



6-2401 12TH STREET N V1C 5T4

MLS® 2480106	Status Active
Major Area Cranbrook	Possession
Sub Area Cranbrook North	Title Freehold
City Cranbrook	Title Form Conventional
Postal Code V1C 5T4	Zoning Code R5
Type Townhouse	Zoning Type
Style/Stories	Zoning Sub Type Residential medium density
Taxes \$2,086 (2023)	First Nations Land YN No
Year Built 1992	List Price \$299,900
Desc Of Year Built Approximate	
Pets Allowed With Restrictions	
Rentals Allowed Yes	

Interior Information

Bedrooms 2	Bathrooms 2	Ensuite	Suites Description
Fireplace Type	# of Fireplaces	Elevator	
Interior Features			
Equipment/Appliances Included Dishwasher, Dryer, Refrigerator, Washer, Stove			
Basement Description Full			
Basement Development Fully finished			

Exterior Information

Lot SqFt	Lot Width	Lot Depth
Lot Acres	Includes Manufactured Home	Additional Dwelling YN No
Foundation Concrete	Manufactured (MHR) No.	Restrictions
Exterior Finish Vinyl	Tech Safe BC No./CSA No.	Roof Asphalt/Fiberglass Shingles
Carpport	CSA/BCE No.	Local Government Levies No Levies
Structures	Parking Spaces 2	Survey Cert Available YN No
	Construction Frame - Wood	
	View	

Site Influence

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 Plan EPS533	Strata Fee \$207.17	Units In Building 4
Units In Complex 16	Floors In Building 1	Laundry In Unit
Strata Parking Type LCP - Limited Common Property	Strata Storage Type	Strata Parking Stalls Num
Gate Comm YN No	Stores In Unit 1	
Strata Approval YN Yes	Storage Locker YN No	
Strata Fee Includes Management, Bldg. Insurance, Yard Maint., Contingency Reserve		
Shared Amenities		

Rooms (Total Sqft: 1,090)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 028-730-020
Totals Sqft	545	545			Legal STRATA LOT 6, PLAN EPS533, DISTRICT LOT 25, 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 V
Living Room		17'1x13'3			Fin Statements Avail From
Kitchen		10x7'6			Court Ordered Sale No
Dining Room		8'7x7'10			Terms Of Sale
Bathroom	Full	1/2			Type Of Lease
Pantry		6x4'8			Fractional Interest YN No
Master Bedroom	9'1x13'9				Fractional Interest Amount
Bedroom	9'8x11				
Laundry	6x6'4				
Utility	1x1				

Amazing home for first time home buyers, investors or snowbirds wanting to downsize. Great value in this beautiful much loved unit in central location close to Tamarack Mall, Community forest, college and public transportation. With 1090 sq ft of living space, this well appointed home is situated in a quiet ideal location in the strata development. With an open floor plan on the main floor with bright spacious living room with deck, large walk-in pantry in galley-style kitchen & dining area & 2-pce bath. The fully developed basement includes two bedrooms, full bath, central laundry area with storage. Upgrades include high efficient furnace, Hot water heater (2015) Additional benefits for the property include low utility and strata fee costs of \$207.17/mth.. This opportunity will not last long. Two parking spaces and Buyer can have quick possession. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

SANDY SMITH PREC* - 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. Oct 20, 2024.



