



GRASSROOTS
REALTY GROUP

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8618 22nd Avenue
Coleman, Alberta

MLS # A2241228



\$487,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,374 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	9-8-4-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Laminate Counters, No Animal Home, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to the Crowsnest Pass! This charming 3-bedroom, 2-bathroom home is nestled in the town of Coleman, ideally situated on the south side of the community. Enjoy scenic views and a private backyard—perfect for relaxing or entertaining. Don't miss your opportunity to own a piece of mountain living. Contact your favourite REALTOR® to book a showing today!