



225 3RD AVENUE S V1C 2B8

MLS® **2466310**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 2B8**
 Type **Single Family**
 Style/Stories
 Taxes **\$1,372 (2021)**
 Year Built **1924**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R-1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential low density**
 First Nations Land YN **No**
 List Price **\$294,900**

Interior Information

Bedrooms **2** Bathrooms **1** Ensuite
 Fireplace Type # of Fireplaces Elevator Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Linoleum, Floor Vinyl**
 Basement Description **Part**
 Basement Development **Unfinished**

Exterior Information

Lot SqFt **3,920** Lot Width
 Lot Acres **0.09** Includes Manufactured Home **No** Lot Depth
 Foundation **Concrete, Treated Wood** Manufactured (MHR) No. Additional Dwelling YN **No**
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. Restrictions
 Carport CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
 Structures Parking Spaces Local Government Levies **No Levies**
 Construction **Frame - Wood** Survey Cert Available YN **No**
 View

Site Influence

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Electricity**
 Heating/Cooling **Electric Baseboards**

Rooms (Total Sqft: 1,023)

	Down	Main	Up	Other
Totals Sqft		1,023		
Living Room		12'4x13'3		
Dining Room		10'9x14'4		
Bedroom		9'3x11'9		
Bedroom		8'2x10'7		
Bathroom		Full		
Kitchen		13'1x13'7		
Laundry		13'6x7'8		

Legal & Mortgage

PID Number **005-329-108**
 Legal **Lot 20, Block 33, Plan NEP669B, District Lot 30, Kootenay Land District**
 Fin Statements Avail From
 Court Ordered Sale **No** Type Of Lease
 Terms Of Sale Fractional Interest YN **No**
 Fractional Interest Amount

Perfect for a first time home buyer or investor is this charming 2 bedroom, 1 bath bungalow with many updates throughout. With high ceilings throughout and open floor plan, enjoy the newer kitchen with loads of cabinetry with door to deck BBQ's, yard and back alley parking with space for your RV and toys. With main floor laundry, vinyl windows and updated flooring/trim. Updates in the 4-pce bathroom. Lovely curb appeal. Central location and close to amenities. 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



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