



**GRASSROOTS**  
REALTY GROUP

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7806 20 Avenue  
Coleman, Alberta

MLS # A2218746



**\$425,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	926 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Crown Molding, French Door, No Animal Home, No Smoking Home		

Inclusions: none

Experience timeless charm in this beautifully preserved historic home, ideally situated on a spacious double lot beside the tranquil Nez Perce Creek. This 2-bedroom, 2-bathroom residence features hardwood floors and expansive windows that showcase breathtaking mountain views. A separate basement entrance offers additional flexibility for your living needs. The thoughtfully landscaped yard has mature trees, creating a serene outdoor retreat. Enjoy the spacious deck, perfect for entertaining or relaxing, a firepit area and a private spot by the creek where you can unwind to the soothing sounds of flowing water. Ample off-street parking accommodates multiple vehicles, RVs, or boats. This property seamlessly blends classic elegance with modern convenience in a picturesque setting.