



**2021 73 Street
Coleman, Alberta**

MLS # A2324264



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,243 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove top, wall oven, dishwasher, washer, dryer all in "as is" condition

Tucked away along a quiet dead-end street in Coleman, this property offers a setting that is becoming increasingly difficult to find. With no immediate neighbours in front or behind, and located just a short walk from Horace Allen School, and with access to mountain trails, this is a home where privacy, space, and mountain views take centre stage. Built in 1968, this 1,240 sq. ft. home was thoughtfully designed to take full advantage of its surroundings. Large picture windows along the back of the home frame sweeping views to the east and fill the living spaces with natural light, while the back deck provides the perfect place to enjoy morning coffee, sunrises, and the ever-changing mountain scenery. The main floor features two bedrooms, a full bathroom, and a comfortable layout that has stood the test of time. Downstairs, you'll find a third bedroom, a second bathroom, a lot of storage space, and a large laundry/craft room, as well as an impressive 32' x 13' family room complete with a fireplace and large sliding doors providing walkout access to the backyard. The lower level offers plenty of space for entertaining, hobbies, or simply relaxing while enjoying the peaceful setting. There are subtle mid-century design influences throughout the home, adding character and a sense of individuality. While the property remains largely in its original condition, it has been cared for over the years and is ready for its next chapter. Whether you're looking to move in and make updates over time, or bring your own vision to life from the start, this home provides a solid foundation in one of Coleman's most unique and desirable locations. Properties with this combination of views, privacy, walkout basement, and potential in this price range are getting harder to find.