



**1509 4TH STREET S V1C 1H7**

MLS® **2467994**  
 Major Area **Cranbrook**  
 Sub Area **Cranbrook South**  
 City **Cranbrook**  
 Postal Code **V1C 1H7**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$3,215 (2022)**  
 Year Built **1965**  
 Desc Of Year Built **Approximate**  
 Pets Allowed  
 Rentals Allowed

Status **Inactive (Unapproved)**  
 Possession  
 Title **Freehold**  
 Title Form **Conventional**  
 Zoning Code **R1**  
 Zoning Type **Residential-Low Density**  
 Zoning Sub Type **Residential low density**  
 First Nations Land YN **No**  
 List Price **\$479,900**

**Interior Information**

Bedrooms **4** Bathrooms **2** Ensuite Elevator Suites Description  
 Fireplace Type # of Fireplaces  
 Interior Features  
 Equipment/Appliances Included  
 Flooring **Ceramic Tile, Laminate, Linoleum, Partial Carpet**  
 Basement Description **Full**

**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 **Aluminum, Stucco** CSA/BCE No. Roof **Metal**  
 Carport Local Government Levies **No Levies**  
 Structures **Patio(s), Shed** Parking Spaces Survey Cert Available YN **No**  
 Construction **Frame - Wood**  
 View  
 Site Influence  
 Exterior Features **Fenced Yard, Deck(s), Patio(s), Garden, Hot Tub**  
 Parking Type **Single garage, 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: 2,080)**

**Legal & Mortgage**

|                | Down              | Main              | Up | Other | PID Number <b>012-570-087</b> | Legal <b>Lot 2, Plan NEP5568, District Lot 22, Kootenay Land District</b> |
|----------------|-------------------|-------------------|----|-------|-------------------------------|---|
| Totals Sqft    | <b>1,040</b>      | <b>1,040</b>      |    |       | Fin Statements Avail From     | Type Of Lease   |
| Living Room    |                   | <b>12'11x14'4</b> |    |       | Court Ordered Sale <b>No</b>  | Fractional Interest YN <b>No</b>  |
| Dining Room    |                   | <b>7'9x12'9</b>   |    |       | Terms Of Sale                 | Fractional Interest Amount  |
| Kitchen        |                   | <b>12'6x9'5</b>   |    |       |                               |   |
| Master Bedroom |                   | <b>13'3x10'9</b>  |    |       |                               |   |
| Bathroom       | <b>Full</b>       | <b>Full</b>       |    |       |                               |   |
| Bedroom        | <b>15'9x10'10</b> | <b>8'11x8'11</b>  |    |       |                               |   |
| Bedroom        |                   | <b>8'11x8'11</b>  |    |       |                               |   |
| Rec Room       | <b>13'9x16'10</b> |                   |    |       |                               |   |
| Den / Office   | <b>10x6'4</b>     |                   |    |       |                               |   |
| Other          | <b>11'6x6'10</b>  |                   |    |       |                               |   |
| Laundry        | <b>13'1x7'9</b>   |                   |    |       |                               |   |

**Great location, with backyard Joseph Creek views and walking distance to St Mary's school, parks and downtown is this beautiful spacious 3+1 bedroom family home with many updates throughout. A bright and open floor plan, kitchen with newer stainless steel appliances and oak cabinets and large bay windows in the living area. A large master bedroom has door to deck and 2 year old high efficient hot tub and 2 further bedrooms both with new carpet complete the main floor. The downstairs has updated carpet and bathroom, a large rec room, den/office area and further bedroom. Many upgrades including main bathroom with in-floor heat, hot water tank in 2017, high efficiency furnace in 2014 and many window updates. Plenty of storage throughout the entire house with a beautifully landscaped private fenced yard including brick walkways, 2 sheds, greenhouse, garden area with fruit tree and great deck perfect for entertaining. Backyard access to Rotary walkway and Joseph creek. Attached single garage and loads of parking Listed By: Royal LePage East Kootenay Realty**

This listing information is provided to you by:

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