



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8630 22 Avenue N
Coleman, Alberta

MLS # A2340953



\$670,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,059 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Soaking Tub		

Inclusions: lower deck patio furniture and gazebo, patio heater, fire table and furniture in yard, swing in yard, all white storage shelves/units in ensuite bathroom

Mountain living meets modern comfort in this beautifully updated bi-level home in Coleman! Ideally located close to the local high school, hospital, shops, restaurants and everyday amenities, this home offers the perfect blend of convenience, comfort and outdoor adventure. Thoughtfully upgraded, the home features 3 bedrooms, 3 bathrooms and a single attached heated garage, along with new windows, doors, vinyl siding and all new appliances. The fully renovated custom kitchen is a true standout, offering a fresh, modern space designed for both everyday living and entertaining. Downstairs, a wood-burning stove provides a cozy and efficient source of supplemental heat, with plenty of firewood already stocked and ready for the winter season. Step outside onto the two-tiered deck and take in the beautiful mountain views while enjoying the privacy of no rear neighbours — a wonderful setting for morning coffee, summer evenings or gathering with friends. For outdoor enthusiasts, the location is hard to beat. You're approximately 45 minutes from two great ski hills, while the surrounding Crowsnest Pass offers endless opportunities for hiking, biking, skiing, fishing and exploring. Whether you're looking for a full-time home, a mountain getaway or a place to enjoy everything the Crowsnest Pass has to offer, this beautifully updated Coleman home is ready to welcome you.