



GRASSROOTS
REALTY GROUP

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2802 77 Street
Coleman, Alberta

MLS # A2337306



\$620,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,116 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer, dryer,

Welcome to a beautifully updated home tucked away in a mature, tree-lined neighborhood where towering trees, abundant natural light, and a family-friendly setting come together. From the moment you step inside, you'll appreciate the extensive updates throughout this spacious, thoughtfully designed home. New windows bring in plenty of natural light, while new flooring, trim, baseboards, fixtures, and fresh finishes create a cohesive, modern feel. With new hot water on demand, newer roof, and brand-new stainless steel appliances, the home is truly offers a move-in-ready atmosphere with long term piece of mind. On the main level, a bright and inviting living room featuring a large bay window overlooking the mature trees, is seamlessly connected to the dining area. The dining space leads into the timeless kitchen, complete with oak cabinetry and brand new stainless steel appliances. The kitchen window overlooks the gorgeous backyard, where a large deck, mature trees, and plenty of grassy space create the perfect setting for kids, entertaining, and enjoying summer days outdoors. Upstairs, you'll find three spacious bedrooms with new carpet, including a primary suite with a newly renovated ensuite. The main bathroom has also been fully renovated, adding to the home's impressive list of updates. The third level offers even more living space with an additional bedroom, a third newly renovated bathroom, and a massive family room highlighted by a cozy wood-burning fireplace—the perfect spot for movie nights, relaxing, or gathering with family and friends. And there's still more! The lowest level features another massive flex space with brand-new cabinetry, offering endless possibilities. A home bar, games room, office, gym, storage area, or potentially even a fifth bedroom—the choice is yours. With an exceptional floor plan,

multiple living areas, extensive renovations, beautiful backyard, and a mature neighborhood surrounded by towering trees, this home offers the space and flexibility today’s families are looking for.