

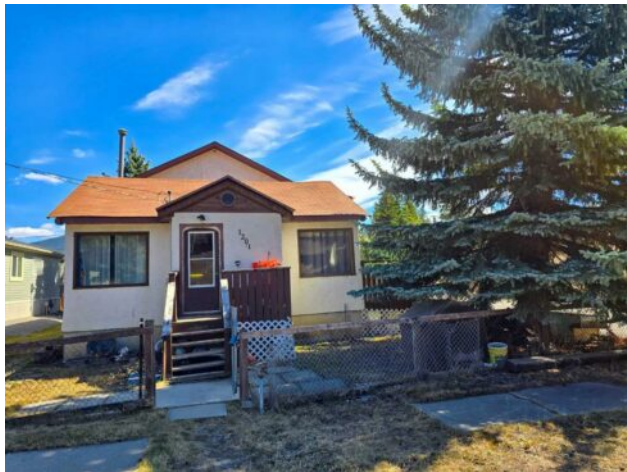


GRASSROOTS
REALTY GROUP

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1201 83 Street
Coleman, Alberta

MLS # A2204918



\$345,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,743 sq.ft.	Age:	-
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt
Basement:	None
Exterior:	Mixed, Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: (Fridge in garage)

This spacious 4-bedroom, 1.5-bath home offers over 1,700 sq. ft. of living space, perfectly situated on a desirable corner lot on the edge of Coleman. A beautiful front door welcomes you in the enclosed porch, setting the tone for the character and charm found throughout the home. Step inside to the kitchen, which connects to a separate dining room with patio doors, ideal for hosting family meals or gatherings. Just beyond, the cozy parlor features a wood-burning stove, creating a warm and inviting atmosphere. From here, you'll find the sunken living room, a space full of potential for relaxation and entertaining. Two bedrooms and a half bath complete the main floor. Upstairs, the expansive primary suite connects directly to an oversized bathroom. An additional bedroom on this level provides flexibility for guests, a home office, or a growing family. You'll also find a main and upper-level addition for storage and functionality, making this home move-in ready or a perfect canvas for your personal touch. Outside, the single-car garage and corner lot placement provide extra space and convenience. Whether you're looking for a home with character, room to grow, or a renovation opportunity, this property is ready for its next chapter. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more. Schedule a viewing with your favorite realtor and explore the potential to curate surroundings that reflect your lifestyle.