



GRASSROOTS
REALTY GROUP

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**8109 16 Avenue
Coleman, Alberta**

MLS # A2268502



\$394,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,283 sq.ft.	Age:	1920 (106 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private, Rectangula		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Storage		

Inclusions: Fridge X 2, stove x 2, washer/dryer, window coverings/hardware, garage door opener/remote, basement bar set, upstairs beds and dresser, kitchen table, main floor china cabinet.

Discover the charm of mountain living in this cute Coleman home, perfectly situated in the beautiful Crowsnest Pass. Surrounded by fresh alpine air and mountain views, this property offers a peaceful retreat with endless outdoor adventures right at your doorstep, especially if you enjoy hunting, fishing, camping, hiking, and exploring the historic mountain towns nearby. Set on a massive 11,000+ sq. ft. lot, there's plenty of room for gardening, homesteading, or simply relaxing in your private mountain oasis. Inside, this quaint home has lots of potential, featuring a summer kitchen, ideal for creating income-generating suites or hosting extended family and friends. Whether you're looking for a quiet getaway or a full-time residence, this property delivers the perfect blend of tranquility and convenience with an easy commute to BC or nearby cities. Enjoy the simple pleasures of mountain life with crisp air, stunning scenery, and space to make your dreams grow!