



GRASSROOTS
REALTY GROUP

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**6034 16 Avenue
Coleman, Alberta**

MLS # A2216113



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,611 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Driveway, Front Drive, Heat		
Lot Size:	1.60 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Concrete, Masonite, Stucco, Wood Frame	Zoning:	NUA-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Ceiling Fan(s), Closet Organizers, Kitchen Island, Natural Woodwork, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Wall Oven, Dishwasher, Microwave, Washer/Dryer, Electric fireplace, hot tub, gazebo, deck Greenhouse, raised flower beds, playlet, utility trailer, compressor, stand alone tank, tire balancer, compost bin, ride on lawn mower, fire pit w/ grate, window coverings

Mountain Lifestyle Meets Town Convenience & Willow Drive Gem in Coleman, AB - Welcome to this beautifully renovated 3-bedroom, 2-bath home nestled on a spacious 1.6-acre lot in the highly sought-after Willow Drive area of Coleman. Perfectly positioned across from the scenic Crowsnest River, this property offers direct backyard access to an extensive network of snowmobile, ATV, biking, and hiking trails—ideal for outdoor enthusiasts year-round. Enjoy the tranquility of acreage living with the convenience of town amenities just minutes away. Whether you're relaxing in your private hot tub area or taking a short walk to the stunning Star Creek Falls, every day here feels like a retreat. The home features tasteful renovations throughout, wired outbuildings for storage, while the large, fully insulated, drywalled, and heated shop provides the perfect space for hobbies, or a dream workspace. Don't miss this rare opportunity to own a slice of mountain paradise in one of Coleman's most desirable neighborhoods. Contact your favourite REALTOR® for a private showing today!