

	408 4th Street NW	
	Major Area Kootenay Minor Area CRAN - Northwest Cranbrook City Cranbrook Type Manufactured Home on Own Land Style Taxes \$3,628 (2024) MLS® 10343327 Year Built 2001 Zoning R-7 Postal Code V1C 3Z9 Strata/Assoc - / No	Status Active Possession Title Freehold Title Tier 2 Fee Simple Price \$424,900.00 Orig. Price \$424,900.00 Sale Price Date Listed Apr 14/25 Date Sold Status Chg. DOM 0

INTERIOR

Bedrooms 3	Beds Property 3	Beds Main Bldg 3	Beds Suite
Bathrooms 2	Baths Property 2	Baths Main Bldg 2	Baths Suite
Fin. Sqft 1,310	Beds Aux Bldg	Ensuites	Shop/Den No / No
Above Grade 1310.0	Baths Aux Bldg	Ceiling Height	Levels 1
Below Grade	Fireplace	Accessibility	
Unfinished Area	Fireplaces	Basement	
Flooring Hardwood, Linoleum, Vinyl		Windows	
Laundry			
Appliances Microwave, Range, Refrigerator, Washer/Dryer			
Interior Features			

ROOMS (Total: 1,310 sqft)

BUILDING

	Bsmt	Lower	1st	2nd	3rd	4th	Storeys	Total Units
Total Area			1310				Building Name	Builder Name
							Roof Asphalt/Fibreglass Shingles	Foundation Concrete
							Construction Modular	
							Pool No - None	
							Security	
SERVICES								
Heating Forced Air, Natural Gas	Cooling Central Air							
Water Municipal	Sewer Public Sewer							

EXTERIOR

Lot Sqft 8,276	Lot Acres 0.19	Lot Dimensions	RV Spaces
Secure Spaces	Garage Spaces	Parking Total	Carport Spaces
Garage Dimensions		Directions	
Parking Features Oversized, RV Access/Parking		View	
Exterior Features Balcony, Private Yard, Storage		Patio/Porch	
Waterfront No			
Exterior Construction Vinyl			

MOBILE INFORMATION

Park	Body Type Double Wide	Elec. Lbl # 41122
Make Moduline Industries Ltd	Model 28141	Serial Number 0319881 A&B
Length	Width	Elect Insp CSA
Pad Rental	Pad #	Registration 211333

Charming 3-Bedroom Moduline Home with Modern Updates and Exceptional Outdoor Space. Welcome to this well-maintained 2001 Moduline doublewide manufactured home, offering 1,310 sq ft of comfortable living space all set on a solid 4-foot concrete foundation. Nestled on a beautifully landscaped and fully fenced .192-acre lot, this property combines the best of privacy, functionality, and charm. Step inside to discover a bright and airy open-concept layout with vaulted ceilings and a seamless flow throughout. The spacious kitchen is a true highlight, featuring ample cabinetry, a large wraparound raised bar countertop, and plenty of room for entertaining. Enjoy the warmth of hardwood and durable vinyl plank flooring, plus the comfort of central air conditioning. This home boasts 3 generous bedrooms and 2 full bathrooms, including a lovely updated 4-piece ensuite in the primary suite. Recent upgrades provide peace of mind, with a 3-year-old roof and a 2-year-old hot water heater. Outside, you'll find a true oasis: a private fenced yard, dedicated dog run, five storage sheds, and plenty of parking for vehicles, RVs, or toys. Whether you're relaxing, hosting, or just enjoying the tranquility, this yard has it all. Don't miss this move-in-ready gem—perfect for families, pet lovers, or anyone seeking a peaceful and practical place to call home. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



This listing information is provided to you by:

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#25 - 10th Avenue South Cranbrook, B.C V1C 2M9

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Apr 14, 2025.

