



**6710 17 Avenue
Coleman, Alberta**

MLS # A2298730



\$260,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	765 sq.ft.	Age:	1909 (117 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	unknown
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: shed

Character and charm meet solid bones in this early 1900s bungalow in the heart of Coleman, Alberta. This cozy two bedroom, one bathroom home has stood the test of time. Sitting on a poured concrete foundation with no history of water issues, this little house is structurally sound and just waiting for someone to breath new life into it! Recent updates include brand new shingles in 2025, a 2010 furnace, and a 2013 hot water heater. Two windows have been updated, while the remaining original wood frame windows add to the timeless character. This is a small home, perfect for an investor, a first-time buyer, or anyone with a vision and a little elbow grease. Priced to reflect the opportunity, this is your chance to own a piece of Alberta history and make it your own.