



Presented by:
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Cranbrook, K11 (Cranbrook South) Residential Detached
3 2424 N INDUSTRIAL NO.2 RD MLS # K174324 **Active**



List Price: \$134,900

Previous Price: \$145,900 Complex/Subdiv:
 Original Price: \$145,900 Postal Code: V1C 4H5
 Frontage: 0.00 ft Type: MANUF
 Depth/Size: Approx Yr Blt: 2006
 Lot Area SqFt: 0 Bedrooms: 3 Age at List Date: 2
 Rear Yard Exp: Bathrooms: 2 Zoning: R8
 Meas Type: Feet Full Baths: 2 Taxes: \$1,074 /2008
 Flood Plain: Half Baths: 0 If New GST Incl:
 Serv. Connected: Electricity / Natural Gas / Sanitary Sewer / Water Occupancy: Owner

View:

Style of Home: Manufactured/Mobile	Total Parking: 2	Covered Parking: 0
Construction: Manufactured/Mobile	Parking Access: Front	
Foundation: None	Parking Facilities: Open	
Exterior: Vinyl		
Rainscreen:	Dist to Public Trans:	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Leasehold not prepaid-NonStrata
Flooring: 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: None		Fixtures Leas: No
Pad Rental: \$245.00		Fixt Removed: No
Out Buildings:		

Legal: LD 26 22-205-06377.200. MHR# 092782 , CSA# 437678 PID: 500-002-491
 Amenities:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW / Storage Shed / Vaulted Ceiling

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'10 X 13'			X			X
Main F.	Kitchen	12'1 X 13'			X			X
Main F.	Master Bedroom	12'1 X 13'			X			X
Main F.	Bedroom	7'7 X 9'1			X			X
Main F.	Bedroom	8' X 10'5			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqF)			Bathrooms
Main Floor Area SqFt:	896	Total # Rooms:	5
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	896	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	896		8

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

Only 2 years old and priced to sell. Take advantage of the buyer's market and check out this 3 bdrm 2 bath modular home. Just a block away from school transit and Moir Field.