



515 6TH STREET V1C 1L2

MLS® **2467674**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 1L2**
 Type **Single Family**
 Style/Stories
 Taxes **\$2,629 (2022)**
 Year Built **1961**
 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 **\$387,000**

Interior Information

Bedrooms **3** Bathrooms **1** Ensuite
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Hardwood, Linoleum**
 Basement Description **Full**

Exterior Information

Lot SqFt **6,534** Lot Width
 Lot Acres **0.15** Includes Manufactured Home **No**
 Foundation **Concrete** Manufactured (MHR) No.
 Exterior Finish **Stucco** Tech Safe BC No./CSA No.
 Carport **Single** CSA/BCE No.
 Structures Parking Spaces
 Construction **Frame - Wood**
 View
 Site Influence
 Parking Type **Carport Only, Street, RV Parking, Rear**

Services

Water Supply **Municipal** Sewer Type **Sewer**
 Cable TV Service Telephone Service
 Gas Service Power Service
 Heating/Cooling **Forced Air** Sewer Service
 Water Service
 Fuel **Natural Gas**

Rooms (Total Sqft: 2,007)

	Down	Main	Up	Other
Totals Sqft	976	1,031		
Living Room		15'2x13'10		
Kitchen		11'5x10'7		
Bedroom		10'9x8'5		
Bathroom		Full		
Master Bedroom		11'3x10		
Bedroom		11'3x9'11		
Laundry	14'6x12'9			
Workshop	13'5x11'4			
Storage	9'3x9'3			
Rec Room	14'5x11'4			
Family Room	12'11x14'5			

Legal & Mortgage

PID Number **014-735-750**
 Legal **Lot 8, Plan NEP4419, 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 charming bungalow situated on a spacious .15 acre lot in popular Gyro Park, walking distance to parks and schools. This lovely one owner home has been well taken care of and features over 2000 sq ft of living space with 3 bedrooms on the main floor and 4th bedroom potential in the basement. With oak hardwood floors in bright living room, updates in the bath and loads of storage in the basement. With fully fenced back yard with alley access to attached carport with concrete pad and walkways. Hot water heater replaced in 2014 and 100 amp service upgrade. Immediate possession. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

SANDY SMITH - 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. Sep 28, 2022.

