



7704 23 Avenue
Coleman, Alberta

MLS # A2310124



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,083 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry		

Inclusions: N/A

Beautifully updated and move in ready, this 3 bedroom, 2.5 bathroom home on the north side of Coleman offers comfortable mountain town living close to nature. Located just steps from Miners Path and the scenic waterfall trail, the property combines everyday comfort with easy access to the outdoors. Set on an ICF foundation completed in 2006, the home showcases quality finishing throughout. A bright open concept main floor with a renovated kitchen featuring granite countertops, stainless steel appliances, updated cabinetry, a classic cast iron sink, and a large island that anchors the space and makes it ideal for entertaining. Patio doors open to the private backyard, and an additional door off the kitchen leads to a front deck with stairs down to the front yard. Upstairs offers generous sized bedrooms and a convenient half bath, while the lower level includes a private primary bedroom, full bathroom, laundry area, and flexible bonus space. Outside, the low maintenance professionally landscaped yard includes a private backyard and a spacious 23 x 23 ft detached radiant heated garage. A property that truly exceeds expectations, ready to enjoy in the Crowsnest Pass.