

26-700 Patterson Street W (El Camino Trailer Park)

Major Area	**Kootenay**	Status	**Active**
Minor Area	**CRAN - Northwest Cranbrook**	Possession	
City	**Cranbrook**	Title Tier 1	**Leasehold**
Type	**Residential**	Title Tier 2	**Mobile Home on Rented Pad - See Remarks**
Sub Type	**Manufactured Home in Park**		
Style		Price	**$169,500.00**
Taxes	**$817 (2026)**	Orig. Price	**$169,500.00**
MLS®	**10403581**	Sale Price	
Year Built	**1971**	Date Listed	**Oct 13/26**
Zoning	**R-8**	Date Sold	
Postal Code	**V1C 6T5**	Status Chg.	**Oct 16/26**
Strata/Assoc	**No / No**	DOM	**0**

INTERIOR

Bedrooms	**3**	Beds Property	**3**	Beds Main Bldg	**3**	Beds Suite	
Bathrooms	**1**	Baths Property	**1**	Baths Main Bldg	**1**	Baths Suite	
Fin. Sqft	**890**	Beds Aux Bldg		Shop/Den	**No / No**		
Above Grade	**890.0**	Baths Aux Bldg		Ceiling Height		Levels	**1**
Below Grade		Fireplace		Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces		Basement			
Suites	**No**	Suites Legal	**No**	Suite Potential	**No**		
Flooring	**Ceramic Tile, Laminate**			Windows	**Window Treatments**		
Laundry				Accessibility			
Appliances	**Dishwasher, Electric Range, Refrigerator, Washer/Dryer**						
Interior Features	**Kitchen Island**						

ROOMS (Total: 890 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			**890**			
Kitchen			**9' 4" x 12' 8"**			
Living Room			**9' 3" x 11' 9"**			
Dining Room			**15' 5" x 11' 8"**			
Primary Bedroom			**9' 7" x 11' 2"**			
Bathroom - Full			**x**			
Bedroom			**8' 6" x 6' 9"**			
Bedroom			**9' 0" x 11' 5"**			

BUILDING

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

SERVICES

Heating	**Baseboard, Electric, 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	Carport Spaces
Entry Location	Entry Level	Common Walls	
Garage Dimensions		Directions	
Waterfront **No**		Patio/Porch **Covered, Deck**	
Exterior Construction		Other Structures	
Parking Features **Other**			
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	**EL CAMINO MOBILE HOME PARK**	Body Type	**Single Wide**	Elec. Lbl #	**39390**
Make		Model		Serial Number	
Length		Width		Elect Insp	**Other**
Pad Rental	**$412.45**	Pad #	**26**	Registration	**57062**

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	
Additional Parcels Description				Fract Interest	**No**		
Disclosures				Improvements			
Trade Descr				Levies			
Zoning Desc.				Non Fin Encum			
Legal Desc.	**1971, ALBERTA NEONEX, IMPERIAL, SERIAL # C3267, BC ELECTRICAL # 39390, MHR # 57062**						

PRICED TO SELL and with more than meets the eye! This 1971 manufactured home in El Camino Mobile Home Park offers a few welcome surprises, starting with a fantastic addition that brings extra living space and character to this well loved home. Inside, you'll find 3 bedrooms, 1 bathroom, and a beautifully renovated kitchen featuring an abundance of cabinetry, a functional island, dishwasher, and soft-close drawers and cupboards. Thoughtful touches like crown moulding and drywall finishes give the home a comfortable, traditional feel, while significant updates completed in 2011 (including plumbing, electrical, roof, furnace, and hot water tank(2017)) add to its appeal. Electric baseboard and forced air heating, along with a convenient stacking front load washer and dryer, round out the practical features. The charm doesn't stop indoors! Sliding doors from the primary bedroom open directly to a lovely gazebo, creating your own little outdoor escape. The fully fenced backyard offers plenty of room to relax, entertain, garden, or enjoy time with your four-legged friends. A generous storage shed/workshop provides space for projects and hobbies, while two parking spots add everyday convenience. With more space, updates, and outdoor living than you might expect, this is an opportunity to enjoy comfortable, affordable living at a fantastic price point! Call your agent today! Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:
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