



**\$200,000**

**+1 (778) 700-2868**  
**Cranbrook, British Columbia V1C3L4**

2 Bedrooms 1 Bathrooms

**Description**

Calling all investors or First time home buyers, I have the property for you! Are you dreaming of owning the perfect condo in a central location while enjoying the lifestyle of a quaint mountain town? Look no further! This 2bed 1bath +den 858sqft condo has been tastefully updated, and features a great layout! You will find carpet in the bedrooms to help keep your feet warm on those cold winter mornings! Hardwood floor throughout the living spaces, and high-quality lino in the bath/entry way. The spacious kitchen/ living area has been updated to include granite counter tops, newer cabinetry, touch sensor faucet, newer appliances, and pot lights with dimmer in the living area. The main bathroom has been updated to include in-suite washer/dryer a rare commodity in this building. This lovely unit is east facing so feel free to enjoy the sun year round while saving on that heating bill in the winter! Shannon Heights building has also had some major updates recently to include the building envelope, patio doors, windows, deck vinyl, and railings. The roof, along with water boiler also recently replaced! Now on to our favorite part! The Location cannot be beat, your new home will be located central to downtown, shopping, hospital, golf, schools, and Uptown Centre. Some of the sellers favorite places include Hot Shots Cafe, The community Forest, and the Cranbrook Golf course. So don't delay as this lovely home will not last!

**Property Summary**

<b>Property Type</b> Single Family	<b>Building Type</b> Apartment	<b>Title</b> Condominium/Strata
<b>Built in</b> 1981	<b>Total Parking Spaces</b> 1	

**Building**

**Bathrooms**

**Total**  
1

**Interior Features**

<b>Appliances Included</b> Dryer, Microwave, Refrigerator, Washer, Window Coverings, Dishwasher, Oven - Built-In, Stove	<b>Flooring</b> Hardwood, Linoleum, Carpeted
--	---

**Building Features**

<b>Features</b> Central location, Other, Balcony	<b>Foundation Type</b> Concrete	<b>Architecture Style</b> Multi-level
<b>Construction Material</b> Wood frame	<b>Fire Protection</b> Smoke Detectors	<b>Floor Space</b> 858

**Heating & Cooling**

**Heating Type**  
Other, Hot Water, No heat

**Utilities**

<b>Utility Type</b> Sewer (Available)	<b>Water</b> Community Water User's Utility
--	--

**Exterior Features**

<b>Roof Style</b> Unknown (Other), Unknown (See Remarks)	<b>Exterior Finish</b> Other, Wood, Vinyl
---	--

**Neighbourhood Features**

<b>Community Features</b> Family Oriented, Rentals Allowed, Pets Allowed With Restrictions	<b>Amenities Nearby</b> Stores, Golf Nearby, Highway, Recreation Nearby, Public Transit, Park, Shopping
---	--

**Maintenance and Condo Information**

**Maintenance Fees**  
\$280 Monthly

**Parking**

**Total Parking Spaces**  
1

## Rooms

Main level	Kitchen	2.26 m x 2.11 m
	Living room	3.56 m x 21
	Primary Bedroom	11 x 14
	Den	1.68 m x 1.9 m
	Bedroom	3.51 m x 8
	Foyer	1.14 m x 1.88 m
	Dining room	2.34 m x 2.31 m
	Full bathroom	Measurements not available

## Land

### Lot Features

**Landscape Features**  
Fully landscaped

### Other Property Information

<b>Access</b> Highway access	<b>Zoning Type</b> Low rise apartment
---------------------------------	--