



**7918 23 Avenue
Coleman, Alberta**

MLS # A2285504



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	989 sq.ft.	Age:	1927 (99 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, V		

Heating:	Electric, Floor Furnace, Natural Gas, Other	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal, Mixed	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	Res.
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Storage		

Inclusions: None

Welcome to this home on a corner lot in upper Coleman. A short drive to all outdoor activities. This solid home features an open concept livingroom and kitchen. Large back porch with tons of closet space, which leads you to the sunroom with garden doors to the back yard (could possibly be a third bedroom). Also features main floor laundry. There is another sun room in the front of the house, with windows flanking the width of the room, room size is not included RMS measurement, adding this room would give you an additional 144 sq.ft. (1133 sq.ft.). Easy access to the basement for more storage and the possibility to move the washer and dryer to the basement. The yard is landscaped and fenced, double gate for off street parking. This property is a few blocks from childrens park, school and tennis court. A must to view.