

**717 7TH STREET S V1C 1N2**

MLS® **2467346**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 1N2**
 Type **Single Family**
 Style/Stories
 Taxes **\$3,618 (2021)**
 Year Built **1962**
 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 **Residential**
 First Nations Land YN **No**
 List Price **\$469,900**

Interior Information

Bedrooms **4** Bathrooms **2** Ensuite
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Laminate, Linoleum**
 Basement Description **Full**
 Basement Development **Fully finished**

Exterior Information

Lot SqFt **6,534** Lot Width
 Lot Acres **0.15** Includes Manufactured Home **No**
 Foundation **Concrete** Manufactured (MHR) No.
 Exterior Finish **Stucco, Wood** Tech Safe BC No./CSA No.
 Carport **Single** CSA/BCE No.
 Structures Parking Spaces
 Construction **Frame - Wood**
 View
 Site Influence
 Exterior Features **Fenced Yard, Deck(s), Garden**
 Parking Type **Garage and C/P, Addl Parking Avail, RV Parking, Detached**

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: 2,028)

	Down	Main	Up	Other
Totals Sqft	1,014	1,014		
Living Room		18'10x11'8		
Dining Room		9'8x8'1		
Kitchen		9'9x9'5		
Bedroom	12'11x10'11	8'6x7'7		
Bathroom	Full	Full		
Master Bedroom		11'4x10'10		
Bedroom		9'11x9'10		
Rec Room	28'3x10'11			
Cold Room	11'2x8'7			
Laundry	10'9x7'9			

Legal & Mortgage

PID Number **012-435-830**
 Legal **Lot 9, Block 338, Plan NEP2860, District Lot 32, Kootenay Land District**
 Fin Statements Avail From
 Court Ordered Sale **No** Type Of Lease
 Terms Of Sale Fractional Interest YN **No**
 Fractional Interest Amount

A beautiful bungalow with many tasteful updates throughout, just 1/2 block to both Gyro Park and Amy Woodland Elementary School. With stunning curb appeal, this family home boasts natural light throughout. With 3+1 bedrooms and 2 baths, this spacious home features updates including Kitchen with stainless appliances, all windows on main floor and finished basement, flooring, paint, trim and fixtures. Roof (2018), Hot water heater (2013) and 200 Amp Service. Enjoy having the fully landscaped front and backyard of this home with a great garden space, covered deck, detached workshop/garage, car port, RV parking, alley access and plenty of entertainment space for the entire family. This home comes with it all in the area you want to be in with your growing family! Listed By: Royal LePage East Kootenay Realty



This listing information is provided to you by:

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