

**32-700 PATTERSON Street W**

Major Area **Kootenay**
Minor Area **CRAN - Northwest Cranbrook**
City **Cranbrook**
Type **Manufactured Home in Park**
Style
Taxes **\$592 (2025)**
MLS® **10360508**
Year Built **1975**
Zoning **R-8**
Postal Code **V1C 4H3**
Strata/Assoc **No / No**

Status **Active**
Possession
Title Tier 1 **Leasehold**
Title Tier 2 **Mobile Home on Rented Pad - See Remarks**
Price **\$95,000.00**
Orig. Price **\$95,000.00**
Sale Price
Date Listed **Sep 16/25**
Date Sold
Status Chg. **Sep 16/25**
DOM **5**

INTERIOR

Bedrooms	2	Beds Property	2	Beds Main Bldg	2	Beds Suite	
Bathrooms	1	Baths Property	1	Baths Main Bldg	1	Baths Suite	
Fin. Sqft	1,175	Beds Aux Bldg		Ensuites		Shop/Den	Yes / No
Above Grade	1175.0	Baths Aux Bldg		Ceiling Height		Levels	1
Below Grade		Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement	None		
Suites	No	Suites Legal	No	Suite Potential	No		
Flooring	Linoleum, Vinyl			Windows			
Laundry				Accessibility			
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Range						
Interior Features							

ROOMS (Total: 1,175 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			1175			
Living Room			14' 6" x 11' 5"			
Dining Room			11' 5" x 8' 1"			
Kitchen			11' 9" x 9' 3"			
Primary Bedroom			11' 6" x 10' 5"			
Bedroom			14' 10" x 9' 3"			
Bathroom - Full 4 PCE			x			
Laundry			13' 4" x 8' 4"			
Storage			9' 4" x 7' 10"			
Other			11' 4" x 7' 5"			

BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Torch on Roof	Foundation	
Ceiling Height		Building Area	
Construction	Manufactured		
Building Feat			
Pool	No - None		
Security			

SERVICES

Heating	Forced Air, Natural Gas	Cooling	Window Unit(s)
Water	Municipal	Sewer	Public Sewer
Utilities		Drainage	
Electric		Property Access	
Other Equip			

EXTERIOR

Lot Sqft		Lot Acres		Lot Dimensions		RV Spaces	
Secure Spaces		Garage Spaces	1.0	Parking Total	1	Carport Spaces	
Garage Dimensions				Directions			
Parking Features	Garage - Detached						
Exterior Features				View	Mountain(s)		
Waterfront	No - None			Patio/Porch			
Exterior Construction	Vinyl			Other Structures	Manufactured Home, Workshop		
Lot Features	Easy Access, Near Golf Course, Close to Recreation, Close to Shopping, Corner Lot, Near Public Transit, Close to Airport, Landscaped, Close to Schools, Close to Park						

STRATA/ASSOCIATION

Complex Name		Fees		Fee Frequency	
Rentals	No	Pets	With Restrictions	Age Restr.	
S/T Rentals		Bylaws Avail		Storage Locker	
Fee Includes					
Amenities					
Restrictions		Restriction Notes			

MOBILE INFORMATION

Park	El Camino	Body Type	Single Wide	Elec. Lbl #	247344
Make	ManufacturedHomePark	Model	Moduline	Serial Number	4974
Length	Chancellor	Width	12.0	Elect Insp	CSA
Pad Rental	68.0	Pad #	32	Registration	026653
	\$390.00				

Welcome Home! This lovely home has so much to offer—spacious, clean, and move-in ready with room to relax inside and out. Step onto the covered deck and take in the mountain views with room to play, or gardening. Inside, you'll find a bright living room filled with natural light, 2 comfortable bedrooms, and a dining space with charming built-in cabinetry that flows into the cozy kitchen. The large bath and generous laundry/porch area add everyday convenience and make a great spot for hobbies, or extra storage. The detached garage, extra sheds, and multiple patios give you all the space you need for tools, toys, and outdoor living. Come see for yourself—it's the perfect mix of comfort, value, and mountain charm! Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:
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