



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5670 16 Avenue
Coleman, Alberta

MLS # A2328517



\$699,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,470 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Driveway, Gravel Driveway, Off Street, Oversized, Parking Pad, RV A		
Lot Size:	2.81 Acres		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No Neighbours B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	NUA
Foundation:	Piling(s)	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: 2 cabinets in living room, cabinet in primary bedroom, wood splitter, push mower x2 AS IS, wood stove, all permanent & attached fixtures

Set on 2.81 acres and backing onto greenspace, this acreage offers direct access to the surrounding trail network and forested landscape. Spend your days exploring nearby trails, heading toward Star Creek Falls, taking in the stunning views, or enjoying time close to the Crowsnest River. This property opens the door to the space, privacy, scenery, and outdoor lifestyle that make the Crowsnest Pass such a special place to call home. The manufactured home offers over 1,400 sq ft of living space with a functional open floor plan. There are 3 bedrooms and 2 bathrooms, with the primary bedroom privately positioned at one end of the home. It includes a full ensuite, while the additional bedrooms and bathroom are located at the opposite end. The main living space features a wood-burning fireplace, and the kitchen offers pantry storage with direct access to a large wood deck. It is a great spot to enjoy the sunshine, host barbecues, or simply take in the quiet surroundings. At the front of the property, a fully fenced secret garden creates a peaceful and shaded outdoor retreat. Established currant trees, plum trees, apple trees, and saskatoon berries add charm and seasonal enjoyment. The property is partially fenced and also includes sheds, an old chicken coop, and the original 1919 home, now used as an additional storage structure. With municipal water, septic, a well on the property, plenty of parking, and room for an RV, this Willow Drive property offers acreage living in a location built for enjoying the outdoors.