



708 11TH AVENUE S V1C 2R4

MLS® **2472856**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 2R4**
 Type **Single Family**
 Style/Stories
 Taxes **\$4,103 (2023)**
 Year Built **1962**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$534,900**

Interior Information

Bedrooms **4** Bathrooms **2** Ensuite
 Fireplace Type # of Fireplaces Elevator Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Laminate**
 Basement Description **Full**
 Basement Development **Fully finished**
 Basement Features **Separate Entrance, Walkout**

Exterior Information

Lot SqFt **9,147** Lot Width Lot Depth
 Lot Acres **0.21** Includes Manufactured Home **No** Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No.
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No.
 Carport CSA/BCE No.
 Structures Parking Spaces
 Construction **Frame - Wood**
 View
 Site Influence
 Exterior Features **Fenced Yard, Deck(s), Underground Sprinkler**
 Parking Type **Garage and C/P, Addl Parking Avail, Attached, Detached, Rear**

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 **Central Air**

Rooms (Total Sqft: 2,208)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 012-188-689	Legal LOT 2, BLOCK 3, DISTRICT LOT 32, PLAN NEP4168, KOOTENAY LAND DISTRICT
Totals Sqft	1,104	1,104			Fin Statements Avail From	Type Of Lease
Kitchen		11'10x9'10			Court Ordered Sale No	Fractional Interest YN No
Dining Room		9'11x8'10			Terms Of Sale	Fractional Interest Amount
Living Room		19'5x11'10				
Master Bedroom		12'2x11'2				
Bathroom	Full	Full				
Bedroom	12'9x9'6	10'2x8				
Bedroom		10'1x8'5				
Rec Room	19'5x10'9					
Family Room	12'11x11					
Laundry	19'4x9'9					
Storage	12'2x10'1					

Much loved and well kept bungalow with full daylight basement situated on a spacious beautifully landscaped .21 acre lot. With a garage/workshop and carport off the alley plus attached carport with front yard access, this property features 3+1 bedrooms, bright kitchen, lovely laminate floors in living room with gas stone fireplace and sliders to covered deck. Main floor full bath with renovations, laminate and oak floors in bedrooms, fully finished basement with suite potential with separate access. With high efficient furnace with heat pump/central air, hot water heater (2015), updated windows and fixtures. Beautifully landscaped with fruit trees, professionally updated underground sprinklers (2023), professionally engineered retaining wall, and low maintenance fencing in back yard. Quick possession 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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