



GRASSROOTS
REALTY GROUP

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8137 19 Avenue
Coleman, Alberta

MLS # A2338287



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	716 sq.ft.	Age:	1915 (111 yrs old)
Beds:	1	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Level, Low Ma		

Heating:	Electric, Forced Air, See Remarks	Water:	Public
Floors:	Cork, Vinyl Plank, Wood	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas, Garbage Collection
Features:	No Smoking Home, Pantry, Soaking Tub, Storage		

Inclusions: Refrigerator, electric range, range hood, washer, dryer, , custom window blinds, green cabinet in pantry, shed, workbench in shed.

Welcome to Coleman, Crowsnest Pass. This cottage located on a quiet cut de sac, features 716 sq. ft. of main floor living space which includes , the primary bedroom, 3pc bathroom , featuring a copper soaking tub and penny floor, eat in kitchen open to the living room and laundry. Access through the back porch makes a great mud room and direct entry to the basement. Additional 417 sq. ft. living space in the basement provides a 4 pc.bathroom, craft or games room or possibly, with an egress window installed, a second bedroom. From the exterior to the interior the home has been extensively renovated. The interior was gutted to the studs, cleaned, insulated, drywalled, upgraded electrical and plumbing. A drop down staircase to the attic space provides ample storage on planked floor and 2 feet of insulation. Exterior upgrades include windows, front and back doors , metal roof, wood siding sealed with spray foam. The homeowners have converted the entire home to electricity only operation, which over the last year has averaged an approximate \$250.00 per month electrical bill. The shed is insulated and has power connected. The backyard is a garden oasis offering a small gazebo with solar lighting, water feature, fire pit, large berry patch, planting areas and beautiful perennials all enclosed by a privacy fence allowing you to enjoy those summer days and evenings.