



**A-1917 KELOWNA CRESCENT V1C 6L6**

MLS® **2469987**  
 Major Area **Cranbrook**  
 Sub Area **Cranbrook North**  
 City **Cranbrook**  
 Postal Code **V1C 6L6**  
 Type **Half Duplex**  
 Style/Stories  
 Taxes **\$2,316 (2022)**  
 Year Built **1994**  
 Desc Of Year Built **Approximate**  
 Pets Allowed  
 Rentals Allowed

Status **Active**  
 Possession  
 Title **Freehold**  
 Title Form **Bare Land Strata**  
 Zoning Code **R3**  
 Zoning Type **Residential-Medium Density**  
 Zoning Sub Type **Residential**  
 First Nations Land YN **No**  
 List Price **\$389,900**

**Interior Information**

Bedrooms **3** Bathrooms **3** Ensuite **1** Suites Description  
 Fireplace Type # of Fireplaces Elevator  
 Interior Features  
 Equipment/Appliances Included  
 Flooring **Laminate, Linoleum, Partial Carpet**  
 Basement Description **Full**  
 Basement Development **Unfinished**

**Exterior Information**

Lot SqFt **3,049** Lot Width Includes Manufactured Home **No** Lot Depth  
 Lot Acres **0.07** Manufactured (MHR) No. Additional Dwelling YN **No**  
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions  
 Exterior Finish **Vinyl** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**  
 Carport **Single** Parking Spaces Local Government Levies **No Levies**  
 Structures Construction **Frame - Wood** Survey Cert Available YN **No**  
 View  
 Site Influence  
 Parking Type **Carport Only**

**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 **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: 1,767 / Unfin Sqft: 589)**

**Legal & Mortgage**

	Down	Main	Up	Other	PID Number <b>018-766-153</b>
Totals Sqft		<b>589</b>	<b>589</b>		Legal <b>STRATA LOT 2, PLAN NES153, DISTRICT LOT 24, KOOTENAY LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1</b>
Entry		<b>4'8x4'4</b>			Fin Statements Avail From Court Ordered Sale <b>No</b> Terms Of Sale
Living Room		<b>11'3x15'7</b>			Type Of Lease Fractional Interest YN <b>No</b> Fractional Interest Amount
Dining Room		<b>7'2x8'3</b>			
Kitchen		<b>6'3x7'9</b>			
Bathroom		<b>1/2</b>	<b>Full</b>		
Laundry		<b>4'7x7'9</b>			
Master Bedroom			<b>11'6x10</b>		
Ensuite			<b>1/2</b>		
Bedroom			<b>8x10</b>		
Bedroom			<b>8x11'5</b>		
Workshop	<b>11'2x4'6</b>				
Storage	<b>8x11'2</b>				
Storage	<b>15'3x19'9</b>				

**With NO Strata fees and a beautifully landscaped fenced back yard is this 1994 quality built, much loved 3 bedroom, 3 bathroom half duplex in excellent location. With a great layout, this bright home features a spacious living room with sliders to back yard patio opening to dining area and kitchen, main floor laundry and 2-pce bath. Upper floor boasts 3 bedrooms with ensuite and full bathroom. Great storage in the basement which is plumbed for another bathroom and loads of room for a rec room/theatre room. With a shared carport and potential for RV parking. New roof in 2017. 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. Apr 11, 2023.

