



GRASSROOTS
REALTY GROUP

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1409 81 Street
Coleman, Alberta

MLS # A2327632



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	936 sq.ft.	Age:	1931 (95 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Trampoline, Extra washer

Love to fish, hike, ski, or snowshoe? Dreaming of a home with character, room for a growing family, or the opportunity to create additional income? Whether you're looking for a forever home, a mountain getaway, or an investment with future potential, offering endless possibilities in the heart of the Crowsnest Pass. Welcome to 1409 81 Street, where original character meets thoughtful updates. Freshly painted with updated flooring, the main level still showcases beautiful original hardwood floors in the living room and primary bedroom. The spacious living room is filled with natural light and retains its timeless appeal with the original ceiling moldings and light fixture. The bright dining room features a built-in sideboard and a large window overlooking the backyard, while the cozy kitchen offers all the charm and functionality of the home's original design. Completing the main floor are a full 4-piece bathroom, an enclosed front porch, and a generous rear boot room with plenty of storage. Upstairs you'll find a bright bedroom and an open den that could easily be converted back into a fifth bedroom, used as a home office, playroom, or hobby space, or transformed into an expansive private primary retreat. The ceiling has been lowered to accommodate additional insulation, creating a warm and comfortable space year-round. The fully developed basement opens the door to even more possibilities. Enjoy it as additional living space for a large or multi-generational family, with two bedrooms, a 3-piece bathroom, a spacious family room, large laundry area, and cold room. Or, with the separate entrance and municipal approval, explore the opportunity to create a self-contained suite with room for two bedrooms, a bathroom, kitchen, living area, and private laundry—ideal for generating supplemental income, accommodating extended family, or providing private space for guests.

Outside, the good-sized backyard is ready for summer entertaining, featuring a newer wood deck with stairs leading to the home. The detached single garage includes the added bonus of an oil-change pit, a rare feature for hobbyists or anyone who enjoys working on their own vehicles. Situated in a quiet, scenic setting with beautiful mountain views, you're just steps from the Crowsnest River and the Crowsnest Community Trail System. Spend your days fishing, hiking, mountain biking, skiing, snowshoeing, or simply enjoying everything this incredible mountain community has to offer. This is more than a home—it's a lifestyle filled with opportunity.