



**6519 RIVERSIDE AVENUE V0B 1N0**

MLS® **2476239**  
 Major Area **Cranbrook Lakes**  
 Sub Area **Ft. Steele to Wardner**  
 City **Fort Steele**  
 Postal Code **V0B 1N0**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$1,354 (2023)**  
 Year Built **2018**  
 Desc Of Year Built **Actual**  
 Pets Allowed  
 Rentals Allowed

Status **Active**  
 Possession  
 Title **Freehold**  
 Title Form **Conventional**  
 Zoning Code **RS-1(A)**  
 Zoning Type **Residential-Low Density**  
 Zoning Sub Type **Rural residential, Single family dwelling**  
 First Nations Land YN **No**  
 List Price **\$469,900**

**Interior Information**

Bedrooms **1** Bathrooms **2** Ensuite Suites Description  
 Fireplace Type # of Fireplaces Elevator  
 Interior Features  
 Equipment/Appliances Included  
 Flooring **Laminate, Partial Carpet**  
 Basement Description **Crawl**

**Exterior Information**

Lot SqFt **3,484** Lot Width Includes Manufactured Home **No** Lot Depth  
 Lot Acres **0.08** Manufactured (MHR) No. Additional Dwelling YN **No**  
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions  
 Exterior Finish **Composite Siding** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**  
 Carport Parking Spaces Construction **Frame - Wood** Local Government Levies **No Levies**  
 Structures Survey Cert Available YN **No**  
 Site Influence  
 Exterior Features **Deck(s), Garden**

**Services**

Water Supply **Community Water User's Utility** Sewer Type **Septic Tank and Field** Sewer Service  
 Cable TV Service Telephone Service Water Service  
 Gas Service Power Service Fuel **Electricity**  
 Heating/Cooling **A/C Wall Units, Central Air, Electric Baseboards, Heat Pump**

**Rooms (Total Sqft: 1,406)**

**Legal & Mortgage**

	Down	Main	Up	Other	PID Number <b>016-176-219</b>	Legal <b>LOT 16, BLOCK 6, PLAN NEP624, DISTRICT LOT 51, KOOTENAY LAND DISTRICT</b>
Totals Sqft		<b>703</b>	<b>703</b>		Fin Statements Avail From	Type Of Lease
Kitchen		<b>13'7x10'4</b>			Court Ordered Sale <b>No</b>	Fractional Interest YN <b>No</b>
Dining Room		<b>18'7x9'6</b>			Terms Of Sale	Fractional Interest Amount
Living Room		<b>13'7x12'2</b>				
Bathroom		<b>1/2</b>	<b>Full</b>			
Master Bedroom			<b>22'4x20'9</b>			
Den / Office			<b>14x8'2</b>			

**A 2018 custom-built Energy-Star home on a mountain view property in the rural setting of Fort Steele, 10-minute drive from service centre of Cranbrook. With stunning 360 degree rural, mountain and Fort Steele Heritage Town views, this lovely home is walking distance to the Kootenay River. This tidy virtually new home features many view windows throughout the open floor plan. The home has a heat pump that heats and provides A/C economically throughout the year. With a dream kitchen with island & stainless steel appliances , spacious dining area, main cozy living room, main floor laundry & 2-piece bath. The bright upper floor offers a spacious master suite with 3-piece ensuite with large walk-in tiled shower. There is open space for your den or hobby activities. The large crawlspace provides plenty storage. Enjoy this rural setting under the covered deck with spectacular views of Mt. Fisher. The property is serviced by community water and own Septic system. Quick possession possible. Listed By: Royal LePage East Kootenay Realty**

This listing information is provided to you by:

**SANDY SMITH PREC\*** - REALTOR®

📞 250-421-0835 ✉️ smith@ekrealty.com 🌐 http://www.sandysmithproperties.com

**Royal LePage East Kootenay Realty**

📞 250-426-8211 🏠 250-426-6270 ✉️ info@ekrealty.com 🌐 http://www.ekrealty.com

#25-10th Avenue South Cranbrook V1C 2M9

The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. Apr 19, 2024.



