



501 17TH AVENUE N V1C 3X3

MLS® **2472524**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 3X3**
 Type **Single Family**
 Style/Stories
 Taxes **\$2,366 (2023)**
 Year Built **1910**
 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 **Single family dwelling**
 First Nations Land YN **No**
 List Price **\$399,900**

Interior Information

Bedrooms **3** Bathrooms **2** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Laminate, Linoleum, Partial Carpet, Tile**
 Basement Description **Full**
 Basement Development **Unfinished**

Exterior Information

Lot SqFt **6,098** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **0.14** Manufactured (MHR) No. Additional Dwelling YN **No**
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions
 Exterior Finish **Wood** CSA/BCE No. Roof **Metal**
 Carport Local Government Levies **No Levies**
 Structures Parking Spaces Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence **Central Location, Landscaped**
 Exterior Features **Fenced Yard, Deck(s), Garden**
 Parking Type **Other**

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 **Electric Baseboards, Forced Air**

Rooms (Total Sqft: 1,630)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 014-834-316	Legal LOT 19, PLAN NEP998, DISTRICT LOT 4, KOOTENAY LAND DISTRICT
Totals Sqft		930	700		Fin Statements Avail From	Type Of Lease
Entrance / Laundry		18'5x10'3			Court Ordered Sale No	Fractional Interest YN No
Kitchen		7'9x15'1			Terms Of Sale	Fractional Interest Amount
Living Room		15'2x13'4				
Bathroom		Full				
Sitting Room		15'3x9'5				
Master Bedroom			12x10'6			
Ensuite			1/2			
Other			9'6x14'7			
Bedroom			6'5x11'11			
Bedroom			6'6x14'10			
Storage	12'9x28'5					
Storage	6'4x10'4					

Character and charm abound in this fantastic family home. With 3 bedrooms, 1 bathroom and a large bright open plan living area, enjoy the large kitchen, with loads of cabinetry and door to the deck. Outside you will find a beautiful landscaped yard with 2 sheds, planter boxes and alley access. This home has had updates to the flooring, electrical and the hot water tank was replaced in 2016. With a cute cottage curb appeal, central location within walking distance to shopping, recreation, parks and so much more this home is move in ready and waiting for you, quick possession is available! Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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