



2247 17th Street S		
Major Area	Kootenay	Status Active
Minor Area	CRANL Cranbrook Periphery	Possession
City	Cranbrook	Title Freehold
Type	Manufactured Home on Own Land	Title Tier 2 Fee Simple
Style		Price \$519,900.00
Taxes	\$1,479 (2024)	Orig. Price \$519,900.00
MLS®	10346033	Sale Price
Year Built	2011	Date Listed May 6/25
Zoning	RR-2	Date Sold
Postal Code	V1C 7A6	Status Chg.
Strata/Assoc	- / No	DOM 1

INTERIOR

Bedrooms	3	Beds Property	3	Beds Main Bldg	3	Beds Suite	
Bathrooms	2	Baths Property	2	Baths Main Bldg	2	Baths Suite	
Fin. Sqft	1,404	Beds Aux Bldg		Ensuites		Shop/Den	No / No
Above Grade	1404.0	Baths Aux Bldg		Ceiling Height		Levels	1
Below Grade		Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement			
Flooring				Windows			
Laundry				Accessibility			
Appliances	Built-in Oven, Built-In Range, Dishwasher, Microwave, Washer/Dryer						
Interior Features							

ROOMS (Total: 1,404 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			1404			

BUILDING

Stores		Total Units	
Building Name		Builder Name	
Roof	Asphalt/Fibreglass Shingles	Foundation	
Construction			
Pool	No - None		
Security			

SERVICES			
Heating	Forced Air	Cooling	None
Water	Well	Sewer	Septic

EXTERIOR

Lot Sqft	17,859	Lot Acres	0.41	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total		Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Open, RV Access/Parking						
Exterior Features							
Waterfront	No						
Exterior Construction							

MOBILE INFORMATION

Park		Body Type	Double Wide	Elec. Lbl #	MS-1040
Make	2011 Winfield/Kelowna	Model	2011 Winfield/Kelowna	Serial Number	WIN27521107424 / 27521107424B
Length	52.0	Width	13.6	Elect Insp	CSA
Pad Rental		Pad #		Registration	096860

One-of-a-Kind 3-Bedroom Show Home with Mountain Views on Expansive Lot! Just outside of the City limits and walking distance to Kootenay Orchards School is this beautifully maintained 2011 double-wide manufactured home, originally a show home and first occupied in 2017. Set on a generous 0.414-acre lot, this property offers the perfect combination of comfort, functionality, and mountain views. Inside, you'll find an open-concept floor plan with vaulted ceilings, creating a spacious and airy feel throughout. The heart of the home is a dream kitchen featuring a massive granite island with an under-mount sink, abundant cabinetry, built-in breakfast bar, cooktop, oven, microwave, and a walk-in pantry. The kitchen flows seamlessly into the bright dining area and cozy living room, making it ideal for entertaining. The primary bedroom is a true retreat, offering a massive walk-in closet with skylight and a luxurious 4-piece ensuite complete with a soaker tub and corner shower. Two additional bedrooms and a second full bath offer plenty of space for family or guests. Enjoy the convenience of front-load washer and dryer with built-in cabinetry. Outside, the .414-acre lot provides ample RV parking and tons of space for a future detached garage, garden, or outdoor living area. Don't miss this rare opportunity to own a standout home that checks all the boxes for space, style, and value! Direction to Present offers May 13/25 at 4:30pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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ROYAL LEPAGE EAST KOOTENAY REALTY

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#25 - 10th Avenue South Cranbrook, B.C V1C 2M9

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Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. May 8, 2025.

