

# \$375,000 - 8121 22 Avenue, Coleman

MLS® #A2191229

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,230 sqft  
Residential on 0.11 Acres

NONE, Coleman, Alberta

Great location in upper Coleman! Three bedroom home with a huge playroom upstairs off the third bedroom (not included in square footage) Large bright south facing living room. Master bedroom has 4 piece ensuite. Claw foot bathrub in the main bathroom. Spacious kitchen. Washer and dryer in back porch. 20 x 24 double detached garage. Back yard with laneway that backs onto hillside so no neighbors behind! Tenant works shift work. 24 hr. notice is required for showings.

Built in 1930

## Essential Information

MLS® #	A2191229
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	0.11
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	8121 22 Avenue
Subdivision	NONE



City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected
Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2

### **Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, No Neighbours Behind
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	41
Zoning	R1

### **Listing Details**

Listing Office	SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH
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