



GRASSROOTS
REALTY GROUP

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8137 19 Avenue
Coleman, Alberta

MLS # A2265732



\$469,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	717 sq.ft.	Age:	1915 (110 yrs old)
Beds:	1	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Wood Siding	Zoning:	Res.
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: Fridge, stove, washer, dryer, hood fan, window coverings, shelving in pantry, shed, cabinet and work benches in shed, gazebo, water filtration system, all permanent fixtures.

Welcome to this unique home in a central location in Coleman, Crowsnest Pass. Close to walking paths, park, school and restaurants. This home is located on a no thru street, lending itself to low traffic. The home has been totally renovated inside and out. Features a beautiful bathroom on main floor with a soaker tub. open floorpan kitchen living room. Convenient back porch takes you to the low main. garden back yard, treed, garden beds, gazebo, this is a gardeners dream. The basement is finished with another 3pc. large bathroom, a den, and a craft area. Outside you have garden shed/ work shop with tons of storage Renovations make this a sound home, and a must to view.