



8137 19 Avenue  
Coleman, Alberta

MLS # A2265732



**\$469,000**

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

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