



Residential Client Full w/photos

7630 17th Street, Grand Forks, V0H 1H0

MLS® #: **2399934**
Zone: **Grand Forks**

Status: **Active**
Sub Area: **Grand Forks**

PID: **003-883-922**

Price: **\$179,000**
ADOM: **225**



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family Rancher**
Style/Story:

Year Built: **1963**
Yr Blt Dsc: **Approximate**
Shop/Den: **-/No**

Layout

Beds: **2**
Full Baths: **1**
Half Baths: **1**
En Suite: **No Ens. Baths**
Ttl Baths: **2**

Finished Floor Area

Main: **1008**
Above Main:
Below Main:
Basement:
Total: **1008**

Lot Information

Frontage: **72**
Depth: **165**
Irregular: **No**
Acres: **0.274**
Wtr Frnt:
Wtr Infl:
View: **Mountain View**

Parking

Prk Cov: **1** RV Park:
Prk Uncov: **3** Add Prk:
Prk Spcs: Carport: **Single**
Grg Opt:
Grg Dsc:

Rentals: **Not Applicable**
Fireplace:
Construct: **Frame - Wood**
Foundation: **Concrete Block**
Exterior Fin: **Vinyl**
Water: **Municipal**
Fencing:
Pool Type:
Flooring: **Laminate, Tile**
Structures: **Shed**
Exterior Feat: **Underground Sprinkler**
Interior Feat: **Drywall, Island**
Site Infl: **Level, No Thru Road, Quiet Area, Shopping Nearby**

Features

B&B: **No** Pets: **N/A**
Bsmt: **Part/Unfinished**
Roof: **Metal**
Suites Dsc:
Heat/Cool: **Electric Baseboards**
Fuel: **Electricity**
Outside Area:
Sewage: **Sewer**

Rooms

Room	⌞	Dimensions	Room	⌞	Dimensions	Room	⌞	Dimensions
Living Room	L1	19'X11'6"	Kitchen	L1	14'X14'	Master Bedroom	L1	11'9X11'3"
Bedroom	L1	11'9X7'9"	Entry	L1	11'X6'2"	Bathroom - Full	L1	9'X5'
Bathroom - Half	L1	5'9X3'7"	Deck	L1	11'4X8'2"			

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$1,803.78** Tax Yr: **2014**
Title Held: **Freehold** Terms Sale: **Cash** Court Sale: **No**
Trades:
Legal Dsc: **Lot 4 District Lot 380 SDYD Plan 30628**

Remarks

Dtl Loc: **From Central Ave, take 16th north to 77th, left onto 77th, left onto 17th.**
Pub Rmks: **Cute as a button! This home has been redone and is ready to move in. Sitting on a large lot with plenty of room for a shop/garage or garden. Owner is motivated and quick possession is available. Call your REALTOR® for a viewing today!**





Information Deemed Reliable But Cannot Be Guaranteed

A real estate banner for Grand Forks Realty Ltd. The banner is divided into three sections. The left section features a photo of Cindy Anthony, a Licensed REALTOR, with her contact information: 250.442.7379 and cindy.7379@gmail.com. The middle section features the website addresses www.christinalakerealestate.bc.ca and www.grandforksrealestate.net, along with the Grand Forks REALTY LTD. logo. The right section features a photo of Aaron Anthony, a Licensed REALTOR, with his contact information: 250.534.HOME (4663) and 564home@gmail.com. The background of the banner shows a scenic view of a lake and mountains.

Cindy Anthony
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