

8137 19 Avenue
Coleman, Alberta

MLS # A2265732



\$469,000

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|------------------|--|---------------|--------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 717 sq.ft. | Age: | 1915 (111 yrs old) |
| Beds: | 1 | Baths: | 2 |
| Garage: | Driveway, Off Street | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance | | |

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|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Other | LLD: | - |
| Exterior: | Wood Siding | Zoning: | Res. |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Storage | | |

Inclusions: Fridge, stove, washer, dryer, hood fan, window coverings, shelving in pantry, shed, cabinet and work benches in shed, gazebo, water filtration system, all permanent fixtures.

Welcome to this unique home in a central location in Coleman, Crowsnest Pass. Close to walking paths, park, school and restaurants. This home is located on a no thru street, lending itself to low traffic. The home has been totally renovated inside and out. Features a beautiful bathroom on main floor with a soaker tub. open floorpan kitchen living room. Convenient back porch takes you to the low main. garden back yard, treed, garden beds, gazebo, this is a gardeners dream. The basement is finished with another 3pc. large bathroom, a den, and a craft area. Outside you have garden shed/ work shop with tons of storage Renovations make this a sound home, and a must to view.