



GRASSROOTS
REALTY GROUP

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1230 84 Street
Coleman, Alberta

MLS # A2334583



\$449,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,548 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1
Garage:	Front Drive, Gravel Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: 65" TV and Wall Mount

Located in Coleman, this large and spacious one-level home offers 1548 sq ft of living space with 4 bedrooms and 1 bathroom. The newly opened floor plan brings the kitchen, dining, and living areas together into one generous central space designed for entertaining, relaxing, and everyday comfort. Large windows fill the home with natural light, while new blackout blinds add privacy when needed. Extensive interior renovations give this property a fresh and updated feel throughout. Improvements include new subfloors and vinyl flooring, fresh paint, stippled ceilings, trim, interior doors, additional closet space, new lighting, and a large mudroom for added function. The kitchen and laundry areas have also been refreshed with new appliances, including the washer, dryer, fridge, stove, and microwave. Added blow-in insulation in the attic and professionally cleaned ductwork help support comfort and efficiency throughout the seasons. A newly constructed electric fireplace with an included 65" flat screen smart TV creates a warm and inviting focal point in the main living area. With all 4 bedrooms on one level, this property offers a practical layout for families, homeowners, or those considering future revenue potential. The bathroom features a jetted tub, adding a comfortable place to unwind at the end of the day. The property also includes back lane access, an older garage, and a shed for additional storage. Exterior updates have just been completed, including insulation, siding, trim, deck work, landscaping, board and batten skirting, and new gravel around the perimeter of the home. The location is ideal for outdoor enthusiasts, with close proximity to the Crowsnest River, York Creek Staging Area, local bike paths, and year-round adventure throughout the Crowsnest Pass. Spend your days fishing, hiking, biking, exploring the backcountry, camping, or enjoying skiing

and snowboarding at Pass Powderkeg. This property offers space, extensive updates, and an excellent opportunity to enjoy the mountain lifestyle Coleman is known for.