



GRASSROOTS
REALTY GROUP

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**7725 19 Avenue
Coleman, Alberta**

MLS # A2236275



\$530,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,770 sq.ft.	Age:	1926 (99 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating: Boiler, Natural Gas, Radiant, Steam

Floors: Vinyl

Roof: Metal

Basement: Full, Unfinished

Exterior: Wood Frame

Foundation: Other

Features: Granite Counters, High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, chest deep freezer, stand up deep freezer, central vacuum and attachments, water softener, existing window coverings, 2 TV wall mounts in bedrooms, portable closet in north bedroom, 2x garden sheds, workshop shed, flag pole, 2 antique bathtubs, alarm system.

Back in the olden days, there were a few special important people around of whom built special important people homes for themselves in Crowsnest Pass. It was a status thing, and hey, they could afford these homes where many mine workers of the day unfortunately couldn't. These homes of stature were few and far between in those days, and in today's times are cool pieces of history for the Crowsnest Pass. Ironically for this property, the local museum is just across the street, where you could go and dig into the history of this impressive property as well the others that line the street that stand out from the more typical smaller coal miner homes from this era. This rare 2 storey home was well constructed back in the day and still has many of the original features in tact including operational cast iron steam powered radiators, some 'ceilings, large rooms, enclosed front porch, and even a laundry chute from the top floor to the basement, which is super cool. Modern upgrades include a low maintenance exterior with metal roof, vinyl siding, and Trex style decking with glass railings. Other updates include large vinyl windows, vinyl plank flooring, granite countertops and more. There have been substantial renovations to many areas of the home including kitchens and bathrooms and a few other rooms that have been stripped down to the frame, re-insulated and rebuilt and including extra insulation in the attic of the home. The home also has other features including a gas fireplace, central vacuum, water softener, and an alarm system that detects entry, glass breakage, flood, and CO2. Soak up the views from the awesome rear deck that wraps around the side of the house. A concrete pad off the side deck with 220V wiring near by, is ready for your hot tub. This great home is on a large 62.5'x100' lot, and there are options for a

garage but in the meantime there is plenty of storage outside with 3 sheds including one that's 16'x10' and built/used as a workshop. With no neighbours to the back and a huge open laneway, there is also plenty of parking out back for your things.