



GRASSROOTS
REALTY GROUP

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5A, 6101 20 Avenue
Coleman, Alberta

MLS # A2319619



\$275,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,120 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 15
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	R4
Foundation:	Other	Utilities:	-
Features:	Storage		

Inclusions:	Shed
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Affordable Living in the Crowsnest Pass! Located in the Riverview Condominium site in Coleman, where you own your own lot, this 3 bedroom, 2 bathroom home offers an excellent opportunity for affordable home ownership. The spacious primary bedroom features a 4 piece ensuite and walk in closet, while the bright living room and large kitchen are enhanced by vaulted ceilings that create an open, inviting feel. A newly built rear deck provides additional outdoor living space, and condo fees are just \$15 per month, covering winter snow clearing of the roadway. With limited opportunities to own a home at this price point in the Crowsnest Pass, this property is well worth a look.