



GRASSROOTS
REALTY GROUP

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**2322 86A Street
Coleman, Alberta**

MLS # A2235642



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	1,113 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, No Neighbours Behind, Tree		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Recessed Lighting		

Inclusions: Fridge, Stove, Range Hood Fan, All Window Coverings, Washer, Dryer, China Cabinet, Computer Desk & Chair, Apartment sized Freezer, Shed

Solid, well built family home in quiet residential area in upper Coleman. This 3 bedroom, 2 bathroom home has been well cared for with hardwood flooring in the bedrooms, fully finished basement, including guest bedroom, den that can be utilized as office or storage, cold storage area as well as laundry room and 3 pce. bathroom. Patio doors lead you to an enjoyable covered deck and great westerly mountain views from a fenced, nicely landscaped back yard with mature trees and includes a bountiful garden spot and shed. Close to great fishing, skiing, golfing, sledding, quadding and all the outdoor adventures you could take advantage of. Close access to the West onto highway 3. Close to school bus and mine stop bussing. Some furnishings included with home.