



19-2640 WARREN Avenue

Major Area	Kootenay	Status	Active
Minor Area	KI - Kimberley	Possession	
City	Kimberley	Title Tier 1	Leasehold
Type	Residential	Title Tier 2	Mobile Home on Rented Pad - See Remarks
Sub Type	Manufactured Home in Park	Price	\$249,900.00
Style		Orig. Price	\$249,900.00
Taxes	\$1,746 (2026)	Sale Price	
MLS®	10401439	Date Listed	Sep 23/26
Year Built	2005	Date Sold	
Zoning	RMHP	Status Chg.	Sep 24/26
Postal Code	V1A 1T5	DOM	0
Strata/Assoc	No / No		

INTERIOR

Bedrooms	2	Beds Property	2	Beds Main Bldg	2	Beds Suite	
Bathrooms	2	Baths Property	2	Baths Main Bldg	2	Baths Suite	
Fin. Sqft	924	Beds Aux Bldg		Shop/Den	No / No		
Above Grade	924.0	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	Vinyl			Windows	Window Treatments		
Laundry				Accessibility			
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Electric Range, Washer						
Interior Features	Vacuum Built-In						

ROOMS (Total: 924 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			924			
Foyer			5' 2" x 5' 2"			
Living Room			13' 0" x 15' 0"			
Dining Room			7' 0" x 8' 8"			
Kitchen			17' 7" x 7' 8"			
Bathroom - Full 4 PCE			x			
Primary Bedroom			13' 0" x 11' 7"			
Ensuite - Full 4 PCE			x			
Walk-in Closet			5' 0" x 3' 9"			
Bedroom			10' 11" x 9' 8"			

BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	
Roof	Asphalt/Fibreglass Shingles	Foundation	Other
Ceiling Height		Building Area	
Construction	Manufactured		
Building Feat			
Pool	No - None		
Security			

SERVICES

Heating	Forced Air, Natural Gas	Cooling	None
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		Parking Total	1	Carport Spaces	1.0
Entry Location		Entry Level		Common Walls			
Garage Dimensions				Directions			
Waterfront	No - None			Patio/Porch			
Exterior Construction	Vinyl			Other Structures	Manufactured Home		
Parking Features	Carport - Attached						
Lot Features							

STRATA/ASSOCIATION

Complex Name		Fees		Fee Frequency	
Rentals		Pets		Age Restr.	
S/T Rentals		Bylaws Avail		Storage Locker	
Fee Includes					
Amenities					
Restrictions		Restriction Notes			

MOBILE INFORMATION

Park	Creekside Mobile Home Park	Body Type	Single Wide	Elec. Lbl #	437106
Make	Moduline Industries (Canada) L	Model	14457	Serial Number	0321969
Length	66.0	Width	14.0	Elect Insp	CSA
Pad Rental	\$504.00	Pad #	19	Registration	091001

LEGAL/TITLE

Indigenous Lands	No	Irrigation Water Rights		Srv Cert Avail		Contract Assig	No
Parcel Number	000-000-000	Additional Parcels YN	No	# Of Titles		Spcf Imprv Area	No
Additional Parcels Description				Fract Interest	No		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.	Residential			Non Fin Encum			
Legal Desc.	2005, Moduline Industries (Canada) Ltd., 2006 Magnum 14457, Serial #0321969, CSA #437106, CSA Standard Z240, MHR #091001						

A peaceful setting, comfortable layout and easy Kimberley lifestyle come together in this well kept 2005 manufactured home in the lovely Creekside Community. Offering 924 sq. ft., this bright 2 bed, 2 bath home has been thoughtfully maintained with updated vinyl flooring throughout and plenty of natural light. The smart floor plan places the bedrooms at opposite ends of the home, creating great separation and privacy. The spacious primary bedroom features a walk in closet and a good sized en-suite, while the second bedroom and bathroom provide an ideal setup for guests, a home office or hobby space. Outside is where this property really shines. Enjoy a great deck with both open air and covered areas, giving you space to relax, entertain or simply enjoy the peaceful surroundings. Two good sized sheds provide plenty of additional storage. Located close to a beautiful creek, walking trails and Kimberley amenities, this is an inviting option for those looking to downsize, simplify or enjoy an affordable home base in the Kootenays. Seller reserves the right to review offer on September 30 @ 1:00pm. Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY



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