



**2517 21 Avenue W  
Coleman, Alberta**

**MLS # A2324620**



**\$410,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	732 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.75 Acre		
<b>Lot Feat:</b>	Many Trees, Native Plants, No Neighbours Behind, Private, Secluded, Views		

<b>Heating:</b>	Baseboard, Electric, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, Wood Counters, Wood Windows		

**Inclusions:** List will be provided with offer

Escape to the mountains and enjoy the peace, beauty, and recreation that only the Crowsnest Pass can offer. Nestled among mature aspens on a private treed lot just minutes from beautiful Crowsnest Lake, this inviting mountain retreat combines rustic charm with comfortable living. Nestled in the mountains, you can't help but be in awe of the beauty of nature, which is visible from every window in the cabin. This 2-bedroom cabin is perfect for relaxing after a day of hiking, fishing, paddling, skiing or exploring the Pass. Step outside onto expansive wraparound decks where you can entertain, enjoy morning coffee, or take in the scenery. The landscaped yard includes mature aspens, privacy, and a charming playhouse tucked into the woods. Whether you are looking for a full-time residence, weekend getaway, or recreational property, this home offers an exceptional mountain lifestyle in one of Alberta's most scenic locations.