



**1409 81 Street
Coleman, Alberta**

MLS # A2303263



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	936 sq.ft.	Age:	1931 (95 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Gas fireplace (stored outside) Extra flooring boxes on second level, Extra washer

Looking for a property you can truly make your own? This 1.5 storey home offers original character, space for a large family or the potential for two living areas, and with some updates and finishing work, it could be transformed into something special. A unique kitchen layout provides a separate cooking and prep area, opening to a bright dining space with a built-in sideboard and a large window overlooking the backyard. The living room offers original hardwood floors, classic light fixtures, and detailed ceiling moldings adding warmth and character. Rounding off the main floor is the primary bedroom with original hardwood floors and the main bathroom. The upper level features a bright bedroom and an open den space, which could easily be converted back into a fifth bedroom or used as a play area or home office. A few finishing touches remain, offering the opportunity to complete the space to your own style and preferences, while the slightly lowered ceiling improves insulation and creates a warm, cozy atmosphere. The fully developed basement provides excellent flexibility for a variety of living arrangements. It includes two bedrooms, a bathroom, and storage/cold room space. Currently accessible from the main floor for a larger family home, it also presents the option to be reconfigured into a separate living space with its own private entrance. A good-sized backyard features a new wooden deck with stairs leading up to the house—perfect for outdoor entertaining—along with a detached single garage with an oil change pit. Situated in a quiet, scenic area with beautiful mountain views, just steps from the Crowsnest River and the Crowsnest community trail system—an outdoor lover’s dream.