



<b>722 23A Avenue N</b>		Status	<b>Active</b>
Major Area	<b>Kootenay</b>	Possession	
Minor Area	<b>CRAN - Cranbrook North</b>	Title Tier 1	<b>Freehold</b>
City	<b>Cranbrook</b>	Title Tier 2	<b>Fee Simple</b>
Type	<b>Half Duplex</b>	Price	<b>\$419,900.00</b>
Style	<b>Bungalow</b>	Orig. Price	<b>\$419,900.00</b>
Taxes	<b>\$2,828 (2024)</b>	Sale Price	
MLS®	<b>10338894</b>	Date Listed	<b>Mar 14/25</b>
Year Built	<b>1980</b>	Date Sold	
Zoning	<b>RD</b>	Status Chg.	
Postal Code	<b>V1C 5R2</b>	DOM	<b>3</b>
Strata/Assoc	<b>No / No</b>		

**INTERIOR**

Bedrooms	<b>3</b>	Beds Property	<b>3</b>	Beds Main Bldg	<b>3</b>	Beds Suite	
Bathrooms	<b>2</b>	Baths Property	<b>2</b>	Baths Main Bldg	<b>2</b>	Baths Suite	
Fin. Sqft	<b>1,086</b>	Beds Aux Bldg		Ensuites		Shop/Den	<b>No / No</b>
Above Grade	<b>1008.0</b>	Baths Aux Bldg		Ceiling Height		Levels	<b>1</b>
Below Grade	<b>78.0</b>	Fireplace		Accessibility			
Unfinished Area	<b>930</b>	Fireplaces		Basement	<b>Partially Finished</b>		
Flooring	<b>Laminate</b>			Windows			
Laundry							
Appliances	<b>Dishwasher, Electric Range, Range Hood, Refrigerator</b>						
Interior Features							

**ROOMS (Total: 1,086 sqft)**

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	<b>78.0</b>		<b>1008</b>			
Living Room			<b>18' 8" x 11' 11"</b>			
Kitchen			<b>10' 10" x 9' 7"</b>			
Dining Room			<b>7' 10" x 5' 9"</b>			
Primary Bedroom			<b>14' 2" x 8' 11"</b>			
Bedroom			<b>13' 10" x 8' 1"</b>			
Bedroom			<b>10' 5" x 8' 0"</b>			
Bathroom - Full	<b>x</b>		<b>x</b>			
Recreation Room	<b>22' 10" x 18' 5"</b>					
Laundry	<b>6' 0" x 5' 0"</b>					

**BUILDING**

Storeys		Total Units	<b>1</b>
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	<b>Torch on Roof</b>	Foundation	<b>Concrete</b>
Ceiling Height		Building Area	
Construction	<b>Frame - Wood</b>		
Building Feat			
Pool	<b>No - None</b>		
Security			

**SERVICES**

Heating	<b>Forced Air</b>	Cooling	<b>Central Air</b>
Water	<b>Municipal</b>	Sewer	<b>Public Sewer</b>
Utilities		Drainage	
Electric		Property Access	
Other Equip			

**EXTERIOR**

Lot Sqft	<b>3,049</b>	Lot Acres	<b>0.07</b>	Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces		Parking Total		Carport Spaces	
Garage Dimensions				Directions			
Parking Features	<b>Other</b>			View			
Exterior Features	<b>Private Yard, Storage</b>			Patio/Porch			
Waterfront	<b>No</b>						
Exterior Construction	<b>Vinyl</b>						
Lot Features	<b>Central, Close to Park, Close to Schools, Close to Shopping, Easy Access, Landscaped, Level, Near Public Transit</b>						

**A beautiful and much loved half duplex in excellent condition. With no strata fees, this lovely home has had extensive renovations including beautiful updated kitchen with quality cabinets, countertops, sink, fixtures, flooring and breakfast nook. With lovely laminate flooring throughout main floor, enjoy a bright spacious living room, 3 bedrooms on main floor and 2 updated bathrooms. With a full basement with laundry room, lovely 3-pce bath with tiled shower and remaining basement awaiting your finishing touches. This beautiful home has an updated high efficient furnace, torched on roof in 2016 and hot water heater in 2018. With a private back yard with large storage shed and newer fencing, Loads of parking on concrete driveway. Close to schools, community forest, shopping, college and many amenities. Quick possession. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY**



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