



GRASSROOTS
REALTY GROUP

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**8613 18 Avenue
Coleman, Alberta**

MLS # A2260376



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	1920 (105 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Fridge x 2, Stove x 2, washer x 2, dryer x 2

Start your mountain life adventure with this spacious and versatile residence! This potential investment home features a 2 bedroom main floor and 2 bedroom "illegal" basement suite. The lower level offers a separate entrance and great functionality with a full kitchen and a nicely renovated/updated space, making it ideal for multi-generational living, guests, or potential rental income. This home was moved on to a new ICF foundation in 2010, at which time the basement was developed, along with upgrades to plumbing, heating and electrical systems. Located in historic Coleman, a community known for its preserved early 20th-century coal mining heritage, this property's location is at the entrance to Highway 40, which will take you north to some of the best backcountry in the Canadian Rockies. Also near the Crowsnest Pass Sports Complex, high school, and with many services restaurants within a short walk. Invest, stay, and play in the amazing Crowsnest Pass!