



GRASSROOTS
REALTY GROUP

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**6510 22 Avenue
Coleman, Alberta**

MLS # A2284552



\$259,000

Division: NONE

Lot Size: 0.12 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

Utilities: -

Discover your dream homesite on this stunning 50x100 Foot lot in the heart of Coleman, boasting breathtaking mountain views that will inspire your every day. Perfectly sloped for a walkout basement, this parcel offers ideal building potential with a touch of natural beauty, featuring a scattering of mature trees for added charm and privacy. Convenience is key, with overhead power lines already in place and sewer and water utilities readily accessible along 22 Ave. You will have an unobstructed panoramic view of the mountains. Embrace the serene lifestyle of Coleman while creating your custom mountain retreat on this exceptional lot—ready for your vision to take shape!