

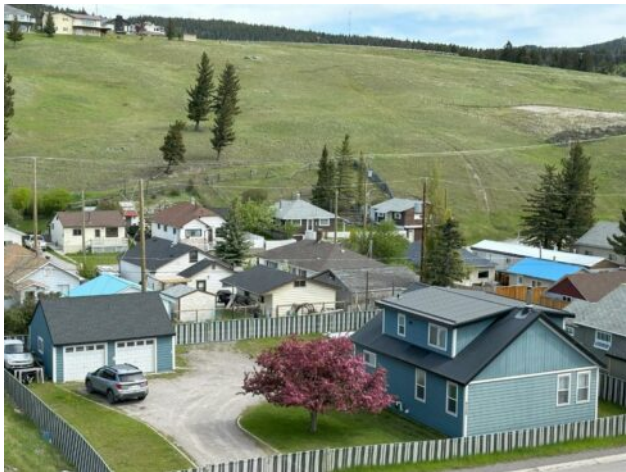


GRASSROOTS
REALTY GROUP

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8125 20 Avenue
Coleman, Alberta

MLS # A2225631



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,801 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Vinyl
Roof:	Metal
Basement:	Full, Unfinished
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: n/a

Beautifully renovated home on a large double lot in Coleman. 3-bedrooms and 2.5-bathrooms. Really great country kitchen. Wood burning stove. Large master suite, located on the main floor has a walk-in closet, and a 5-piece ensuite with a cast-iron soaker tub. Two spacious bedrooms and a 4-piece bathroom located on the upper level. Newer furnace and hot water tank. Hardi Plank siding and metal roof. Very bright throughout. Double car detached garage and plenty of parking for everything one can imagine. Front and back driveway access. Fully fenced. Large hot tub to enjoy beautiful, mountain views. Crowsnest Pass offers tremendous value in the Canadian Rockies. Close to Fernie and all points to Elk Valley BC. Great community with all amenities and fantastic medical facilities.