



1217 83 Street
Coleman, Alberta

MLS # A2319092



\$669,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,628 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Landscaped, Standard Shaped L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters		

Inclusions: None

Visit REALTOR® website for additional information. Welcome to this beautifully maintained 4-bedroom, 2-bathroom home nestled in a quiet, private location in Coleman, Alberta. Surrounded by the breathtaking beauty of the Crowsnest Pass, this property offers the perfect balance of comfort, convenience, and outdoor adventure. Inside, you'll find a warm and inviting living space featuring a cozy wood-burning stove and numerous updates, including fresh paint, a new microwave, sink, dishwasher, on-demand hot water, and a water softener. Step outside and enjoy the multiple outdoor living spaces, including a front deck, a beautiful backyard deck perfect for entertaining, and a recently covered upper deck where you can relax and take in the peaceful surroundings. The long driveway provides plenty of parking, while the detached double heated garage and RV parking off the alley offer room for all your vehicles, toys, and gear. Located just one block from the York Creek Staging Area entrance, you'll have quick access to endless trails and outdoor recreation. Despite its private setting, this home remains close to amenities and everything the Crowsnest Pass has to offer. Whether you're cozying up by the fire or enjoying a summer evening on one of the many decks, this move-in-ready home is ready to welcome you.