



**7950 17th Avenue  
Coleman, Alberta**

**MLS # A2299946**



**\$370,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Interior Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Storage		

**Inclusions:** n/a

For more information, please click the "More Information" button. Welcome to this charming 3 bedroom home situated on a fully fenced corner lot in the Crowsnest Pass, Coleman AB. Inside, the home offers a functional layout with many tasteful upgrades. Modern kitchen cabinets, kitchen island, stainless steel appliances as well as updated light fixtures, linoleum, and kitchen windows create the perfect kitchen. 3 cozy bedrooms, modern full bathroom and living room with hardwood flooring complete the main floor. Ample sunlight and beautiful high ceilings throughout enhance the spaciousness of the home. The unfinished basement offers additional possibilities or sizable storage. Outside, the 32x16 garage with alley access allows for ample parking, storage or a workshop. In addition, the alley lane offers 2 more parking spaces and the garden shed provides more extra storage. Conveniently located walking distance to Chris's Restaurant, The Rum Runner, and to many outdoor activities in the Crowsnest Pass. Move in ready and available for immediate possession.