



917 10TH STREET S V1C 1S9

MLS® **2475714**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 1S9**
 Type **Single Family**
 Style/Stories
 Taxes **\$3,196 (2023)**
 Year Built **1959**
 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 **\$469,900**

Interior Information

Bedrooms **3** Bathrooms **1** Ensuite
 Fireplace Type # of Fireplaces Elevator
 Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Hardwood, Tile, Floor Vinyl**
 Basement Description **Part**
 Basement Development **Partly finished**

Exterior Information

Lot SqFt **9,583** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **0.22** Manufactured (MHR) No. Additional Dwelling YN **No**
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions
 Exterior Finish **Stone, Stucco** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
 Carport **Single** Parking Spaces Local Government Levies **No Levies**
 Structures **Fire Pit, Shed** Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence **Central Location, Park Nearby, Public Transit Nearby, Recreation Nearby, Schools Nearby, Family Oriented**
 Exterior Features **Fenced Yard, Deck(s), Garden**
 Parking Type **Carport Only, RV Parking**

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**

Rooms (Total Sqft: 1,555)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 014-979-225	Legal LOT 9, PLAN NEP4024, DISTRICT LOT 32, KOOTENAY LAND DISTRICT
Totals Sqft	515	525	515		Fin Statements Avail From	Type Of Lease
Living Room		18'8x13'8			Court Ordered Sale No	Fractional Interest YN No
Kitchen		11x12			Terms Of Sale	Fractional Interest Amount
Dining Room		11x6'7				
Family Room	19'5x12'5					
Laundry	20x10					
Bathroom			Full			
Master Bedroom			10'5x12'9			
Bedroom			10'5x9'10			
Bedroom			10'11x9'3			

Nestled in the heart of Gyro Park on a .22 acre private fenced lot, is this charming 3 bed 1 bath split level home featuring 1540 sq ft of living over 3 floors. With many upgrades during the past 10 years including windows, roof, electrical and new hot water tank. With a bright and open feel, the kitchen has oak cabinets & beautiful built-in oak china cabinet. Bright dining area has a stunning stain glassed door to carport and glass sliders to a sunny deck overlooking city views & large fully fenced back yard with fire pit, storage shed and single carport with alley access. With rec room in the basement and loads of storage in the crawlspace. Space for 2nd bathroom if desired. This home is an ideal haven for families, couples or individuals seeking a cozy retreat. 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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