

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 Yar		

<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&mdash;complete with hiking trails that loop to the scenic Miner&rsquo;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!