



GRASSROOTS
REALTY GROUP

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8534 21 Avenue
Coleman, Alberta

MLS # A2328274



\$470,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,105 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and remote(s), couch in basement, chest freezer, work bench and shelving in garage

Comfortable, functional, and full of potential, this 4-bedroom, 2-bathroom bi-level home in Coleman offers plenty of space for families, outdoor enthusiasts, or anyone looking to enjoy mountain living in the Crowsnest Pass. The bright layout includes a spacious basement family room with a walkout to a sheltered patio—an ideal spot to relax, entertain, or enjoy the outdoors in any season. Step out onto the back deck to take in the mountain views while enjoying your morning coffee or an evening barbecue. The attached double garage features an 8-foot overhead door and generous ceiling height, providing excellent space for larger vehicles, storage, or a workshop. Conveniently located just steps from shops and the bus pickup for EVR, this home is well suited for commuters and families alike. With four bedrooms, two bathrooms, ample living space, and a great combination of indoor and outdoor areas, this is an excellent opportunity to own a solid home in the welcoming community of Coleman.