

	4125 21st Street S (Gold Creek)		
	Major Area Minor Area City Type Sub Type Style Taxes MLS® Year Built Zoning Postal Code Strata/Assoc	Kootenay CRANL Cranbrook Periphery Cranbrook Residential Single Family - Detached Bungalow \$2,503 (2025) 10384829 1975 RR-2 V1C 7A7 No / No	Status Active Possession Title Tier 1 Freehold Title Tier 2 Fee Simple Price \$699,900.00 Orig. Price \$699,900.00 Sale Price Date Listed Apr 27/26 Date Sold Status Chg. Apr 27/26 DOM 38

INTERIOR

Bedrooms	4	Beds Property	4	Beds Main Bldg	4	Beds Suite	
Bathrooms	2	Baths Property	2	Baths Main Bldg	2	Baths Suite	
Fin. Sqft	2,352	Beds Aux Bldg		Shop/Den	No / No		
Above Grade	1568.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	784.0	Fireplace	Free Standing, Wood Burning	Year Subst Reno		Prop Condition	
Unfinished Area	784	Fireplaces	1	Basement	Full, Partially Finished, Separate Entrance, Walk-Out Access		
Suites	No	Suites Legal	No	Suite Potential	Yes		
Flooring				Windows			
Laundry				Accessibility			
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer						
Interior Features							

ROOMS (Total: 2,352 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	784.0		1568			
Foyer			14' 4" x 7' 5"			
Living Room			17' 4" x 15' 5"			
Kitchen			15' 0" x 12' 0"			
Family Room			14' 0" x 14' 5"			
Primary Bedroom			12' 0" x 11' 6"			
Bathroom - Half 2 PCE			5' 6" x 4' 0"			
Bedroom			12' 0" x 10' 0"			
Bedroom			10' 0" x 11' 0"			
Recreation Room	45' 7" x 14' 8"					
Bedroom			10' 8" x 14' 10"			
Bathroom - Half	7' 10" x 7' 10"					
Laundry	13' 3" x 12' 5"					
Storage	8' 0" x 4' 6"					
Other	9' 10" x 8' 0"					

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			

SERVICES

Heating	Baseboard, Electric, Wood Burning Stove	Cooling	None
Water	Well	Sewer	Septic
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft	134,600	Lot Acres	3.09	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	2.0	Parking Total		Carport Spaces	1.0
Garage Dimensions	34x26			Directions			
Parking Features	Additional Parking, Carport - Attached, Garage - Detached, Oversized, RV Access/Parking, Workshop in Garage						
Exterior Features	Balcony, Garden, Greenhouse						
Waterfront	No			View			
Exterior Construction	Brick, Stucco, Wood						
Lot Features				Patio/Porch			
				Other Structures			

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assg	No
Parcel Number	007-964-234	Additional Parcels YN	No	# Of Titles		Spcl Imprv Area	
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Descr	Residential			Non Fin Encum			
Legal Descr	Lot 60, DL 3557, Kootenay District Plan 1180						

A rare opportunity to own in sought-after Gold Creek! Situated on a level 3.09 acres on a corner lot with excellent access, this property offers incredible potential for those ready to bring their vision to life. The home is ready for a new chapter and requires full updates—an ideal project for renovators or investors. Offering over 1,550 sq ft per floor, the main level features a spacious country kitchen, bright living room with parkay flooring, and a sunken family room with access to a wrap-around deck—perfect for enjoying the peaceful surroundings. There are 3+ 1 bedrooms and 3 bathrooms including 2-pce ensuite. The partly finished basement boasts impressive 10 ft ceilings, a wood stove, ample built-in storage, and excellent in-law suite potential with a separate entrance from the carport. Outside, you'll find a detached 34 x 26 garage/workshop, attached carport, multiple outbuildings, a large fenced garden area, and an abundance of fruit trees. A beautiful bright rural setting plus treed area. Priced well below BC assessed value, this is a fantastic opportunity to build equity and create your dream rural property. Estate sale and Sold 'as is-where is'. Direction to present offers May 5, 2026 at 3:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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