



7070 18 Avenue  
Coleman, Alberta

MLS # A2286590



**\$384,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	781 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Insulated, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** TV Wall Mount, Shed

\*Main bathroom newly renovated.\* This charming Coleman bungalow sits on an oversized lot. Surrounded by mature trees and fully fenced, the yard feels incredibly private and larger than you would expect. There is ample room for pets to roam, kids to play, or for you to create the garden you have always wanted. Whether you picture raised garden beds, a firepit area, or simply a quiet place to unwind in the shade, this backyard offers the space and flexibility to make it your own. The heated and insulated double garage with convenient alley access is a standout feature, offering ample space for vehicles, storage, projects, or all of your mountain toys. The main floor features a practical and comfortable layout with two bedrooms, living room, kitchen, and a newly renovated full bathroom. Downstairs, the basement includes a second bathroom, laundry area, additional storage space, and exterior access, making it functional for day to day living and extra household needs. Both the house and garage shingles were replaced approximately four years ago, offering added peace of mind. Living in the Crowsnest Pass means mountain views in every direction, endless hiking and biking trails, great fishing spots, and a genuine small-town community feel. It's the kind of place where life slows down in the best way and adventure is always just outside your door.