

**808 13TH STREET S V1C 1X3**

MLS® **2476977**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 1X3**
 Type **Single Family**
 Style/Stories
 Taxes **\$3,463 (2023)**
 Year Built **1969**
 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 **\$544,900**

Interior Information

Bedrooms **4** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features **Central Air**
 Equipment/Appliances Included **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer**
 Flooring **Partial Wood, Floor Vinyl**
 Basement Description **Full**
 Basement Development **Partly finished**

Exterior Information

Lot SqFt **5,227** Lot Acres **0.12** Foundation **Concrete** Exterior Finish **Vinyl** Carport Structures **Shed**
 Lot Width Includes Manufactured Home **No** Manufactured (MHR) No. Tech Safe BC No./CSA No. CSA/BCE No. Parking Spaces Construction **Frame - Wood** View **Mountain View**
 Lot Depth Additional Dwelling YN **No** Restrictions Roof **Torch on Roof** Local Government Levies **No Levies** Survey Cert Available YN **No**
 Site Influence **Level, Park Nearby, Quiet Area, Recreation Nearby, Flat Site, Schools Nearby, Easy Access, Family Oriented**
 Exterior Features **Fenced Yard, Deck(s), Patio(s), Garden, Private Yard**
 Parking Type **Single garage, 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 **Central Air, Forced Air**

Rooms (Total Sqft: 2,210)

| | Down | Main | Up | Other |
|----------------|-------------------|-----------------|----|-------|
| Totals Sqft | 1,105 | 1,105 | | |
| Living Room | | 18x13'2 | | |
| Dining Room | | 7'1x10'2 | | |
| Kitchen | | 9'1x9'10 | | |
| Bathroom | Full | Full | | |
| Bedroom | 11'8x12'11 | 9'9x9 | | |
| Bedroom | | 8'11x9'8 | | |
| Master Bedroom | | 12'7x11 | | |
| Ensuite | | 1/2 | | |
| Laundry | 12'11x11'5 | | | |
| Rec Room | 11'8x26'2 | | | |
| Storage | 11'7x12'1 | | | |

Legal & Mortgage

PID Number **014-056-984**
 Legal **LOT 3 DISTRICT LOT 392 KOOTENAY DISTRICT PLAN 6779**
 Fin Statements Avail From
 Court Ordered Sale **No** Type Of Lease
 Terms Of Sale Fractional Interest YN **No**
 Fractional Interest Amount

A beautiful much loved updated bungalow in a quiet location walking distance to schools and parks. With 3+1 bedrooms and 3 baths including 2-pce ensuite, this lovely home features a beautiful brand new custom kitchen in 2023 with stainless steel appliances and tiled backsplash. Recent 2023 updates also include 2 bathrooms, flooring on the full main floor, interior paint, trim and new covered deck off kitchen with composite decking and gas BBQ hookups plus private patio and new torched on roof. With full basement for loads of living space. With a beautiful fence private back yard with storage shed and 25x14 detached single car garage off the back alley. With updated furnace/central air, hot water heater (2014), all windows on main floor (2017/18). Excellent location and ticks a lot of boxes for future Buyer. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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