



720 23A AVENUE N V1C 4W4

MLS® **2472299**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 4W4**
 Type **Half Duplex**
 Style/Stories
 Taxes **\$2,497 (2023)**
 Year Built **1980**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RD**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$375,000**

Interior Information

Bedrooms **3** Bathrooms **2** Ensuite
 Fireplace Type # of Fireplaces Elevator Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Laminate, Floor Vinyl**
 Basement Description **Full**
 Basement Development **Unfinished**

Exterior Information

Lot SqFt **3,083** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **0.0708** Manufactured (MHR) No. Additional Dwelling YN **No**
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions
 Exterior Finish **Vinyl** CSA/BCE No. Roof **Torch on Roof**
 Carport Parking Spaces Local Government Levies **No Levies**
 Structures Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence
 Parking Type **RV Parking, Oversize**

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**

Condo Information

Complex/Subdivision Strata Fee Units In Building
 Units In Complex Floors In Building Laundry
 Strata Parking Type Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN Storeys In Unit
 Strata Approval YN Storage Locker YN
 Strata Fee Includes
 Shared Amenities

Rooms (Total Sqft: 2,016 / Unfin Sqft: 1,008)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 011-411-660	Legal LOT 2, PLAN NEP12917, DISTRICT LOT 25, KOOTENAY LAND DISTRICT
Totals Sqft		1,008			Fin Statements Avail From	Type Of Lease
Living Room		11'11x18'8			Court Ordered Sale No	Fractional Interest YN No
Kitchen		9'7x10'10			Terms Of Sale	Fractional Interest Amount
Dining Room		5'9x7'10				
Bathroom	Full	Full				
Bedroom		10'5x8				
Bedroom		8'1x13'10				
Master Bedroom		8'11x14'2				
Laundry	11'2x15'2					
Rec Room	18'5x22'11					
Other	11'4x15'3					

A beautiful and much loved half duplex in excellent condition. With no strata fees, this lovely home has had extensive renovations including beautiful updated kitchen with quality cabinets, countertops, sink, fixtures, flooring and breakfast nook. A bright spacious living room, 3 bedrooms on main floor with 2 updated bathrooms. With a full basement awaiting your finishing touches, this beautiful home has a new high efficient furnace, hot water heater and torched on roof in 2016. With a fully fenced private back yard with large storage shed, newer fencing, deck and garden area. Loads of parking. Close to schools, community forest, shopping, college and many amenities. Quick possession. 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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