



MLS® 10375225

Welcome to this beautifully maintained two-storey home, thoughtfully designed and lovingly cared for by its original owner. Tucked into a quiet cul-de-sac in the sought-after Sylvan Summit neighbourhood, the property enjoys an exceptional location just a few blocks from the Community Forest, offering year-round recreation right at your doorstep. The home has benefited from several key upgrades over the years, including the roof, heating, and hot water systems, providing peace of mind for the next own



Jason Wheeldon
Kaytee Sharun
Personal Real Estate Corporation
Real Estate Agent
c 250.426.9482
c 250.919.0391
jkwheeldon@shaw.ca
kaytee@ekrealty.com

Royal LePage East Kootenay Realty

25 - 10TH Avenue South
Cranbrook, BC V1C2M9

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\$769,900

209 31ST AVENUE
CRANBROOK, BC
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Finding your perfect home

IS WHAT WE DO

Remarks

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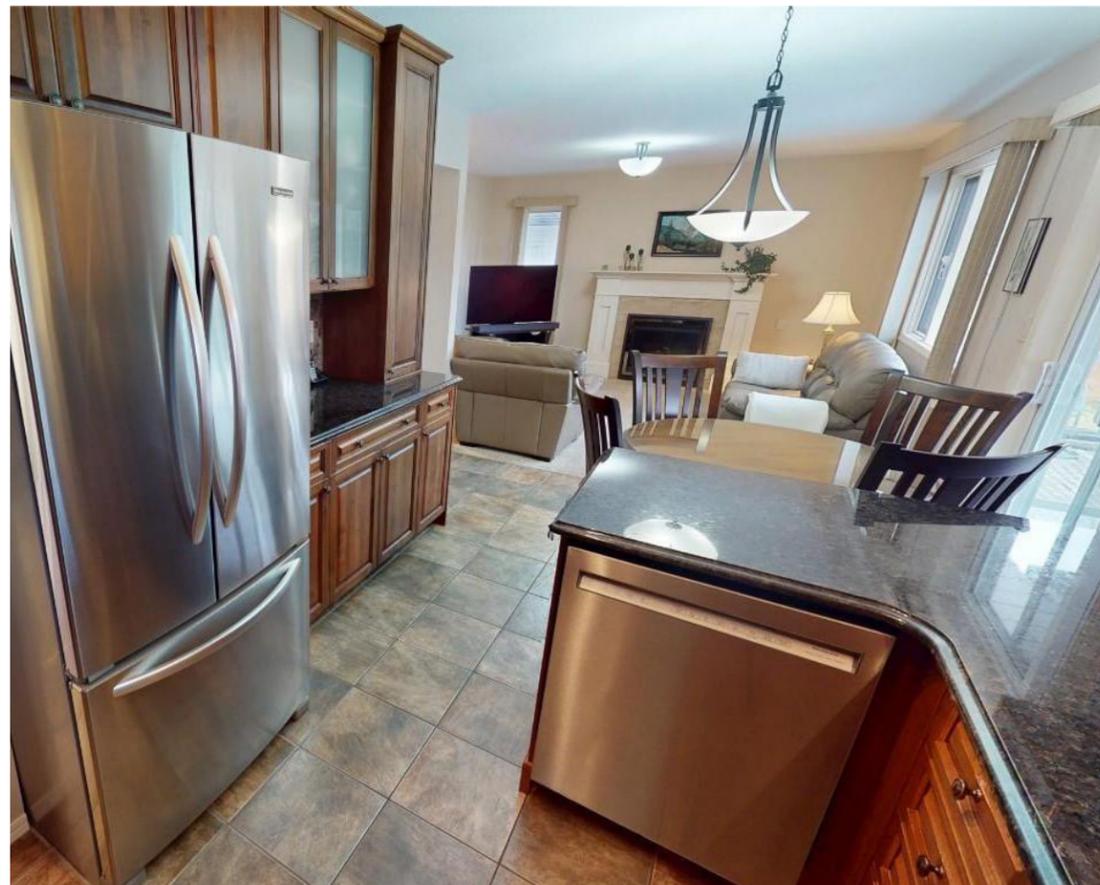
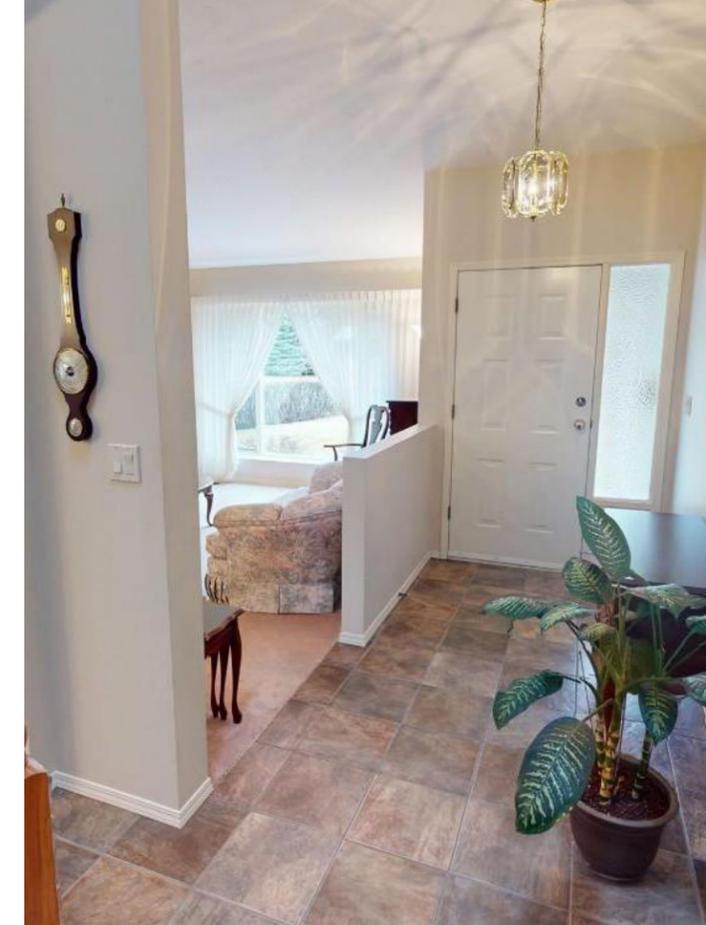




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Details

Total Bedrooms	4
Total Baths	3+1
Lot Size	0.188 (Acres)
Floor Space	2704
Annual Tax	\$5695.78
Architectural Style	Two Story
Construction Materials	Vinyl Siding, Wood Frame
Cooling	Central Air
Exterior Features	Garden, Sprinkler/Irrigation,
Flooring	Carpet, Ceramic Tile
Heating	Forced Air
Parking Features	Attached, Garage
Roof	Asphalt, Shingle
Sewer	Public Sewer
Water Source	Public



Features

Recreation Room	Basement 4.14 m x 5.11 m
Storage	Basement 4.24 m x 3.89 m
Bathroom	Basement 1.85 m x 3.05 m
Office	Basement 2.90 m x 3.81 m
Bedroom	Basement 2.74 m x 4.24 m
Ensuite Bathroom	2nd 1.75 m x 1.73 m
Bathroom	2nd 1.50 m x 2.77 m
Bedroom	2nd 2.97 m x 3.66 m
Bedroom	2nd 2.97 m x 3.76 m
Master Bedroom	2nd 3.53 m x 5.16 m
Bathroom	Main Level .00 m x .00 m
Laundry	Main Level 2.13 m x 3.45 m
	Main Level 2.44 m x 4.57 m

Utilities

