



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**7070 18 Avenue
Coleman, Alberta**

MLS # A2230985



\$399,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	788 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Stove, Fridge, Washer, Dryer

This home has essentially everything you'd ever need for your first home or a recreational cabin. A beautiful yard with numerous bushes and trees in and surrounding the edges of the property, giving it a real private and nearly secluded area complete with bricked in fire pit, room for a small garden that's in a sunny location most of the day. A door leads to the back yard from the full concrete basement that has a downstairs bathroom and shower stall and laundry facilities. Shingles on house and garage are three years old. Plenty of space behind the property to park extra vehicles, RV's, etc. Great mountain views and close proximity to world class fishing, down hill skiing in addition to cross country skiing, sledding and quadding. It's an outdoor enthusiast's paradise. The 22'x26' garage is insulated and heated, a 16' garage door, and easy access from the alley. Plus, a hot tub that is negotiable separately from house sale.