



GRASSROOTS
REALTY GROUP

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6001 16 Avenue
Coleman, Alberta

MLS # A2256689



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,496 sq.ft.	Age:	1921 (104 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Gravel Driveway, Multiple Driveways, RV Access/Parking		
Lot Size:	1.10 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Few Trees, Level, No Neighbours Behi		

Heating:	Boiler	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding, Metal Siding	Zoning:	NUA-1
Foundation:	Other	Utilities:	-
Features:	Open Floorplan		

Inclusions: Riding Lawnmower

Beautiful acreage right on the Crowsnest River! You will love the tranquility of this park like setting offering privacy and direct access to the water. Situated on Coleman's historic and coveted Willow Drive, this home measures just under 1500 sq. ft. on two levels. Windows have recently replaced. Generous floor plan gives plenty of room for various uses. Warm up by the fireplace on those brisk winter days. Spacious master bedroom on the main plus 2 extra bedrooms & flex room on the upper level. Shed offers additional storage for offroad toys and riding lawnmower. Very affordable price for the person wanting their own access to the pristine Crowsnest River!