



2417 4TH STREET S V1C 5C5

MLS® **2470692**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 5C5**
 Type **Single Family**
 Style/Stories
 Taxes **\$4,010 (2022)**
 Year Built **1979**
 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 **\$569,900**

Interior Information

Bedrooms **5** Bathrooms **3** Ensuite **1** Suites Description **Not Legal**
 Fireplace Type # of Fireplaces **2** Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Hardwood, Linoleum, Partial Carpet**
 Basement Description **Full**
 Basement Development **Fully finished**
 Basement Features **Separate Entrance**

Exterior Information

Lot SqFt **6,098** Lot Width Lot Depth
 Lot Acres **0.14** Includes Manufactured Home **No** Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No.
 Exterior Finish **Stucco** Tech Safe BC No./CSA No.
 Carport **Single** CSA/BCE No.
 Structures **Shed** Parking Spaces
 Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence
 Exterior Features **Fenced Yard, Garden**
 Parking Type **Street, 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: 2,529)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 013-121-375	Legal LOT 3, DISTRICT LOT 35, KOOTENAY DISTRICT, PLAN NEP9185
Totals Sqft	1,258	1,271			Fin Statements Avail From	Type Of Lease
Living Room		13'2x18'1			Court Ordered Sale No	Fractional Interest YN No
Dining Room	7'3x10'6	11'8x8'1			Terms Of Sale	Fractional Interest Amount
Kitchen	11'2x9'11	11'8x10'3				
Bathroom	Full	Full				
Master Bedroom		11'8x12'9				
Nook		3'6x6'9				
Ensuite		Full				
Bedroom	10'10x11'7	9'7x8'10				
Bedroom	9'11x8'5	9'11x9'7				
Family Room	17'5x13'4					
Laundry	6'10x7'4					
Rec Room	16'2x8'2					

Beautifully renovated 5 bedroom, 3 bath home in a popular Highlands neighbourhood features +1250 sq ft living space on each floor. This family home has been renovated with quality and tasteful finishing throughout. Gleaming hardwood floors in the living room, dining area and 3 main floor bedrooms. With beautiful views, the living room has a lovely brick wood-burning fireplace and bay window. The bright kitchen features a spacious dining area and stainless steel appliances. Three fully renovated bathrooms including a 4-pce ensuite with stackable washer & dryer. Beautifully developed basement has separate entry and boasts a bright non-conforming in-law suite. It features an open floor plan with gas fireplace in rec room, lovely wood cabinets with deep pot drawers, stainless steel appliances and island in large kitchen, stackable washer & dryer and 2 bedrooms. Newer interior doors, flooring, trim, fixtures and most windows being replaced. Nicely landscaped, fully fenced back yard, 12 x 12 storage shed, garden boxes, patio with gas BBQ hookups, RV parking and additional storage on back side of carport. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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