



**12-1800 2ND STREET N V1C 5A2**

MLS® **2470497**  
 Major Area **Cranbrook**  
 Sub Area **Cranbrook North**  
 City **Cranbrook**  
 Postal Code **V1C 5A2**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$1,944 (2022)**  
 Year Built **1996**  
 Desc Of Year Built **Approximate**  
 Pets Allowed **With Restrictions**  
 Rentals Allowed **Yes**

Status **Active**  
 Possession  
 Title **Freehold**  
 Title Form **Strata**  
 Zoning Code **R5**  
 Zoning Type **Residential-Medium Density**  
 Zoning Sub Type **Residential medium density**  
 First Nations Land YN **No**  
 List Price **\$349,900**

**Interior Information**

Bedrooms **3** Bathrooms **3** Ensuite Elevator Suites Description  
 Fireplace Type # of Fireplaces  
 Interior Features  
 Equipment/Appliances Included  
 Flooring **Floor Vinyl**  
 Basement Description **Full**  
 Basement Development **Fully finished**

**Exterior Information**

Lot SqFt Lot Width Lot Depth  
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**  
 Foundation **Concrete** Manufactured (MHR) No. Restrictions  
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles, Tar and Gravel**  
 Carport CSA/BCE No. Local Government Levies **No Levies**  
 Structures Parking Spaces **3** Survey Cert Available YN **No**  
 Construction **Frame - Wood**  
 View  
 Site Influence  
 Exterior Features **Deck(s)**  
 Parking Type **Garage, Stall**

**Services**

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

**Condo Information**

Complex/Subdivision **Balment Gardens** Strata Fee **\$292.44** Units In Building **10**  
 Units In Complex **30** Floors In Building **3** Laundry **In Unit**  
 Strata Parking Type **LCP - Limited Common Property** Strata Storage Type Strata Parking Stalls Num **12**  
 Gate Comm YN **No** Storeys In Unit **3** Storage Locker YN **No**  
 Strata Approval YN **Yes**  
 Strata Fee Includes **Management, Caretaker, Bldg. Insurance, Yard Maint., Water, Contingency Reserve, Sewer, Snow Removal, Trash Removal**  
 Shared Amenities

**Rooms (Total Sqft: 1,544 / Unfin Sqft: 0)**

**Legal & Mortgage**

|                | Down             | Main             | Up                | Other |
|----------------|------------------|------------------|-------------------|-------|
| Totals Sqft    | <b>512</b>       | <b>516</b>       | <b>516</b>        |       |
| Living Room    |                  | <b>14'9x11'2</b> |                   |       |
| Dining Room    |                  | <b>8x8</b>       |                   |       |
| Kitchen        |                  | <b>7'6x8'9</b>   |                   |       |
| Bathroom       | <b>Full</b>      | <b>1/2</b>       | <b>Full</b>       |       |
| Nook           |                  | <b>6x7'5</b>     |                   |       |
| Master Bedroom |                  |                  | <b>10'10x12'6</b> |       |
| Bedroom        |                  |                  | <b>10'10x7'9</b>  |       |
| Bedroom        |                  |                  | <b>9'8x7'6</b>    |       |
| Rec Room       | <b>11'2x14'6</b> |                  |                   |       |
| Den / Office   | <b>7x7'2</b>     |                  |                   |       |
| Laundry        | <b>7'5x14'9</b>  |                  |                   |       |

PID Number **023-480-955**  
 Legal **STRATA LOT 25, PLAN NES212, DISTRICT LOT 4, 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**  
 Fin Statements Avail From  
 Court Ordered Sale **No** Type Of Lease  
 Terms Of Sale Fractional Interest YN **No**  
 Fractional Interest Amount

**In a well maintained Balment Gardens Strata development is this beautiful renovated 3 bedroom, 3 bathroom townhouse in central location. With beautiful updates throughout, this vacant unit features all newer vinyl plank flooring and trim, bright updated kitchen with stainless steel appliances and 3 stunning bathrooms. Basement is fully finished with rec room and 3-pce bath with large shower. All windows, doors including garage door have been replaced. A nice deck off the dining area overseeing nice landscaped Balment Garden maintained yard with underground sprinklers. Newer roof. 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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