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|  | 408 18TH AVENUE S V1C 3T3 | |
| | MLS® 2450222 Major Area Cranbrook Sub Area Cranbrook South City Cranbrook Type Single Family Style/Stories Taxes \$3,514 (2019) Year Built 1980 Desc Of Year Built Approximate Pets Allowed Yes Rentals Allowed Yes | Status Active Possession Title Freehold Title Form Conventional Zoning Code R1 Zoning Type Residential-Low Density Zoning Sub Type Residential First Nations Land YN No List Price \$389,900 |

Interior Information

| | | | |
|-------------------|--------------------|----------|--------------------|
| Bedrooms 4 | Bathrooms 2 | Ensuite | Suites Description |
| Fireplace Type | # of Fireplaces | Elevator | |

Interior Features
 Equipment/Appliances Included
 Flooring **Ceramic Tile, Laminate, Mixed**
 Basement Description **Full**
 Basement Development **Fully finished**

Exterior Information

| | | |
|---|---|---|
| Lot SqFt 10,454 Lot Acres 0.24 Foundation Concrete Exterior Finish Stucco, Wood Carport Single Structures | Lot Width Includes Manufactured Home No Manufactured (MHR) No. Tech Safe BC No./CSA No. Parking Spaces Construction Frame - Wood View | Lot Depth Additional Dwelling YN No Restrictions Roof Tar and Gravel Local Government Levies No Levies Survey Cert Available YN No |
|---|---|---|

Site Influence
 Parking Type **Double garage, Detached, Oversize**

Services

| | | |
|--|---|---|
| Water Supply Municipal Cable TV Service Gas Service | Sewer Type Sewer Telephone Service Power Service | Sewer Service Water Service Fuel Natural Gas |
|--|---|---|

Heating/Cooling **Forced Air**

Rooms (Total Sqft: 2,444 Unfin Sqft:)

| | Down | Main | Up | Other |
|----------------|-------------------|------------------|----|-------|
| Totals Sqft | 1,222 | 1,222 | | |
| Entry | | 8x6'6 | | |
| Living Room | | 17'3x13'9 | | |
| Dining Room | | 10'6x9'2 | | |
| Kitchen | 14'9x9'1 | 10x9'3 | | |
| Bathroom | Full | Full | | |
| Master Bedroom | | 12'8x11'8 | | |
| Bedroom | 17'1x12'3 | 11'8x10'1 | | |
| Bedroom | | 10'4x8'8 | | |
| Rec Room | 16'11x13'2 | | | |
| Laundry | 9'6x8 | | | |
| Storage | 11'6x8'4 | | | |

Legal & Mortgage

| | |
|---|---|
| PID Number 014-309-467 Legal Lot 13 Plan NEP5807 Land District 26 DL 22 Mortgage Monthly Pymt Mortgagee Fin Statements Avail From Court Ordered Sale No Terms Of Sale | Balance Interest Rate Due Date Type Of Lease Fractional Interest YN No Fractional Interest Amount |
|---|---|

A beautiful bright spacious 3+1 bedroom family home situated on a beautifully landscaped .24 acre lot, 1 block from St Marys School/Parks. With stunning Purcell mountain and park views from wrap around deck, this lovely much loved home features large bedrooms and many updates including windows, doors, appliances, bathroom and flooring. With a beautiful in-law suite with oak cabinets (2009) with access from carport and large bedroom with 2nd bedroom potential in the basement. With a detached 24x26 garage off the alley with 220 wiring and loads of RV parking, underground sprinklers, central vac and 2 furnaces servicing each level. 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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