



8510 21 Avenue  
Coleman, Alberta

MLS # A2324802

**\$395,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Garden, No Neighbours Behind, Street Light		

<b>Heating:</b>	Forced Air, Pellet Stove, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Softwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings		

**Inclusions:** Any extra building materials.

Nestled in the heart of historic Coleman, this 3-bedroom, 1-bath home invites you to embrace the true spirit of mountain living. With warm wood flooring underfoot and the welcoming glow of a pellet stove and fireplace, this property offers the perfect setting for creating lasting memories in every season. Just steps from downtown, you're surrounded by the towering peaks of the Rocky Mountains. Ski enthusiasts will love the short drive to Fernie Alpine Resort and Castle Mountain Ski Resort, while nature lovers can explore the pristine trails and turquoise waters of nearby Waterton Lakes National Park. The rugged beauty of Crowsnest Pass delivers endless adventure right outside your door. Recent landscaping updates have transformed the exterior with a beautiful garden area, and newly constructed retaining walls that enhance the home's curb appeal. The partly finished exterior siding can be completed for possession, allowing you to add the final touches that make it truly yours. Whether you're seeking a full-time family home or a weekend mountain escape, this charming Coleman residence blends comfort, potential, and an unbeatable location in one of Alberta's most scenic communities. Ready to make it yours?