



6726 17 Avenue  
Coleman, Alberta

MLS # A2310973



**\$359,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,414 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Level, No Neighbours Behind		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Nothing left to do but move in. This one has been completely redone from the outside in. The exterior has been remodeled with black and cedar finishes, new roof, new deck, new flooring throughout, new appliances, updated bathrooms, and a kitchen with a large prep Island perfect for hosting. The kitchen is the kind of space that sells a house. Long and open with a central island, white shaker cabinets, dark countertops, all new appliances, and patio sliders that open directly onto the deck. The tongue and groove wood ceilings and large format slate tile run through the main living areas and the whole interior feels intentional and considered. Four bedrooms give you real flexibility whether that is a growing family, a home office setup, or dedicated guest space. Two bathrooms, two sets of laundry, a detached garage, and a wheelchair accessible ramp round out the practicality this property delivers. The wood burning stove in the living room earns its place every winter in the mountains. The deck off the kitchen sliders is where summers happen, and Coleman delivers on the lifestyle front. The Crowsnest River offers world class fly fishing, Allison Lake trails are minutes away for cross country skiing, Pass Powderkeg is close for downhill days, and one of the area's favourite swimming holes is right nearby for warm weather. The work is done. The grass is coming in. Nothing left to do but move in.