



A/B-424 12TH STREET S V1C 1W2

MLS® **2475515**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 1W2**
 Type **Full Duplex**
 Style/Stories
 Taxes **\$4,991 (2023)**
 Year Built **1966**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Inactive (Unapproved)**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RD**
 Zoning Type **Residential-Medium Density**
 Zoning Sub Type **Duplex**
 First Nations Land YN **No**
 List Price **\$599,900**

Interior Information

Bedrooms **8** Bathrooms **4** Ensuite
 Fireplace Type # of Fireplaces Elevator Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Linoleum, Partial Carpet, Tile**
 Basement Description **Full**

Exterior Information

Lot SqFt **6,534** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **0.15** 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 Parking Spaces Local Government Levies **No Levies**
 Structures Construction **Frame - Wood** Survey Cert Available YN **No**
 View

Site Influence

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**

Condo Information

Complex/Subdivision Strata Fee Units In Building
 Units In Complex Floors In Building Laundry
 Strata Parking Type Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN Storeys In Unit
 Strata Approval YN Storage Locker YN
 Strata Fee Includes
 Shared Amenities

Rooms (Total Sqft: 3,520 / Unfin Sqft: 418)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 012-395-765	Legal LOT 12, PLAN NEP5203, DISTRICT LOT 3912, KOOTENAY LAND DISTRICT
Totals Sqft	1,342	1,760			Fin Statements Avail From	Type Of Lease
Kitchen		9'10x9'2			Court Ordered Sale No	Fractional Interest YN No
Kitchen		9'10x9'2			Terms Of Sale	Fractional Interest Amount
Dining Room		6'7x9'10				
Dining Room		6'7x9'10				
Living Room		14'1x19'2				
Living Room		14'1x19'2				
Bedroom	10'3x9'3	10'10x10				
Bedroom	10'3x9'3	10'10x10				
Bedroom	10'2x10'3	10'10x8'11				
Bedroom	10'2x10'3	10'10x8'11				
Bathroom	1/2	Full				
Bathroom	Full	Full				
Storage	24x18'10					
Rec Room	18'4x13'10					

A Rare find! Great investment opportunity is this lovely full side by side duplex in great family neighbourhood. Just steps from Gordon Terrace School and Parkland Middle School. One unit has 4 bedrooms and 2 baths, updated vinyl plank flooring and partly finished basement (Side A) Second unit has 4 bedrooms and 2 full baths with fully finished basement with Recreation room (Side B). Both units have updated high efficient furnaces, 100 amp service and some windows have been replaced. Each unit being totally self sufficient with its own utilities services, parking, laundry, furnace & hot water tanks. tenants pay own heat & hydro. This is a GREAT opportunity. Month to month tenancies with both tenants paying \$1392/mth (total \$2784) plus utilities 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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