



7917 17 Avenue
Coleman, Alberta

MLS # A2316133



\$180,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	924 sq.ft.	Age:	1915 (111 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Other	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco	Zoning:	R - 1
Foundation:	Other	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	See Remarks		

Inclusions: N/A

Welcome to Coleman, Crowsnest Pass. Opportunity knocks with this well located property, offering endless possibilities for redevelopment. The existing home is being sold "AS IS" and is best suited for a future rebuild, making this an ideal opportunity for builders, investors or buyers looking to create their dream property from the ground up. A solid single car garage is in good condition, providing immediate storage or workshop space while you plan your vision. Whether you choose to build new or reimagine the site entirely, this property offers plenty of potential.