



**GRASSROOTS**

REALTY GROUP

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6710 17 Avenue  
Coleman, Alberta

MLS # A2298730

**\$260,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	765 sq.ft.	<b>Age:</b>	1909 (117 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	unknown
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** shed

Character and charm meet solid bones in this early 1900s bungalow in the heart of Coleman, Alberta. This cozy two bedroom, one bathroom home has stood the test of time. Sitting on a poured concrete foundation with no history of water issues, this little house is structurally sound and just waiting for someone to breath new life into it! Recent updates include brand new shingles in 2025, a 2010 furnace, and a 2013 hot water heater. Two windows have been updated, while the remaining original wood frame windows add to the timeless character. This is a small home, perfect for an investor, a first-time buyer, or anyone with a vision and a little elbow grease. Priced to reflect the opportunity, this is your chance to own a piece of Alberta history and make it your own.