



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1225 84 Street
Coleman, Alberta

MLS # A2323175



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	515 sq.ft.	Age:	1911 (115 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Double Garage Detached, Driveway, Heated Garage, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Interior Lot, Lawn		

Heating: Baseboard, Electric, Fireplace(s), Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Crawl Space

LLD: -

Exterior: Vinyl Siding

Zoning: R1

Foundation: Combination, Poured Concrete, Wood

Utilities: -

Features: Tankless Hot Water

Inclusions: Gas fire place, wood burning stove in the garage

Tucked away on a quiet street in Coleman, this recently renovated 1-bedroom, 1-bathroom home is the perfect blend of comfort and convenience. Enjoy a beautiful, private treed yard - your own little retreat - while being just minutes from schools, the public pool, shopping and endless outdoor adventures. A gem in the heart of the Crowsnest Pass!