

**7605 29 Avenue  
Coleman, Alberta**

**MLS # A2275772**



# \$749,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Mixed, Shingle Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, washer/dryer, window coverings, freezer, shed x 2, wood stove, garage door openers, lease on water on demand.

Welcome to 7605 29 Avenue, Coleman, a bright and beautiful home nestled in the sought-after Pine View neighbourhood. This 4-bedroom, 3-bathroom residence offers the perfect blend of comfort, nature, and convenience. Backing directly onto stunning green space, the home enjoys a peaceful setting with Saskatoon Mountain just beyond—complete with hiking trails that loop to the scenic Miner’s Path Waterfall. Inside, the home is filled with natural light and thoughtfully designed for everyday living and entertaining. Step out onto the sun-facing veranda and soak in the tranquil surroundings, perfect for morning coffee or evening relaxation. Ideally located close to all the amenities of the Crowsnest Pass, this property offers both a serene lifestyle and easy access to shops, services, and recreation. A truly special place to call home. Call your favourite REALTOR® and book a private viewing today!