



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8017 22 Avenue
Coleman, Alberta

MLS # A2332396



\$470,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,011 sq.ft.	Age:	1920 (106 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

This incredible 4 bedroom solidly built Coleman home is spacious both inside and out and located close to the very popular Flummerfelt Park with its beautiful Miner's Path trail. The house has a full concrete basement which can be accessed from both inside and outside the house. The spacious rooms make it quite unusual for a home of this vintage. The two bedrooms upstairs were built with the original house so the staircase leading up is roomy and not too steep, which is unique for homes of this vintage. Because the bedrooms upstairs do not meet the MLS mandatory height requirement the upstairs square footage of 363 sq. ft. is not included in the reported size of the home, nevertheless it is useful and valuable space for family or guests. This home has a single car garage and a large lot for parking RV's and other vehicles. There is even room to build driveways on either side of the house, if needed. Crowsnest Pass is a very active mountain community complete with four season adventures, including hiking, skiing, mountain biking and blue-ribbon fishing. This area is also known for a striking array of alpine lakes, trails, and magnificent wildlife.