



GRASSROOTS
REALTY GROUP

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

**7918 23 Avenue
Coleman, Alberta**

MLS # A2232147



\$435,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,133 sq.ft.	Age:	1927 (98 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, V		

Heating:	Electric, Floor Furnace, Natural Gas, Other	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal, Mixed	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	Res.
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Storage		

Inclusions: NA

Welcom to this two bedroom home on a corner lot in upper Coleman. A short drive to all outdoor activities. This solid home features an open concept livingroom and kitchen. Large back porch with tons of closet space, which leads you to the sunroom with garden doors to the back yard . Also features main floor laundry. There is another sun room in the front of the house, with windows flanking the width of the room, room size is included in RMS measurement. Easy access to the basement for more storage and the possibility to move the washer and dryer to the basement. The yard is landscaped and fenced, double gate for off street parking. This property is a few blocks from childrens park and tennis court. A must see if your in this market.