



GRASSROOTS
REALTY GROUP

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6754 17 Avenue
Coleman, Alberta

MLS # A2237217



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1917 (108 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Fridge, Countertop stove, wall oven, dishwasher, washer, dryer, existing window coverings, Central vacuum and attachments, cabinet and shelf in bathroom, tables/benches in garage, 2 sheds.

Check out this 1019sqft 2 bedroom 1 bath home on a corner lot, with a huge back lane, and large 20' wide x 29' deep double garage that'll keep your toys dry and secure. With some of the important upgrades already done to the house including new flooring, newer high efficiency furnace (2021), hot water tank installed (2025) brand new Pex water lines (your insurance company will love you for that), newer fridge and washing machine, you will be in great shape to take over and make this place your own. Please note, the washer and dryer are currently guests in the second bedroom. These were moved from the back entry and should be easy enough to move back there to free this room up again to its available second bedroom status if required.