

**47-717 21ST AVENUE N V1C 5T9**

MLS® **2467837**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 5T9**
 Type **Apartment**
 Style/Stories
 Taxes **\$1,133 (2022)**
 Year Built **1981**
 Desc Of Year Built **Approximate**
 Pets Allowed **With Restrictions**
 Rentals Allowed **With Restrictions**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R5**
 Zoning Type **Residential-Medium Density**
 Zoning Sub Type **Multi-Family**
 First Nations Land YN **No**
 List Price **\$144,900**

Interior Information

Bedrooms **2** Bathrooms **1** Ensuite Elevator Suites Description
 Fireplace Type # of Fireplaces
 Interior Features
 Equipment/Appliances Included

Exterior Information

Lot SqFt Lot Width Lot Depth
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**
 Foundation Manufactured (MHR) No. Restrictions
 Exterior Finish **Stucco** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Structures Parking Spaces **1** Survey Cert Available YN **No**
 Construction **Frame - Wood**
 View
 Site Influence
 Parking Type **Stall**

Services

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

Condo Information

Complex/Subdivision **Victoria Villas** Strata Fee **\$250** Units In Building **12**
 Units In Complex **48** Floors In Building **2** Laundry **In Unit**
 Strata Parking Type Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN **No** Storeys In Unit **1**
 Strata Approval YN **Yes** Storage Locker YN **No**
 Strata Fee Includes **Management, Bldg. Insurance, Contingency Reserve, Snow Removal**
 Shared Amenities

Rooms (Total Sqft: 755)**Legal & Mortgage**

	Down	Main	Up	Other	PID Number 007-229-844
Totals Sqft		755			Legal Strata Lot 18 Plan NES46 District Lot 4 Land District 26 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 Fin Statements Avail From Court Ordered Sale No Terms Of Sale Type Of Lease Fractional Interest YN No Fractional Interest Amount
Living Room		15'8x10'7			
Kitchen		10'7x8'11			
Master Bedroom		11'11x10'8			
Bedroom		10x7'8			
Bathroom		Full			
Laundry		6x2'8			
Storage		6'6x2'7			

A perfect affordable accommodation for a college student or first time home buyer is this 2 bedroom, 1 bathroom unit in Victoria Villas. The unit boasts in suite laundry and a fantastic central location with shopping, College, Recreation facilities, hospital, schools and downtown all within walking distance. Currently this property is tenanted on a month to month basis and is bringing in \$750 a month rent. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

SANDY SMITH - REALTOR®

📞 250-421-0835 ✉️ smith@ekrealty.com 🌐 <http://www.sandysmithproperties.com>

Royal LePage East Kootenay Realty

📞 250-426-8211 🏠 250-426-6270 ✉️ info@ekrealty.com 🌐 <http://www.ekrealty.com>

#25-10th Avenue South Cranbrook V1C 2M9

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