# \$345,000 - 1201 83 Street, Coleman

MLS® #A2204918

# \$345,000

4 Bedroom, 2.00 Bathroom, 1,743 sqft Residential on 0.13 Acres

NONE, Coleman, Alberta

This spacious 4-bedroom, 1.5-bath home offers over 1,700 sq. ft. of living space, perfectly situated on a desirable corner lot on the edge of Coleman. A beautiful front door welcomes you in the enclosed porch, setting the tone for the character and charm found throughout the home. Step inside to the kitchen, which connects to a separate dining room with patio doors, ideal for hosting family meals or gatherings. Just beyond, the cozy parlor features a wood-burning stove, creating a warm and inviting atmosphere. From here, you'II find the sunken living room, a space full of potential for relaxation and entertaining. Two bedrooms and a half bath complete the main floor. Upstairs, the expansive primary suite connects directly to an oversized bathroom. An additional bedroom on this level provides flexibility for guests, a home office, or a growing family. You'II also find a main and upper-level addition for storage and functionality, making this home move-in ready or a perfect canvas for your personal touch. Outside, the single-car garage and corner lot placement provide extra space and convenience. Whether you're looking for a home with character, room to grow, or a renovation opportunity, this property is ready for its next chapter. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more. Schedule a viewing with your







favorite realtor and explore the potential to curate surroundings that reflect your lifestyle.

#### **Essential Information**

MLS® # A2204918

Price \$345,000

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,743

Acres 0.13

Type Residential

Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 1201 83 Street

Subdivision NONE

City Coleman

County Crowsnest Pass

Province Alberta

Postal Code T0K0M0

#### **Amenities**

Parking Spaces 4

Parking Off Street, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Laminate Counters

Appliances Refrigerator, Electric Range

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces See Remarks, Wood Burning

Basement None

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Level

Roof Asphalt

Construction Mixed, Stucco, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 24th, 2025

Days on Market 139 Zoning R1

# **Listing Details**

Listing Office eXp Realty of Canada

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