



**1036 17TH AVENUE S V1C 3B8**

MLS® **2472115**  
 Major Area **Cranbrook**  
 Sub Area **Cranbrook South**  
 City **Cranbrook**  
 Postal Code **V1C 3B8**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$3,337 (2023)**  
 Year Built **1971**  
 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 **Single family dwelling**  
 First Nations Land YN **No**  
 List Price **\$469,900**

**Interior Information**

Bedrooms **4** Bathrooms **2** Ensuite  
 Fireplace Type # of Fireplaces Elevator Suites Description  
 Interior Features  
 Equipment/Appliances Included  
 Flooring **Linoleum, Partial Carpet, Floor Vinyl**  
 Basement Description **Full**  
 Basement Development **Partly finished**

**Exterior Information**

Lot SqFt **5,662** Lot Width Includes Manufactured Home **No** Lot Depth  
 Lot Acres **0.13** Manufactured (MHR) No. Additional Dwelling YN **No**  
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions  
 Exterior Finish **Vinyl** CSA/BCE No. Roof **Tar and Gravel**  
 Carport **Single** Parking Spaces Local Government Levies **No Levies**  
 Structures Construction **Frame - Wood** Survey Cert Available YN **No**  
 Site Influence  
 Exterior Features **Fenced Yard, Deck(s), Garden**  
 Parking Type **Carport Only, 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: 2,088 / Unfin Sqft: 157)**

**Legal & Mortgage**

	Down	Main	Up	Other	PID Number <b>013-598-261</b>	Legal <b>LOT 11, PLAN NEP7616, DISTRICT LOT 32, KOOTENAY LAND DISTRICT</b>
Totals Sqft	<b>887</b>	<b>1,044</b>			Fin Statements Avail From	Type Of Lease
Kitchen		<b>8x9'1</b>			Court Ordered Sale <b>No</b>	Fractional Interest YN <b>No</b>
Dining Room		<b>9'2x9'1</b>			Terms Of Sale	Fractional Interest Amount
Living Room		<b>12'9x18'5</b>				
Bedroom	<b>9'3x8'8</b>	<b>9'11x8'1</b>				
Bedroom		<b>9'10x10'1</b>				
Bathroom	<b>Full</b>	<b>Full</b>				
Master Bedroom		<b>10'1x11'11</b>				
Storage	<b>12'6x8'10</b>					
Laundry	<b>15'11x11'9</b>					
Family Room	<b>13'6x22</b>					

**A lovely home situated at the end of a quiet cul-de sac and is only 2 blocks away from Kootenay Orchard School. With many tasteful updates and a spacious floor plan, this bright home features 3+1 bedroom with potential for 5th bedroom. With beautiful new vinyl plank flooring throughout main floor and warm interior paint colours, this charming home has 2 updated full bathrooms, shiplap wall feature in spacious living room, nook in bright kitchen with mountain views. With over 2080 sq feet of living space, the finished basement is well laid out for a potential in-law suite. Newer front loader washer and dryer. Roof is -10 years old and updated hot water tank. Beautifully landscaped with attached carport, stamped concrete patio area, fully fenced with back alley access. 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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