

**530 20TH AVENUE S V1C 5Y9**

MLS® **2463315**  
 Major Area **Cranbrook**  
 Sub Area **Cranbrook South**  
 City **Cranbrook**  
 Postal Code **V1C 5Y9**  
 Type **Townhouse**  
 Style/Stories  
 Taxes **\$3,264 (2021)**  
 Year Built **1991**  
 Desc Of Year Built **Approximate**  
 Pets Allowed **With Restrictions**  
 Rentals Allowed **With Restrictions**

Status **Active**  
 Possession  
 Title **Freehold**  
 Title Form **Strata**  
 Zoning Code **R3**  
 Zoning Type  
 Zoning Sub Type **Residential low density**  
 First Nations Land YN **No**  
 List Price **\$479,900**

**Interior Information**

Bedrooms **3** Bathrooms **3** Ensuite **1** Suites Description  
 Fireplace Type **Gas** # of Fireplaces **1** Elevator  
 Interior Features **Jetted Tub, Security System, Skylights, Vacuum Roughed In**  
 Equipment/Appliances Included **Dishwasher, Dryer, Refrigerator, Washer**  
 Flooring **Hardwood, Linoleum, Partial Carpet**  
 Basement Description **Full**  
 Basement Development **Fully finished**  
 Basement Features **Walkout**

**Exterior Information**

Lot SqFt Lot Width Lot Depth  
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**  
 Foundation **Concrete** Manufactured (MHR) No.  
 Exterior Finish **Wood** Tech Safe BC No./CSA No.  
 Carport CSA/BCE No.  
 Structures Parking Spaces  
 Construction **Frame - Wood**  
 View  
 Site Influence  
 Exterior Features **Balcony - 1, Patio(s), Private Yard**  
 Parking Type **Garage, RV Parking**

**Services**

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

**Condo Information**

Complex/Subdivision **Park Side Place** Strata Fee **\$350** Units In Building **4**  
 Units In Complex **32** Floors In Building **3** Laundry **In Unit**  
 Strata Parking Type Strata Storage Type **CP - Assigned by Strata** Strata Parking Stalls Num  
 Gate Comm YN **No** Storeys In Unit **3**  
 Strata Approval YN **No** Storage Locker YN **No**  
 Strata Fee Includes **Management, Caretaker, Bldg. Insurance, Yard Maint., Contingency Reserve, Road Maintenance**  
 Shared Amenities

**Rooms (Total Sqft: 2,463)****Legal & Mortgage**

	Down	Main	Up	Other	PID Number <b>017-163-471</b>
Totals Sqft	<b>776</b>	<b>776</b>	<b>911</b>		Legal <b>Strata Lot 30, Plan NES54, District Lot 22, Kootenay Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1</b>
Entry		<b>7'3x7'1</b>			Fin Statements Avail From
Living Room		<b>20'3x13'1</b>			Court Ordered Sale <b>No</b>
Kitchen		<b>16'2x8'4</b>			Terms Of Sale
Dining Room		<b>11'11x7'8</b>			Type Of Lease
Laundry		<b>6'3x5'1</b>			Fractional Interest YN <b>No</b>
Bathroom		<b>1/2</b>	<b>Full</b>		Fractional Interest Amount
Foyer			<b>7'4x7</b>		
Master Bedroom			<b>13'9x20'10</b>		
Ensuite			<b>Full</b>		
Bedroom			<b>7x14'1</b>		
Bedroom			<b>9'1x14'1</b>		
Rec Room	<b>19'11x27'6</b>				
Pantry	<b>6'9x7'2</b>				
Storage	<b>19'11x5'1</b>				
Utility	<b>7'6x9'1</b>				

**A stunning tastefully renovated townhouse with Park views, in desirable Parkside Place. Backing onto beautiful Joseph Creek and Kinsmen Park, this much loved home features open floor plan on main floor with bright spacious kitchen with loads of cabinetry opening to dining room and bright living room. With sliders to covered deck with lovely Mt Baker, creek and park views. With new flooring throughout including beautiful oak hardwood floors in dining and living room, new carpets/trim in bedrooms, halls, bright recreation room and fresh paint with tasteful colours. With main floor laundry. Second level features spacious master bedroom with crown moldings, walk-in closet and beautiful fully renovated 4 pce ensuite with jetted tub with tile surround and quartz countertops. 2 additional spacious bedrooms, skylights in both upper foyer and fully renovated 4 pce bath with granite countertops. Walk out basement with sliders in recreation room to private covered patio and Park views. Loads of storage and future bathroom potential. Attached single car garage, RV parking available, security system, plumbed for central vacuum system and new windows to be installed spring, 2022. Listed By: Royal LePage East Kootenay Realty**

This listing information is provided to you by:

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