



**8630 17 Avenue
Coleman, Alberta**

MLS # A2300593



\$389,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	848 sq.ft.	Age:	1916 (110 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Level, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Charming 1.5 storey home in Coleman, currently permitted and operating as a successful short term rental, offering a unique opportunity for both lifestyle and income. From the moment you step inside, there is a warmth to this home that feels easy to settle into. The main floor is filled with natural light and thoughtful updates that honour the home's character. Two comfortable bedrooms and a beautifully renovated period inspired bathroom with a cast iron clawfoot tub create a space that feels both timeless and refreshed. The primary bedroom offers peaceful views, adding to the calm, inviting atmosphere throughout. Upstairs, the loft provides over 300 square feet of additional living space not included in the RMS. It is a versatile area that could work as a cozy retreat, play space, creative studio, or office. The full basement is bright and full of possibility, with lots of windows bringing in the natural light, separate exterior access, and a new electrical panel installed in 2025. Whether you envision future development or simply appreciate the added space, it offers flexibility to suit your needs. Outside is where this property truly comes to life. A recent lane purchase from the municipality has expanded the backyard, creating an oversized lot that feels private, quiet, and expansive. Mature trees surround the space, while the sunny south facing orientation with mountain views makes it ideal for long afternoons outdoors, gardening, or simply unwinding at the end of the day. It is the kind of yard that invites you to slow down and enjoy where you are.