

**313 4TH STREET V1C 1H4**

MLS® **2466666**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 1H4**
 Type **Single Family**
 Style/Stories
 Taxes **\$1,949 (2021)**
 Year Built **1949**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R-1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential low density**
 First Nations Land YN **No**
 List Price **\$239,900**

Interior Information

Bedrooms **2** Bathrooms **1** Ensuite
 Fireplace Type # of Fireplaces Elevator
 Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Linoleum, Partial Carpet**
 Basement Description **Full**
 Basement Development **Partly finished**

Exterior Information

Lot SqFt **7,840** Lot Width
 Lot Acres **0.18** Includes Manufactured Home **No** Lot Depth
 Foundation **Concrete, Concrete Block** Manufactured (MHR) No. Additional Dwelling YN **No**
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. Restrictions
 Carport **Single** CSA/BCE No. Roof **Metal**
 Structures Parking Spaces Local Government Levies **No Levies**
 Survey Cert Available YN **No**
 Site Influence
 Parking Type **Carport Only** Construction **Frame - Wood**
 View

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Natural Gas**
 Heating/Cooling **Forced Air**

Rooms (Total Sqft: 850)**Legal & Mortgage**

	Down	Main	Up	Other	PID Number 009-217-801	Legal Lot 7, Block 320, Plan NEP2939, Kootenay Land District District Lot 32
Totals Sqft		850			Fin Statements Avail From	Type Of Lease
Kitchen		11'11x17'5			Court Ordered Sale No	Fractional Interest YN No
Living Room		11'7x17'6			Terms Of Sale	Fractional Interest Amount
Bedroom		11'3x8'6				
Bedroom		11'2x8'5				
Bathroom		Full				
Rec Room	28'8x15'5					
Other	10'7x7'11					
Other	5x8'2					

Perfect for a first time home buyer or investor is this charming 2 bedroom, 1 bath bungalow in Gyro Park. Enjoying a large private landscaped front yard, covered deck, with access to back yard, back alley parking with carport and space for your RV and toys. Main floor laundry, high efficiency furnace, some vinyl windows and updates in the 3-pce bathroom featuring a large tiled shower. Lovely curb appeal and a great location, requiring some TLC, this lovely home is in popular neighbourhood and is close to elementary school. Quick closing. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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#25-10th Avenue South Cranbrook V1C 2M9

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