



**7022 17 Avenue N  
Coleman, Alberta**

**MLS # A2298673**



**\$438,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

There's something comforting about a home that has already done the hard work. Built in the 1950s and taken back to the studs, this house has been fully rebuilt with care and intention, no shortcuts. Plumbing, electrical, HVAC, insulation, furnace, hot water tank, windows, siding, kitchen, bathrooms, drywall, and flooring have all been replaced, creating a home that feels solid. The main level is simple and well considered. The kitchen is clean and functional, finished with new appliances and thoughtful details that feel current without trying too hard. New windows bring in generous natural light, giving the living spaces an easy, open feel that works just as well for quiet mornings as it does for hosting friends. Upstairs, vaulted ceilings with natural wood detail add warmth and character, creating rooms that feel calm and grounded. The layout is efficient and intentional, with no wasted space and a sense that every square foot has a purpose. Outside, the lot and a half offers space to shape the property over time. There's room to garden, gather, or reimagine the yard entirely. The existing shed remains, though the footprint easily lends itself to a future garage or studio if that better suits how you live. Set within walking distance to downtown Coleman and close to a local swimming hole, this home feels connected to the community. Whether you're a first time buyer looking for something truly turnkey or a weekend escape that still feels rooted in place, everything essential has already been taken care of, leaving you free to simply move in and live.