



GRASSROOTS
REALTY GROUP

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2802 77 Street
Coleman, Alberta

MLS # A2299119



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,130 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Few Trees, Gentle Sloping, Landscaped, Lawn, Sloped Down, Vie		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Natural Woodwork, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, hot tub "as is", construction material - uninstalled (3 vanities, flooring for all bathrooms, 3 sink faucets, bath tub, tile for shower, shower faucet).

Welcome to this beautiful family home in a quiet Coleman neighbourhood, ideally located near Saskatoon Mountain and surrounded by the natural beauty of the Crowsnest Pass. This well-maintained 4-level split offers a warm and inviting layout with many valuable upgrades already completed, including newer windows and exterior doors, a high-efficiency furnace, tankless hot water tank, and updated carpet. As an added bonus, the home comes with materials to complete a full renovation of all bathrooms, making it easy to continue enhancing this wonderful property to suit your style. Call you favourite REALTOR® and book a private showing today!