



**7710 24 Avenue  
Coleman, Alberta**

**MLS # A2300573**



**\$420,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	1916 (110 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Quartz Counters		

**Inclusions:** Fully furnished "as is"

Welcome to this charming and beautifully maintained home located at 7710 24 Avenue in Coleman. Nestled in a quiet and highly desirable neighbourhood, this property offers the perfect blend of comfort, convenience, and character. Step inside and you'll immediately appreciate the care and pride of ownership throughout. With numerous upgrades already completed, this home is move-in ready and designed for easy living. Its cozy and inviting feel makes it an ideal space to relax and unwind after a day of exploring everything the Crowsnest Pass has to offer. The fully fenced yard provides a private outdoor space—perfect for pets, entertaining, or simply enjoying the fresh mountain air. Whether you're looking for a weekend retreat or a full-time residence, this property offers exceptional flexibility. Being sold fully furnished, this is a rare turnkey opportunity—just bring your personal touches and start enjoying your new home right away. Located close to all amenities, outdoor recreation, and the natural beauty of the surrounding area, this cute and well-kept home is a must-see. Call your favourite REALTOR® and book a private viewing today!