



316 16TH AVENUE S V1C 2Z7

MLS® **2478290**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 2Z7**
 Type **Single Family**
 Style/Stories **Rancher with Basement**
 Taxes **\$1,780 (2023)**
 Year Built **1949**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R-1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Single family dwelling**
 First Nations Land YN **No**
 List Price **\$439,900**

Interior Information

Bedrooms **3** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features **Jetted Tub**
 Equipment/Appliances Included **Dishwasher, Dryer, Microwave Oven, Refrigerator, Washer, Stove**
 Flooring **Laminate, Partial Carpet, Tile**
 Basement Description **Full**
 Basement Development **Fully finished**

Exterior Information

Lot SqFt **8,276** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **0.19** Manufactured (MHR) No. Additional Dwelling YN **No**
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions
 Exterior Finish **Wood** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
 Carport Local Government Levies **No Levies**
 Structures **Shed** Parking Spaces Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence **Level, Park Nearby, Quiet Area, Flat Site, Schools Nearby, Easy Access, High Speed Internet**
 Exterior Features **Fenced Yard, Deck(s), Garden**
 Parking Type **Street, RV Parking, Rear**

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: 2,014)

Legal & Mortgage

	Down	Main	Up	Other
Totals Sqft	1,007	1,007		
Living Room		15'8x14'11		
Dining Room		8'11x11		
Kitchen		8'5x12'10		
Bathroom	Full	Full		
Bedroom	14'4x10'9	9'2x11'2		
Master Bedroom		11'5x13'6		
Ensuite		Full		
Rec Room	6'8x15'10			
Laundry	9x7'2			
Utility	11'11x6'11			
Family Room	14'4x10'9			
Den / Office	6'11x8'8			

PID Number **015-903-630**
 Legal **LOT 10 BLOCK 304A DL 22 KD PLAN 1231**
 Fin Statements Avail From Type Of Lease
 Court Ordered Sale **No** Fractional Interest YN **No**
 Terms Of Sale Fractional Interest Amount

A beautifully fully renovated bungalow situated on a large .19 acre lot with new fully finished basement on a quiet street close to Rotary trail, downtown amenities, shopping, restaurants and parks. With an open floor plan, enjoy this spacious home with new dream oak kitchen with loads of cabinetry and island, dining area with sliders to new back deck overlooking private landscaped fenced yard with RV parking off alley and loads of storage. A bright living room, 2 spacious bedrooms with lovely 3-pce ensuite, bright full bath with large jetted tub. Basement boasts 3rd bedroom, lovely 4-pce bath, spacious rec room which could be 4th bedroom, storage/den and laundry room with front loaders and built in cabinets. Updates also include high efficient furnace, roof (2017), windows, all newer doors, electrical, interior and exterior paint, gutter/facia, insulated exterior walls and additional attic insulation makes this home very energy efficient. Beautiful stamped concrete patio and new concrete sidewalks. Quick possession. 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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