



1505 4TH STREET S V1C 1H7

MLS® **2472881**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 1H7**
 Type **Single Family**
 Style/Stories
 Taxes **\$3,264 (2023)**
 Year Built **1966**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **P2**
 Zoning Type **Other**
 Zoning Sub Type **Other - Contact LR**
 First Nations Land YN **No**
 List Price **\$479,900**

Interior Information

Bedrooms **4** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type **Gas** # of Fireplaces **1** Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Laminate, Linoleum**
 Basement Description **Full**
 Basement Development **Partly finished**
 Basement Features **Separate Entrance**

Exterior Information

Lot SqFt **6,969** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **0.16** 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 Parking Spaces Local Government Levies **No Levies**
 Structures **Greenhouse, Outbuilding, Patio(s), Shed** Construction **Frame - Wood** Survey Cert Available YN **No**
 Site Influence **Fully Landscaped, Quiet Area, Recreation Nearby, Fruit Trees, Golf Nearby, Private Setting, Schools Nearby, Shopping Nearby, Family Oriented, Ski Area Nearby**
 Exterior Features **Fenced Yard, Deck(s), Patio(s), Garden, Private Yard, Underground Sprinkler**
 Parking Type **Garage, Detached**

Services

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

Rooms (Total Sqft: 2,484)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 014-422-450	Legal LOT 5, DISTRICT LOT 22 PLAN NEP5408, KOOTENAY LAND DISTRICT
Totals Sqft	1,062	1,422			Fin Statements Avail From	Type Of Lease
Kitchen		116'11x9'1			Court Ordered Sale No	Fractional Interest YN No
Dining Room		9'6x9'11			Terms Of Sale	Fractional Interest Amount
Living Room		11'8x17'6				
Master Bedroom		12'4x10'2				
Ensuite		1/2				
Bedroom	13'4x11'8	10'1x9				
Bedroom		9x9				
Sunroom		21'2x13'5				
Bathroom	Full	Full				
Laundry	12'7x6'9					
Storage	13'5x12'2					
Cold Room	9'3x5'5					
Workshop	8'2x17					
Storage	6'10x6'7					

A gardener's dream property. A lovely bungalow situated on a beautifully landscaped private .16 acre lot bordering Rotary Park walkway and Joseph Creek. This lovely home features kitchen with oak cabinets & stainless steel appliances, living room/dining area with gas stove and sliders to spacious heated solarium/sunroom with Park yard views and patio/yard access. 3+1 bedrooms with 2-pce ensuite in master bedroom. Basement has loads of storage, workshop, bedroom, 3-pce bath, laundry and separate outside access. Your own private orchard with apple, pear, plum, sour cherry trees, strawberries, raspberry, grapes and so much more. With outside sheds, greenhouse, garden and patios. Underground irrigation and back park access. Roof, high efficient furnace, hot water heater, 200 amp service and exterior siding all updated. Single detached garage. Currently zoned P-2 (Community Recreation Zone) with non-conforming single family dwelling use. Options for daycare and other legal uses. 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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