

7717 29 Avenue  
Coleman, Alberta

MLS # A2276773

**\$569,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bi-Level	
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b> 1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.18 Acre	
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Views	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, B/i Dishwasher, 1 T.V Mount, OTR Microwave, Washer/Dryer, Chest Freezer (as is), Shelving in mechanical room, Shelving in garage, Patio Door in garage, Patio Blocks in yard

Located in the desirable Pineview area of the Crowsnest Pass, this 1,383 square foot home backs directly onto the breathtaking Saskatoon Mountain. This prime location offers immediate access to picturesque hiking trails, perfect for outdoor enthusiasts. This inviting residence features three spacious bedrooms and two and a half well-appointed bathrooms, providing comfort and convenience. Enjoy the outdoors with a lovely back deck, ideal for relaxation and entertaining, all while soaking in the stunning mountain views. Don't miss this unique opportunity to own a home that perfectly blends natural beauty and comfortable living.