

# \$325,000 - 6950 17 Avenue, Coleman

MLS® #A2209025

**\$325,000**

2 Bedroom, 1.00 Bathroom, 896 sqft

Residential on 0.10 Acres

NONE, Coleman, Alberta

Check out this cute 2 bedroom charmer in Coleman! With an appealing rustic flair, this home would make a great weekender or for a first time homebuyer. The feel of this property fits in very well within it's Rocky Mountain surroundings. Soak up the sun and views with a great south facing back deck and yard, and settle into the very functional layout in the home that features a vaulted ceiling in the kitchen, a custom concrete countertop, maple kitchen cabinets, gas stove, and super nice original touches around the home which includes some fir flooring and doors. Is this your new mountain retreat??

Built in 1917

## Essential Information

MLS® #	A2209025
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	896
Acres	0.10
Year Built	1917
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	6950 17 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Level
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 6th, 2025
Days on Market	10
Zoning	R-1

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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