



**8301 18 Avenue  
Coleman, Alberta**

**MLS # A2294932**



**\$499,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,239 sq.ft.   | <b>Age:</b>   | 1942 (84 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Garage Door Opener, Garage Faces Side, Heated Garage, On |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Low Maintenance Landscape                       |               |                   |

|                    |                         |                   |  |
|--------------------|-------------------------|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Public   |
| <b>Floors:</b>     | Hardwood, Laminate      | <b>Sewer:</b>     | Public Sewer   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R-1  |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | Cable, Cable Internet Access, Electricity Connected, N |

**Features:** Built-in Features, Closet Organizers, Crown Molding, French Door, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Primary Bedroom closet organizer, window coverings, Hot Tub \*AS IS\*, pool table (dismantled), electric heater in garage, garage door opener and remote

Welcome to Coleman, Crowsnest Pass. This 1,239 sq. ft. home features three bedrooms, two bathrooms and is perfectly situated on a desirable corner lot, offering beautiful mountains views and a private fenced yard. Enjoy a spacious kitchen with a large dining area, ideal for family gatherings and a comfortable living room with a cozy n/g fireplace for those cooler evenings. Step out from the kitchen onto an sheltered deck, backyard has been privacy fenced, a great place to spend summer evenings entertaining friends or enjoy the hot tub. Additional highlights include a single detached heated garage, parking for guests or recreational vehicle. Whether you are a first time buyer, downsizing, or searching for a weekend retreat in the mountains, this property offers incredible potential.