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2322 86A Street Coleman, Alberta

MLS # A2235642



\$475,500

Division:	NONE				
Туре:	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 Behi				

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, Window Coverings, Washer, Dryer, Computer Desk & Chair, Shed, China Cabinet in Living Room

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.