

# \$495,000 - 2322 86a Street, Coleman

MLS® #A2235642

## \$495,000

4 Bedroom, 2.00 Bathroom, 1,113 sqft

Residential on 0.13 Acres

NONE, Coleman, Alberta

Solid, well built family home in quiet residential area in upper Coleman. This 3 bedroom, 2 bathroom home has been well cared for with hardwood flooring in the bedrooms, fully finished basement, including guest bedroom, den that can be utilized as office or storage, cold storage area as well as laundry room and 3 pce. bathroom. Patio doors lead you to an enjoyable covered deck and great westerly mountain views from a fenced, nicely landscaped back yard with mature trees and includes a bountiful garden spot and shed. Close to great fishing, skiing, golfing, sledding, quadding and all the outdoor adventures you could take advantage of. Close access to the West onto highway 3. Close to school bus and mine stop bussing. Some furnishings included with home.

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235642    |
| Price          | \$495,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,113       |
| Acres          | 0.13        |
| Year Built     | 1981        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Villa    |
| Status   | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2322 86a Street |
| Subdivision | NONE            |
| City        | Coleman         |
| County      | Crowsnest Pass  |
| Province    | Alberta         |
| Postal Code | T0K 0M0         |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Recessed Lighting |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer              |
| Heating           | Forced Air, Mid Efficiency                         |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | Finished, Full                                     |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Private Yard                                                           |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, No Neighbours Behind, Treed, Views |
| Roof              | Shingle                                                                           |
| Construction      | Vinyl Siding                                                                      |
| Foundation        | Poured Concrete                                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 56              |
| Zoning         | R-1             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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