



GRASSROOTS
REALTY GROUP

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8524 21 Avenue
Coleman, Alberta

MLS # A2349978



\$569,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,266 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Cleared, Landscaped, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Couch, Tan Chair with foot rest, TV, TV stand, Area rug, 3 shelves in kitchen, Kitchen table/4 chairs, 2 x Microwave, 2xFridge, 2xwasher and dryer, removable stairs, window coverings, cooktop and cart, shower curtains, double bed, 2x night stands, kitchen garbage can, Bear Bin, 2xdeck chairs.

AMAZING INVESTMENT OPPORTUNITY OR FAMILY HOME WITH EXTRA INCOME POTENTIAL! Located at 8524 21 Avenue in Coleman, Crowsnest Pass, this versatile duplex offers an exciting opportunity for investors looking for a turn-key tenant occupied rental or buyers looking for a home with a mortgage helper. Featuring an illegal basement suite and offered fully furnished with the included furnishings and appliances, this property delivers flexibility and strong rental income potential. Continue operating it as an investment property or explore future personal occupancy while earning supplementary rental income, subject to existing tenancies. This home boasts a warm, modern open aesthetic with 3, finished levels, and breathtaking views. Whether you're expanding your rental portfolio or searching for a family home with added income potential, this Coleman property deserves a closer look. Book your private showing and discover the possibilities!