



217 MISSION CRESCENT V1C 6M9

MLS® **2473530**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 6M9**
 Type **Single Family**
 Style/Stories
 Taxes **\$2,213 (2023)**
 Year Built **1996**
 Desc Of Year Built **Approximate**
 Pets Allowed **Yes**
 Rentals Allowed **Yes**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R7**
 Zoning Type **Residential-High Density**
 Zoning Sub Type **Single family dwelling**
 First Nations Land YN **No**
 List Price **\$289,900**

Interior Information

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

Exterior Information

Lot SqFt **4,356** Lot Width Lot Depth
 Lot Acres **0.10** Includes Manufactured Home **Yes** Additional Dwelling YN **No**
 Foundation Manufactured (MHR) No. **079252** Restrictions
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. **CSA** Roof **Asphalt/Fibreglass Shingles**
 Carport CSA/BCE No. **429816** Local Government Levies **No Levies**
 Structures **Deck, Shed** Parking Spaces Construction **Manufactured** Survey Cert Available YN **No**
 View
 Site Influence **Airport Nearby, Park Nearby, Paved Roads, Public Transit Nearby, Golf Nearby, Easy Access, Family Oriented**
 Parking Type **Open, Oversize**

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 **Forced Air**

Rooms (Total Sqft: 924)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 018-974-945
Totals Sqft		924			Legal LOT 5, PLAN NEP21690, DISTRICT LOT 2871, KOOTENAY LAND DISTRICT, 22205 MISSION/GRANDVIEW FEE SIMPLE MANUFACTURED HOME PARK, MHR:#79252 CSA #429816
Living Room		13x13'7			Fin Statements Avail From
Kitchen		7'6x10'8			Type Of Lease
Dining Room		7'6x10'8			Court Ordered Sale No Fractional Interest YN No
Master Bedroom		10'5x10'3			Terms Of Sale Fractional Interest Amount
Ensuite		Full			
Bedroom		7'8x10'6			
Bedroom		7'1x9'7			
Bathroom		Full			
Utility		5x7'8			

A lovely 1996 single wide manufactured home on its own land, featuring 924 square feet of all-on-one-floor living space. Home to three bedrooms, two bathrooms, main floor laundry and offering a bright and spacious open concept layout, this property has a large kitchen with ample cabinets and loads of counter space. Enjoy the lovely private deck or relax in the fenced yard with storage shed. This home is move in ready and has some great updates including new roof and water heater in 2022 and plenty of space to park your vehicles. Walking distance to Rails to Trails, public transport, Moir Park and Are Mountain Centre, this is a perfect home. 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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