



Presented by:
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Cranbrook, K11 (Cranbrook South) Residential Detached
429 S 12TH ST **MLS # K175100** **Active**



List Price: \$249,900

Previous Price: Original Price: \$249,900 Complex/Subdiv: Postal Code: V1C 1W4

Frontage: Type: HOUSE

Depth/Size: Approx Yr Blt: 1973

Lot Area SqFt: 0 Bedrooms: 4 Age at List Date: 35

Rear Yard Exp: Bathrooms: 2 Zoning: R1

Meas Type: Feet Full Baths: 2 Taxes: \$2,211 /2008

Flood Plain: Half Baths: 0 If New GST Incl:

Serv. Connected: Electricity / Natural Gas Occupancy: Owner

View:

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 3	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single / RV Parking Avail.	
Exterior: Stucco / Wood		
Rainscreen:	Dist to Public Trans:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations: Reno Year:	Title to Land: Freehold NonStrata	
Flooring: Laminate/ Vinyl/Linoleum / Wall/Wall/Mixed	Seller's Interest: Registered Owner /	
Water Supply: City/Municipal	Mortgage Info: 0 /	
Heat/Fuel: Forced Air / Natural Gas		
No. of Fireplaces: 0 R/I Fireplaces:	Property Disclosure: Y	
Fireplace Fuel:	Roughed in Plumb:	
Outdoor Area: Fenced Yard	Fixtures Leas: No	
Pad Rental:	Fixt Removed: No	
Out Buildings:		

Legal: PL 5720 LT 17 LD 26 PID: 014-513-048

Amenities:

Features Incl: Clothes Washer/Dryer / Drapes/Window Coverings / Security System / Storage Shed / Stove / Windows - Thermo / Refrigerator

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	7'10 X 11'5			X			X
Main F.	Kitchen	9' X 11'5			X			X
Main F.	Living Room	13'7 X 18'2			X			X
Main F.	Master Bedroom	11'5 X 13'2			X			X
Main F.	Bedroom	10' X 10'2			X			X
Main F.	Bedroom	8' X 10'2			X			X
Bsmt	Recreation Room	12'10 X 24'10			X			X
Bsmt	Bedroom	13' X 13'1			X			X
Bsmt	Utility	11'9 X 11'			X			X
		X			X			

Floor Area (SqF)		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	1,050	Total # Rooms:	9	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	0	# Kitchens:	1	2 3 Piece; Ensuite: N; Level: Bsmt	
Finished Floor Down:	0	Finished Levels:	1	3	
Finished Floor Bsmt SqFt:	494	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	1,544	Basement Area:	Full	5	
				6	
Unfinished Floor:	556	Suite:		7	
Grand Total Floor Area:	2,100			8	

Listing Broker(s): RE/MAX Caldwell Agencies Ltd.

Come take a load off. Treat yourself to a home where there is nothing to be done. New "Low E" windows in most rooms. New roof in 2007. New flooring, paint and trim. Main bath has been updated and looks fresh and clean. Exterior of home has been painted to give it that modern look and to compliment the large yard with beautiful trees and perennials. There's even RV parking. Great neighborhood right next door to schools and a block from public transportation. Quick possession available.