



GRASSROOTS
REALTY GROUP

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7725 28 Avenue S
Coleman, Alberta

MLS # A2341003



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Interior Lot, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Res.
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Open Floorplan, Storage		

Inclusions: 2 remotes, wall unit in livingroom.

Welcome to your Rocky Mountain Home In Coleman. Experience the best of mountain living in the sought-after Pine View community. Breathtaking, unobstructed Rocky Mountain view right outside your door. This welcoming home offers a family friendly layout with beautiful outdoor spaces. Located less than a block from the children's park and close to the golf course, Crowsnest River, hiking trails, it's an ideal location for an active family. You'll also have peace of mind with a new roof that is only two years old. Outside, the large fenced backyard is a private retreat with mature Douglas Fir trees, an established flower garden, with lots of room for children and pets. A standout feature is the oversized heated single garage, conveniently accessed from the back alley. Come see why mountain living feels right at home here. A must view.