



GRASSROOTS
REALTY GROUP

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1201 84 Street
Coleman, Alberta

MLS # A2231030



\$469,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,089 sq.ft.	Age:	1914 (111 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Quad or More Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Vinyl	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Built-in Features, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s)		

Inclusions: N/A

Located in Coleman, this charming 2 bedroom + loft - 2 bath home has been completely remodelled from top to bottom. Tastefully decorated throughout with all newer appliances and furnace, this home is move in ready for a new owner. The oversize corner lot is landscaped with mature trees, fully fenced and located in a quiet corner of Bushtown. The 21 x 41 detached garage/shop is heated, insulated and wired. Two large decks allow that extra outdoor space for the perfect morning coffee or relaxing evenings. Easy proximity to the York Creek staging area, 2 blocks to world class fly fishing in the Crowsnest River and a walking/bike path connecting the community that has so much to offer the outdoor enthusiast. Additional loft space is not included in the RMS measurements.