



7417 18 Avenue
Coleman, Alberta

MLS # A2325685



\$199,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	581 sq.ft.	Age:	1922 (104 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Subfloor, Laminate, Linoleum, Wood	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	See Remarks		

Inclusions: N/A

An affordable opportunity to make a home that truly feels like your own in the heart of Coleman. This 2 bedroom, 1 bathroom bungalow offers a functional main-floor layout along with a full unfinished basement that provides additional storage. Recent improvements include a newer furnace and upgraded PEX plumbing, giving you a practical starting point as you bring your own ideas and style to the space. Outside, the tiered yard backs onto the hillside with no neighbours directly behind. From the upper portion of the property, take in views toward Turtle Mountain and enjoy the natural beauty that makes the Crowsnest Pass such a special place to call home. With off-street parking for two vehicles and many of Coleman's amenities within walking distance, this property combines convenience, potential, and an approachable price point. Whether you are a first-time buyer, investor, or someone looking to put down roots in a mountain community, this is an opportunity to add value while enjoying the trails, scenery, recreation, and relaxed lifestyle of the Crowsnest Pass.