



GRASSROOTS
REALTY GROUP

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6018 16 Avenue
Coleman, Alberta

MLS # A2347402



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,796 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	0.58 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Level, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	NUA
Foundation:	Slab	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Features:	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Storage, Sump Pump(s)		

Inclusions: Refrigerator, gas range, dishwasher, washer, dryer, sump pump, garage door opener, remote, central vacuum & attachments, natural gas heater in garage, natural gas heater in shop (2), wood stove (not certified, "AS IS"), 12' x 16" shed with loft

Welcome to Willow Drive, Coleman, Crownsnest Pass. This spacious 3 bedroom, 2 bathroom 1,790 sq. ft. bungalow features hardwood floors, 3 sided gas fireplace, generous kitchen & dining area with numerous south facing windows extending to the covered deck and expansive back yard, in a very desirable location. The oversized lot provides room for the 23' x 39' heated shop, mezzanine, and plenty of room for a garden, greenhouse or she shed, situated in a quiet area with spectacular scenery.