



GRASSROOTS
REALTY GROUP

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7306 24 Avenue
Coleman, Alberta

MLS # A2350338



\$435,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), No Back La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Animal Home, Storage		

Inclusions: N/A

Welcome to this well loved and cared for home where stunning views and perfect location come together to create a serene living experience! Enjoy Flummerfelt Park and Miners Path just minutes away. Offering the perfect opportunity to enjoy hiking or just taking a leisurely stroll. Flummerfelt Park is designed for both adult and children a great way to spend the day with your family. This charming residence boasts 3 spacious bedrooms, including a primary suite with a convenient ensuite bathroom for your comfort and privacy. Spanning almost 1100 sq ft, this delightful home features an updated kitchen that will inspire your inner chef. Equipped with modern stainless steel appliances including a refrigerator, stove and microwave, this space is both functional and stylish. As you enter, you'll be embraced by the warmth of a cozy wood-burning fireplace, surrounded by beautiful brick and inviting cedar accents throughout the home adding to the character. The light-filled living areas offer an ideal setting for both relaxation and entertainment. The basement presents an excellent opportunity for customization, as it is currently undeveloped and ready for your personal touches. Additional updates to the home are a new furnace and newer hot water tank. Step outside and take in the breathtaking surroundings that make this location truly special. Don't miss the chance to make this lovely home your own; it's a perfect blend of comfort, style, and potential. Schedule your private viewing today!