

2636 6TH STREET S V1C 4W6

MLS® **2468112**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 4W6**
 Type **Single Family**
 Style/Stories
 Taxes **\$2,983 (2022)**
 Year Built **1975**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R3**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$429,900**

Interior Information

Bedrooms **3** Bathrooms **2** Ensuite
 Fireplace Type # of Fireplaces Elevator Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Ceramic Tile, Laminate**
 Basement Description **Full**
 Basement Development **Fully finished**
 Basement Features **Walkout**

Exterior Information

Lot SqFt **5,227** Lot Width Lot Depth
 Lot Acres **0.12** Includes Manufactured Home **No** Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No.
 Exterior Finish **Stucco, Vinyl** Tech Safe BC No./CSA No.
 Carport **Single** CSA/BCE No.
 Structures Parking Spaces Construction **Frame - Wood** View
 Site Influence
 Parking Type **Carport Only, RV Parking, Attached**

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: 1,484)

	Down	Main	Up	Other
Totals Sqft	742	742		
Kitchen		18x8		
Living Room		12x17'4		
Family Room		15'3x13		
Bathroom	Full	1/2		
Master Bedroom	10'7x10			
Bedroom	9'6x10			
Bedroom	9'5x10			
Laundry	6x5'4			

Legal & Mortgage

PID Number **010-327-517**
 Legal **Lot 1, Plan NEP9343, District Lot 35, Kootenay Land District**
 Fin Statements Avail From Type Of Lease
 Court Ordered Sale **No** Fractional Interest YN **No**
 Terms Of Sale Fractional Interest Amount

Move in ready with immediate possession! This lovely home is located in a great location that is within walking distance to Highlands Elementary School, Cranbrook Golf Club, Kinsmen Park, Rotary walk-way to Idlewild Park and Community Forest. With beautiful updates throughout, this open concept home features 3 bedrooms, 1.5 baths, a bright living room, and another family room which opens to the kitchen with updated appliances. A sliding glass door (2019) opens to a large private deck with thick astroturf, back yard access and great views. A new high efficient furnace and hot water tank (2019) makes this home affordable. With tasteful new flooring & trim up and down, updates also include bathrooms with copper plumbing, interior doors, fixtures, closet organizers and tasteful interior paint. This lovely home is non-smoking and pet free. It has an attached carport, a fully fenced back yard with ample storage under the deck, and secure RV parking. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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