



8126 20 Avenue  
Coleman, Alberta

MLS # A2312182



**\$565,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,544 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, See Remarks		

<b>Heating:</b>	Forced Air, Pellet Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, See Remarks, Soaking Tub, Tankless Hot Water		

**Inclusions:** Fridge x 2, Stove in suite, gas stove in house (as is), Wall oven, Dishwasher, Washer, Dryer, Natural gas BBQ, existing window coverings, 2 garage door openers and 3 remotes, shed, table and 4 chairs and umbrella behind suite, central vacuum and attachments.

Opportunity knocks with this spacious and feature-packed property offering exceptional income potential! Previously operated as a successful B&B, this expansive home includes 6 bedrooms, 4 bathrooms, over 1500 sq ft above grade plus a full basement &mdash; providing endless flexibility for large families, multi-generational living, or investment use. The property gets even better with the impressive 24' x 40' detached garage featuring a legal suite in the rear portion, complete with an additional bedroom and bathroom &mdash; ideal for guests, tenants, or extended family. Situated on a beautifully fenced and landscaped 95' x 100' lot, there is no shortage of space inside or out. You'll appreciate the many upgrades and unique touches throughout including two hot water supplies, Tank and on-demand, newer windows and doors, upgraded wiring, 2 pellet stoves, natural gas BBQ hookup, and a custom solid pine kitchen with a 5-burner gas cooktop. One of the standout features is the spa-like 4-piece bathroom that truly needs to be experienced in person. Whether you're looking at running a B&B or short-term rental opportunities (with approvals), or simply generating supplemental income by renting rooms or the suite, this versatile property offers tremendous potential.