



2803 90 Street
Coleman, Alberta

MLS # A2307165



\$880,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,207 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	3.27 Acres		
Lot Feat:	Many Trees, Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Res. -GCR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: Window coverings, central vacuum system and attachments, garage door opener and remote 2 sheds, c can. (lawn mower, snow blower, Yamaha quad, log splitter, hot tub all sold in as is condition).

Desirable Capron Estates Location. Properties in this location rarely come up for sale. Beautiful 3.27 acr. lot with amazing views. Two bedrooms on main, primary bedroom and third bedroom were combined., 3 bathrooms. Home has finished basement, with bedroom , family room, fireplace, two storage rooms, bathroom. Sunroom addition to beautifully treed back yard, breezeway between house and double garage, garden sheds. Owners have held many family reunion gatherings in back yard. There is plenty of parking space, curved driveway. Tons of storage through out the house and outside. The views are amazing.