	<b>2</b>	Baths Suite	
Fin. Sqft	<b>2,256</b>	Beds Aux Bldg		Shop/Den	<b>No / No</b>		
Above Grade	<b>1128.0</b>	Baths Aux Bldg		Ceiling Height		Levels	<b>2</b>
Below Grade	<b>1128.0</b>	Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement	<b>Full, Partially Finished</b>		
Suites	<b>No</b>	Suites Legal	<b>No</b>	Suite Potential	<b>Yes</b>		
Flooring				Windows			
Laundry				Accessibility			
Appliances	<b>Microwave, Range, Refrigerator, Washer/Dryer</b>						
Interior Features							

#### ROOMS (Total: 2,256 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	<b>1128.0</b>		<b>1128</b>			
Foyer			<b>6' 10" x 4' 4"</b>			
Kitchen			<b>17' 3" x 9' 1"</b>			
Living Room			<b>18' 4" x 13' 0"</b>			
Primary Bedroom			<b>12' 0" x 11' 11"</b>			
Bedroom	<b>10' 8" x 10' 5"</b>		<b>9' 11" x 7' 11"</b>			
Bedroom	<b>11' 5" x 10' 7"</b>		<b>10' 0" x 11' 11"</b>			
Bathroom - Full 4 PCE			<b>8' 5" x 7' 2"</b>			
Recreation Room	<b>14' 10" x 13' 4"</b>					
Laundry	<b>11' 3" x 8' 10"</b>					
Bathroom - Full 3 PCE	<b>7' 4" x 5' 11"</b>					
Storage	<b>12' 2" x 16' 8"</b>					

#### BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	<b>Tar/Gravel</b>	Foundation	<b>Concrete</b>
Ceiling Height		Building Area	
Construction	<b>Frame - Wood</b>		
Building Feat			
Pool	<b>No - None</b>		
Security			

#### SERVICES

Heating	<b>Forced Air, Natural Gas</b>	Cooling	<b>None</b>
Water	<b>Municipal</b>	Sewer	<b>Public Sewer</b>
Utilities		Drainage	
Electric		Property Access	
Other Equip			

#### EXTERIOR

Lot Sqft	<b>9,975</b>	Lot Acres	<b>0.229</b>	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total		Carport Spaces	<b>1.0</b>
Garage Dimensions				Directions			
Parking Features	<b>Additional Parking, Carport - Attached</b>						
Exterior Features	<b>Balcony</b>						
Waterfront	<b>No</b>						
Exterior Construction	<b>Vinyl</b>						
Lot Features							

#### LEGAL/TITLE

Indigenous Lands	<b>No</b>	Irrigation Water Rights		Srv Cert Avail		Contract Assig	<b>No</b>
Parcel Number	<b>011-949-295</b>	Additional Parcels YN	<b>No</b>	# Of Titles		Spfc Imprv Area	
Additional Parcels Description				Fract Interest	<b>No</b>		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	<b>Residential Lot 1, District Lot 3558, Kootenay District Plan 8766</b>						

Welcome to this much-loved Highlands family home, cherished for decades and filled with warm memories. Perfectly positioned in one of Cranbrook's most desirable neighbourhoods, this property truly offers "location, location, location!" Enjoy a short walk to Idlewild Park, Rotary Way, Highlands Elementary School, the Community Forest, and the Golf Course — an ideal setting for active families and outdoor enthusiasts alike. Situated on a spacious .229 acre corner lot, this well-maintained home features 3+2 bedrooms and plenty of room for growing families, guests, or a home office setup. The bright updated kitchen offers lovely cabinetry and a welcoming space to gather. Numerous updates over the years include 2 full bathrooms, windows, a high-efficiency furnace (2016), and hot water heater (2015). Step outside to the large 16 x 12 deck, perfect for entertaining, summer BBQs, or relaxing evenings overlooking the beautifully maintained yard. The low-maintenance landscaping includes underground sprinklers for added convenience. The corner lot also offers excellent RV parking potential. A wonderful opportunity to own a lovingly cared for home in an unbeatable Highlands location! Seller reserves the right to review offers on May 14th, 2026 @ 1:00 pm. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:

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