



215 16th 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	\$549,900.00
Style	Bungalow	Orig. Price	\$549,900.00
Taxes	\$5,174 (2025)	Sale Price	
MLS®	10364500	Date Listed	Oct 1/25
Year Built	1979	Date Sold	
Zoning	R-1	Status Chg.	Oct 1/25
Postal Code	V1C 2Z5	DOM	3
Strata/Assoc	No / No		

INTERIOR

Bedrooms	6	Beds Property	6	Beds Main Bldg	6	Beds Suite	
Bathrooms	3	Baths Property	3	Baths Main Bldg	3	Baths Suite	
Fin. Sqft	2,684	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1268.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	1416.0	Fireplace	Wood Burning	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	2	Basement	Finished, Full, Separate Entrance		
Suites	Yes	Suites Legal	No	Suite Potential			
Flooring				Windows			
Laundry				Accessibility			
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer Stacked						
Interior Features	Vacuum Roughed In						

ROOMS (Total: 2,684 sqft)

	Bsmt	Lower	1st	2nd3rd4th
Total Area	1416.0		1268	
Kitchen	11' 4" x 7' 9"		18' 3" x 9' 5"	
Living Room			14' 7" x 18' 5"	
Laundry	5' 6" x 4' 6"		12' 1" x 7' 7"	
Primary Bedroom			13' 8" x 12' 6"	
Bedroom	10' 4" x 11' 4"		12' 0" x 9' 2"	
Bathroom - Full 4 PCE	9' 1" x 8' 6"		9' 4" x 8' 2"	
Recreation Room	23' 1" x 14' 0"			
Bedroom	12' 4" x 9' 5"			
Bedroom	11' 5" x 11' 7"			
Bedroom	12' 8" x 10' 0"			
Bathroom - Half	5' 5" x 5' 5"			

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

EXTERIOR

Lot Sqft	8,058	Lot Acres	0.185	Lot Dimensions		RV Spaces	1
Secure Spaces		Garage Spaces	2.0	Parking Total		Carport Spaces	1.0
Garage Dimensions				Directions			
Parking Features	Carport - Attached, Garage - Detached, Rear, RV Access/Parking						
Exterior Features	Garden			View			
Waterfront	No			Patio/Porch			
Exterior Construction	Wood			Other Structures			
Lot Features							

Come home to this inviting 6-bedroom, 3-bath bungalow with over 2600 sq ft of living space for the whole family. Whether you're raising a growing household or need room for multigenerational living, this home delivers. Situated on a double lot, the main floor showcases an dream kitchen (new in 2021) with stylish two-toned cabinets extending into a spacious dining area, a bright living room with a charming brick wood-burning fireplace, main floor laundry, a generous primary bedroom with double closets, a 4-piece bath, and a second bedroom. With a non-conforming 4 bedroom, 2 bathroom in-law suite, the walkout basement offers incredible versatility with a large rec room warmed by a wood stove, a cold storage room for canning from the garden, a secondary stacker laundry, and a kitchen with backyard access. Outside is a dream for hobbyists and gardeners alike: an attached single carport, a large detached garage/shop with its own wood stove and new roof (2024), RV/additional parking via alley access, and a fully fenced yard with an expansive garden. Many of the windows have been upgraded. Ideally located in the heart of Cranbrook, close to parks and schools—this home has it all. Priced well below BC Assessment with great value. All offers to be reviewed on Oct 9, 2025 @ 1:00pm. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:
SANDY SMITH PREC* - REALTOR® Salesperson
📞 250-421-0835 ✉️ smith@ekrealty.com 🌐 <http://www.sandysmithproperties.com>
ROYAL LEPAGE EAST KOOTENAY REALTY
📞 250-426-8211 📠 250-426-6270 ✉️ info@ekrealty.com
#25 - 10th Avenue South Cranbrook, B.C V1C 2M9

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Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Oct 4, 2025.

