



2400 34TH AVENUE S V1C 7A5

MLS® 2469210
Major Area **Cranbrook Lakes**
Sub Area **Cranbrook Periphery**
City **Cranbrook**
Postal Code **V1C 7A5**
Type **Single Family**
Style/Stories
Taxes **\$2,362 (2022)**
Year Built **1971**
Desc Of Year Built **Approximate**
Pets Allowed
Rentals Allowed

Status **Active**
Possession
Title **Freehold**
Title Form **Conventional**
Zoning Code **RR2**
Zoning Type **Residential-Low Density**
Zoning Sub Type **Residential low density**
First Nations Land YN **No**
List Price **\$799,900**

Interior Information

Bedrooms **4** Bathrooms **3** Ensuite **1** Suites Description
Fireplace Type
Interior Features
Equipment/Appliances Included **Dishwasher, Dryer, Garage Door Opener, Microwave Oven, Refrigerator, Stove - Electric, Washer, Water Cond/Softener**
Flooring **Partial Carpet, Floor Vinyl**
Basement Description **Full**
Basement Development **Fully finished**

Exterior Information

Lot SqFt **42,688** Lot Width
Lot Acres **0.98** Includes Manufactured Home **No**
Foundation **Concrete** Manufactured (MHR) No.
Exterior Finish **Vinyl** Tech Safe BC No./CSA No.
Carport CSA/BCE No.
Structures **Deck, Fire Pit, Greenhouse, Outbuilding, Shed, Workshop** Parking Spaces
Construction **Frame - Wood**
View

Site Influence
Exterior Features **Fenced Yard, Deck(s), Workshop, Garden, Hot Tub, Underground Sprinkler**
Parking Type **Garage and C/P, RV Parking, Detached, Heated, Oversize, Workshop**

Services

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

Rooms (Total Sqft: 1,998)

Legal & Mortgage

	Down	Main	Up	Other	PID Number	Legal
Totals Sqft	940	1,058			008-548-501	LOT 2, PLAN NEP7010, DISTRICT LOT 5246, KOOTENAY LAND DISTRICT
Kitchen		10'1x11'6			Fin Statements Avail From	Type Of Lease
Dining Room		10'1x6'7			Court Ordered Sale No	Fractional Interest YN No
Living Room		14'9x16'1			Terms Of Sale	Fractional Interest Amount
Bathroom	1/2	Full				
Master Bedroom		10'7x14'2				
Ensuite		Full				
Bedroom	11'7x9'5	17'9x10'10				
Family Room	12'5x8'6					
Bar	8x6'9					
Rec Room	15'5x11'7					
Bedroom	12'6x11'7					
Utility	7'4x11'8					

Exceptional location in Gold Creek is this recently renovated 4 bedroom home, located on 0.98 of an acre, just minutes to town and with detached double garage and detached massive shop! The home is spacious with 4 bedrooms and 2.5 bathrooms, providing plenty of room for both family and guests. Upstairs has an open floor plan making the space feel even larger, 2 bedrooms and 2 full bathrooms. The basement is a cozy retreat with a great family room, large rec-room, 2 further bedrooms and lots of storage. This property benefits from many recent updates including new roof in Nov 2021, new furnace in 2022, new windows through out, new carpets and vinyl tile flooring, new kitchen and the basement was fully renovated in 2018. Outside will not disappoint, with a beautiful landscaped yard with underground sprinklers, greenhouse and planter boxes and a large deck with hot tub. The detached double car garage with wood burning stove offers plenty of space for vehicles and storage and with an additional carpenter shop off the back there is plenty of workshop space. A newly built 30x42 garage and carport is ideal to park machinery, vehicles or off road toys. Overall, this property is a great find for those who want a quiet and peaceful place to call home. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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