



**GRASSROOTS**

REALTY GROUP

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7826 22 Avenue  
Coleman, Alberta

MLS # A2327164



**\$339,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	676 sq.ft.	<b>Age:</b>	1920 (106 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Natural Woodwork, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Well cared for home with good bones and even better views! This 3 bed, 2 bath property offers a functional layout with a walk-up basement featuring a separate entrance &mdash; ideal for extended family or future suite potential. Enjoy south-facing mountain views from your own backyard oasis, complete with a fire pit area, established perennial gardens, and raised garden beds ready for planting. Solid home, move-in ready, and full of potential to make it your own. Don&rsquo;t miss this opportunity in Crowsnest Pass!