



**2802 77 Street  
Coleman, Alberta**

**MLS # A2299119**



**\$599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Gentle Sloping, Landscaped, Lawn, Sloped Down, Vie		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Natural Woodwork, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, hot tub "as is", construction material - uninstalled (3 vanities, flooring for all bathrooms, 3 sink faucets, bath tub, tile for shower, shower faucet).

Welcome to this beautiful family home in a quiet Coleman neighbourhood, ideally located near Saskatoon Mountain and surrounded by the natural beauty of the Crowsnest Pass. This well-maintained 4-level split offers a warm and inviting layout with many valuable upgrades already completed, including newer windows and exterior doors, a high-efficiency furnace, tankless hot water tank, and updated carpet. As an added bonus, the home comes with materials to complete a full renovation of all bathrooms, making it easy to continue enhancing this wonderful property to suit your style. Call you favourite REALTOR&reg; and book a private showing today!