



**1425 SPRUCE DRIVE V1C 2L6**

MLS® **2473166**  
 Major Area **Cranbrook**  
 Sub Area **Cranbrook South**  
 City **Cranbrook**  
 Postal Code **V1C 2L6**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$3,067 (2023)**  
 Year Built **1969**  
 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 **\$489,900**

**Interior Information**

Bedrooms **3** Bathrooms **2** Ensuite **1** Suites Description  
 Fireplace Type # of Fireplaces Elevator  
 Interior Features **Central Air, Sump Pump(s)**  
 Equipment/Appliances Included  
 Flooring **Laminate, Linoleum, Partial Carpet**  
 Basement Description **Full**  
 Basement Development **Partly finished**

**Exterior Information**

Lot SqFt **5,227** Lot Width Includes Manufactured Home **No** Lot Depth  
 Lot Acres **0.12** Manufactured (MHR) No. Additional Dwelling YN **No**  
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions  
 Exterior Finish **Stucco, Vinyl** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**  
 Carport Local Government Levies **No Levies**  
 Structures Construction **Frame - Wood** Survey Cert Available YN **No**  
 View  
 Site Influence **Park Nearby, Quiet Area, Flat Site, Golf Nearby, Schools Nearby, Easy Access, Family Oriented, Ski Area Nearby**  
 Exterior Features **Fenced Yard, Patio(s), Garden, Underground Sprinkler**  
 Parking Type **Street, 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, Forced Air**

**Rooms (Total Sqft: 2,240)**

**Legal & Mortgage**

	Down	Main	Up	Other	PID Number <b>011-183-128</b>	Legal <b>LOT 19, PLAN NEP6762, DISTRICT LOT 3912, KOOTENAY LAND DISTRICT</b>
Totals Sqft	<b>1,120</b>	<b>1,120</b>			Fin Statements Avail From	Type Of Lease
Living Room		<b>14'8x13'7</b>			Court Ordered Sale <b>No</b>	Fractional Interest YN <b>No</b>
Dining Room		<b>9'1x10'5</b>			Terms Of Sale	Fractional Interest Amount
Kitchen		<b>10'6x13'3</b>				
Master Bedroom		<b>11'2x21'9</b>				
Ensuite		<b>1/2</b>				
Bedroom	<b>9'10x12'9</b>	<b>8'2x10'3</b>				
Bathroom		<b>Full</b>				
Other	<b>10'3x8</b>					
Rec Room	<b>18'10x12'8</b>					
Storage	<b>12'8x5'10</b>					
Den / Office	<b>8'10x9'11</b>					
Laundry	<b>13'6x10'9</b>					

**A beautifully renovated spacious bungalow in lovely neighbourhood with stunning curb appeal and mountain views. Situated on a lovely flat lot with loads of parking off alley with space for a future garage and RV parking. This bright home features a custom built kitchen loads of beautiful cabinetry with deep pot drawers, pantry and stainless steel appliances. With floor to ceiling windows and crown moldings in the living room, professionally renovated main bathroom with tiled flooring and glass sliders to shower, 2-pce ensuite in large master bedroom with walk in closet with option for 3rd bedroom on main floor. Updates on main floor also includes all new flooring, trim, fixtures and lighting. Full basement with recreation room, bedroom, laundry and loads of storage. With updated roof (2015), hot water heater (2023), electrical updates (2019) and all window updates on main floor. With central air conditioning, underground sprinklers, large storage shed and water softener, this much loved home is available for 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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