

	11-114 23rd Avenue S		Status	Active
	Major Area	Kootenay	Possession	
	Minor Area	CRAN - Cranbrook South	Title Tier 1	Freehold
	City	Cranbrook	Title Tier 2	Strata
	Type	Townhouse	Price	\$399,900.00
	Style	Other	Orig. Price	\$399,900.00
	Taxes	\$2,818 (2024)	Sale Price	
	MLS®	10338504	Date Listed	Mar 14/25
	Year Built	1974	Date Sold	
	Zoning	R-1	Status Chg.	
	Postal Code	V1C 4P1	DOM	0
	Strata/Assoc	Yes / No		

INTERIOR

Bedrooms	3	Beds Property	3	Beds Main Bldg	3	Beds Suite	
Bathrooms	2	Baths Property	2	Baths Main Bldg	2	Baths Suite	
Fin. Sqft	1,700	Beds Aux Bldg		Ensuites		Shop/Den	Yes / No
Above Grade	1151.0	Baths Aux Bldg		Ceiling Height		Levels	2
Below Grade	549.0	Fireplace		Accessibility			
Unfinished Area		Fireplaces		Basement	Finished		
Flooring	Carpet, Laminate, Vinyl			Windows			
Laundry	In Unit						
Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer						
Interior Features							

ROOMS (Total: 1,700 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	549.0		557	594		
Foyer			6' 1" x 5' 6"			
Dining Room			8' 3" x 10' 11"			
Kitchen			8' 9" x 7' 9"			
Living Room			18' 0" x 11' 5"			
Bathroom - Half			x			
Primary Bedroom				11' 4" x 17' 11"		
Bathroom - Full				x		
Bedroom				9' 1" x 11' 9"		
Bedroom				10' 10" x 8' 7"		
Laundry			6' 6" x 7' 7"			
Recreation Room			17' 8" x 10' 10"			
Workshop			7' 8" x 8' 0"			
Storage			18' 1" x 9' 3"			

BUILDING

Stores	3	Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Tar/Gravel	Foundation	Concrete
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feat			
Pool	No - None		
Security			

SERVICES

Heating	Electric	Cooling	None
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft		Lot Acres		Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total	1	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Stall			View			
Exterior Features				Patio/Porch	Patio		
Waterfront	No						
Exterior Construction	Aluminum, Stucco						
Lot Features							

STRATA/ASSOCIATION

Complex Name	NES2	Fees	\$285	Fee Frequency	Monthly
Rentals		Pets	With Restrictions	Age Restr.	
S/T Rentals		Bylaws Avail	Yes		
Fee Includes	Maintenance Grounds, Management, Trash				
Amenities		Restriction Notes			
Restrictions					

Feels like home when you walk into this updated townhouse, where modern comfort meets classic charm. Immediately feel the warmth and inviting atmosphere as you step inside. The refreshed kitchen with sleek modern flat-panel cabinets, complemented by vinyl plank flooring, contemporary light fixtures, updated windows and doors. Fresh paint throughout ensures a bright and airy feel, making it truly move-in ready. This thoughtfully designed layout features three spacious bedrooms on the second floor, including a generously sized primary suite. The main full bathroom has been completely renovated for your peace of mind, while a convenient half bath on the main floor provides an ideal space for guests. The bright living room, highlighted by a stunning wood plank accent wall flows seamlessly through patio doors to a fully fenced backyard oasis. Enjoy outdoor living on the patio surrounded by maturing trees, perfect for relaxation and entertaining. Venture down to the fully finished basement, offering a versatile recreation space, a laundry room with new washer and dryer units, workshop space, and ample storage with built-in shelving. Don't miss the opportunity to make this wonderful townhouse your new home. Schedule your showing today! Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:

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#25 - 10th Avenue South Cranbrook, B.C V1C 2M9

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