



**GRASSROOTS**

REALTY GROUP

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**1801 82 Street  
Coleman, Alberta**

**MLS # A2291273**



**\$679,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Garden, Irregular Lot, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Vinyl Windows		

**Inclusions:** n/a

Terrific location on the northside of the Crowsnest Pass valley in a quiet cul-de-sac in Coleman, with plenty of parking. This 4-bedroom, two-and-a-half-bathroom home has extensive upgrades, including windows and expansive decking. This includes a beautifully installed hot tub to enjoy the stunning views of the mountains and the valley below. The living room has wonderful, vaulted ceilings along with hardwood floors. There is also a European patio door to the deck that adds to the mountain allure. Spacious double car garage is accessible from within the house and there is also a large, heated workshop behind the garage. In addition to all these features, there is also a nice sized greenhouse, as well as a very large lot with a fenced garden area to take advantage of this extraordinary sunny location. There is room for additional RV parking, along with other mountain vehicles, including quads, sleds, canoes, and mountain bikes. Crowsnest Pass is a vibrant and active mountain community which still offers some of the best values in the Canadian Rockies. (The lot is 15,263 sq. ft.)