



### 3013 Mount Royal Drive N (Park Royal)

Major Area	<b>Kootenay</b>	Status	<b>Active</b>
Minor Area	<b>CRAN - Cranbrook North</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>\$990,000.00</b>
Style	<b>Bungalow</b>	Orig. Price	<b>\$990,000.00</b>
Taxes	<b>\$7,682 (2025)</b>	Sale Price	
MLS®	<b>10384201</b>	Date Listed	<b>Apr 22/26</b>
Year Built	<b>2005</b>	Date Sold	
Zoning	<b>R-1</b>	Status Chg.	<b>Apr 22/26</b>
Postal Code	<b>V1C 5R8</b>	DOM	<b>0</b>
Strata/Assoc	<b>No / No</b>		

#### INTERIOR

Bedrooms	<b>4</b>	Beds Property	<b>4</b>	Beds Main Bldg	<b>4</b>	Beds Suite	
Bathrooms	<b>3</b>	Baths Property	<b>3</b>	Baths Main Bldg	<b>3</b>	Baths Suite	
Fin. Sqft	<b>2,491</b>	Beds Aux Bldg		Shop/Den	<b>No / Yes</b>		
Above Grade	<b>1381.0</b>	Baths Aux Bldg		Ceiling Height		Levels	<b>2</b>
Below Grade	<b>1110.0</b>	Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement	<b>Finished</b>		
Suites	<b>No</b>	Suites Legal		Suite Potential			
Flooring				Windows			
Laundry				Accessibility			
Appliances							
Interior Features							

#### ROOMS (Total: 2,491 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	<b>1110.0</b>		<b>1381</b>			
Kitchen			<b>10' 3" x 16'</b>			
Dining Room			<b>10' 0" x 8' 7"</b>			
Living Room			<b>13' 7" x 13' 7"</b>			
Foyer			<b>8' 9" x 5'</b>			
Primary Bedroom			<b>12' x 14' 7"</b>			
Ensuite - Full 4 PCE			<b>8' 3" x 9' 6"</b>			
Bathroom - Full 4 PCE			<b>8' x 4' 11"</b>			
Bedroom	<b>12' 4" x 13' 9"</b>		<b>10' 5" x 10'</b>			
Bedroom			<b>10' x 10' 4"</b>			
Den	<b>13' 8" x 9'</b>					
Recreation Room	<b>27' 5" x 16' 7"</b>					
Laundry	<b>10' 3" x 5' 2"</b>					
Other	<b>7' 7" x 7' 9"</b>					
Bathroom - Full	<b>5' 7" x 9' 3"</b>					
Storage	<b>6' 10" x 11' 2"</b>					

#### BUILDING

Stores		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	<b>Asphalt/Fibreglass Shingles</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</b>	Cooling	<b>Central Air</b>
Water	<b>Public</b>	Sewer	<b>Public Sewer</b>
Utilities		Drainage	
Electric		Property Access	
Other Equip			

#### EXTERIOR

Lot Sqft	<b>27,486</b>	Lot Acres	<b>0.631</b>	Lot Dimensions		RV Spaces	<b>3</b>	
Secure Spaces		Garage Spaces	<b>2.0</b>	Parking Total	<b>6</b>	Carport Spaces		
Garage Dimensions				Directions				
Parking Features	<b>Garage - Attached, RV Access/Parking, Other</b>							
Exterior Features	<b>Hot Tub</b>							
Waterfront	<b>No</b>							
Exterior Construction	<b>Stone, Vinyl, Wood</b>							
Lot Features				View				
				Patio/Porch				
				Other Structures				

#### LEGAL/TITLE

Indigenous Lands	<b>No</b>	Irrigation Water Rights		Srv Cert Avail	<b>No</b>	Contract Assig	<b>No</b>
Parcel Number	<b>012-668-168</b>	Additional Parcels YN	<b>Yes</b>	# Of Titles		Spcf Imprv Area	
Additional Parcels Description				Fract Interest	<b>No</b>		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	<b>LOT 33 DISTRICT LOT 2872 KOOTENAY DISTRICT PLAN 12051 EXCEPT PLAN NEP81718</b>						

Welcome to this beautiful 2005 bungalow with a bright walkout basement, where comfort, space, and thoughtful upgrades come together on a stunning 0.63-acre property. From the inviting curb appeal—featuring a blend of stone, wood, and vinyl siding—to the stamped concrete walkways, fully paved, flat driveway with ample parking and two upper RV spaces, this home makes a lasting first impression. Inside, you'll find refreshed vinyl flooring throughout. New fully reimagined chef's kitchen in 2021 with granite countertops, stunning soft close cabinets and pantry—perfect for gathering and everyday living. The main level offers a warm and functional layout, highlighted by a spacious primary suite complete with a walk-in closet and a private 4-piece ensuite. The bright walkout basement is ready for entertaining and relaxation, featuring a welcoming rec room, a stunning built-in library or display area, an additional bedroom, a 3-piece bath, and plenty of storage. A well-equipped laundry area with front-loaders and a sink adds everyday convenience. Step outside to enjoy peaceful views from the upper deck overlooking the backyard, complete with a gas BBQ hookup and hot tub (2010). The property also includes underground sprinklers and a heated double attached garage with water and a man door. A standout feature is the impressive 40' x 28', overhead gas heated shop, offering two 10' doors, 220 power, plumbed for in-floor heat, its own hot water tank for the 3-piece bathroom—ideal for hobbies, projects, or additional workspace. Additional 335 square foot mezzanine for all your storage needs. Sellers to review offers on April 29th, 2026 @ 3:30pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

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