



**7705 24 Avenue
Coleman, Alberta**

MLS # A2288535



\$500,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Electric range, Washer, Dryer, Refrigerator

Welcome to this beautiful bungalow in the sunny community of Coleman, located in the Crowsnest Pass. This inviting home offers 4 bedrooms and 2 full bathrooms, making it an excellent option for families, first-time buyers, or investors. The home features a functional layout with bright living areas. The spacious backyard offers plenty of potential for outdoor enjoyment, gardening, or future ideas, while the fenced yard provides added privacy. There is also a separate entrance that leads to the basement. Situated in a quiet neighbourhood close to Flumerfelt Park, schools, and local amenities, this property enjoys great sun exposure year-round. With an attached garage, landscaped lot, and convenient location, this home offers a great opportunity to enjoy small-town living with easy access to outdoor recreation. Please note that some of the photos have clutter digitally removed.