



128 11TH AVENUE S V1C 2P2

MLS® **2478272**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 2P2**
 Type **Single Family**
 Style/Stories
 Taxes **\$2,305 (2023)**
 Year Built **1924**
 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 **\$399,900**

Interior Information

Bedrooms **3** Bathrooms **2** Ensuite
 Fireplace Type # of Fireplaces Elevator Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Laminate, Partial Carpet, Tile, Floor Vinyl**
 Basement Description **Full**
 Basement Development **Fully finished**
 Basement Features **Separate Entrance**

Exterior Information

Lot SqFt **3,920** Lot Width Lot Depth
 Lot Acres **0.09** Includes Manufactured Home **No** Additional Dwelling YN **No**
 Foundation **Concrete, Concrete Block** Manufactured (MHR) No.
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No.
 Carport **Single** CSA/BCE No.
 Structures **Shed - Drive, Patio(s), Porch, Shed** Parking Spaces
 Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence **Central Location, Downtown Core, Park Nearby, Public Transit Nearby, Recreation Nearby, Easy Access, Family Oriented**
 Exterior Features **Fenced Yard, Patio(s), Garden**
 Parking Type **Carport Only, RV Parking**

Services

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

Rooms (Total Sqft: 1,734)

	Down	Main	Up	Other
Totals Sqft	867	867		
Sunroom		5'6x21'6		
Living Room		11'5x11'2		
Bedroom	11'5x9'2	9'6x10'4		
Bedroom		9'7x9'6		
Kitchen		11'9x11'1		
Dining Room		9x11'1		
Bathroom	Full	Full		
Laundry	6'1x12'2			
Rec Room	13'1x10'7			
Family Room	17'3x7'10			

Legal & Mortgage

PID Number **016-132-114**
 Legal **LOT 4, BLOCK 41, PLAN NEP669, DISTRICT LOT 5, KOOTENAY LAND DISTRICT**
 Fin Statements Avail From
 Court Ordered Sale **No** Type Of Lease
 Terms Of Sale Fractional Interest YN **No**
 Fractional Interest Amount

Lovely & much loved bungalow in central location close to downtown and across the street from the beautiful Rotary Park. With many updates, this charming home features 9 ft ceilings, lovely laminate & hardwood flooring throughout main floor, a newer insulated enclosed porch with pot lights & new windows, spacious & bright kitchen with oak cabinets opening to dining area with sliders to large deck in private back yard, cozy living room, 2+1 bedrooms and bright updated 4-pce bath. Fully finished basement with separate outside entry & newer laundry room with front loader washer and dryer and tile flooring, newer 3-pce bath with tile flooring & granite vanity. With updated 200 amp service, new hot water heater (2022), updated interior doors, fixtures and interior paint. Includes all appliances, Fully fenced back yard with alley access with single carport RV parking and storage shed. Beautifully landscaped with fenced yard, deck and garden boxes. 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

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