



**7909 23 Avenue
Coleman, Alberta**

MLS # A2293948



\$505,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	1919 (107 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Wall Oven, Gas Cook-top, Dishwasher, Washer, Dryer, Air Conditioning, Barbecue, All Window Coverings, One Garage Door Opener, Shed in Backyard

Have you ever wanted a Fernie house, without the Fernie price tag? Well, this is it! A cool part of the history of this excellent home is that it was moved from Fernie to Coleman way back in the olden days, and it made a great move as being in the Crowsnest Pass is better anyways ;) Currently used and permitted as a short term rental, this property shows superbly well. The nice sized bedrooms upstairs feature a 3 pc ensuite off of the large primary bedroom, and also host higher than normal ceilings not typical for this vintage of home in the area. The main floor is super comfortable with a well equipped kitchen showing off an awesome gas cooktop stove and the butlers pantry is also a super nice touch. The large front entry is great to kick off your gear and it leads into the cozy living room and dining area. With a finished basement you will enjoy a family room, 3rd bathroom, and even a gym for your workouts! A ton of work (literally) was also put into the rock work and very appealing landscaping in the back yard as noticed in the photos, as well as an irrigation system through the entire backyard and raised planter. An attached single garage as well as a 12'x12' shed out back will help keep your things out of the elements. Continuing usage as a short term rental (AirBnb) is a possibility (with applying for new permits), or better yet, keep this gem of a home to yourself!