

128 11TH AVENUE S V1C 2P2

MLS® 2478272 Major Area Cranbrook Sub Area **Cranbrook South** Cranbrook Citv Postal Code V1C 2P2 **Single Family** Туре Style/Stories \$2,305 (2023) Taxes Year Built 1924 Desc Of Year Built Approximate Pets Allowed Rentals Allowed

Status Active Possession Freehold Conventional R-1 **Residential-Low Density** Single family dwelling No

Title Title Form Zoning Code Zoning Type Zoning Sub Type First Nations Land YN List Price \$399,900

Interior Information

Ensuite

Elevator

Suites Description

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

Lot SqFt 3,920 Lot Acres 0.09 Foundation **Concrete, Concrete Block** Vinyl Exterior Finish Single Carport Structures Shed - Drive, Patio(s), Porch, Shed

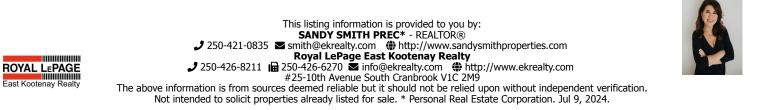
Exterior Information Lot Width Includes Manufactured Home No Manufactured (MHR) No. Tech Safe BC No./CSA No. CSA/BCE No. Parking Spaces Construction Frame - Wood View

Lot Depth Additional Dwelling YN No Restrictions Asphalt/Fibreglass Shingles Roof Local Government Levies No Levies Survey Cert Available YN No

Central Location, Downtown Core, Park Nearby, Public Transit Nearby, Recreation Nearby, Easy Access, Family Oriented Site Influence Exterior Features Fenced Yard, Patio(s), Garden Carport Only, RV Parking Parking Type

				Se	ervices		
Water Supply Municipal Cable TV Service Gas Service Heating/Cooling Electric Baseboards			Sewer Type Sewer Telephone Service Power Service		Sewer Service Water Service Fuel Electricity		
Rooms (Total Sqft: 1,734)					Legal & Mortgage		
	Down	Main	Up	Other	PID Number 016-132-114		
Totals Sqft	867	867			Legal LOT 4, BLOCK 41, PLAN NEP669, DISTRICT LOT 5, KOOTENAY LAND DISTRICT		
Sunroom		5'6x21'6					
Living Room		11'5x11'2			Fin Statements Avail From Type Of Lease		
Bedroom	11'5x9'2	9'6x10'4			Court Ordered Sale No Fractional Interest YN No		
Bedroom		9'7x9'6			Terms Of Sale Fractional Interest Amount		
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						

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



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