

1302 83 Street
Coleman, Alberta

MLS # A2172492



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Driveway, Heated Garage, Insulated, Off Street, O		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, OTR microwave, Washer, Dryer, Safe, Shed, Cupboards in garage, steel table in garage, workbench in garage, Garage door openers and remote(s), Coal Stove

A 32'x40' Shop!?!?! That's right! This excellently located property in beautiful Bushtown (Coleman) boasts a huge shop with over 11' ceilings, and a 10' door. Why not store your RV inside for the winter! The cool part is that the huge shop and 1175 sqft home doesn't put a huge dent on this massive 110'x100' corner lot. Also enjoy this well loved and cared for 3 bedroom home that has a large living room, some extra space in the basement with a family room, and a covered patio off the side of the house. And, did we say excellent location? Bushtown seems to be the hippest place around these days, and understandably so with the Crowsnest River and access to some of the best backcountry in the Southern Alberta Rockies (York Creek) literally a stones throw away from this property. You may want to get in on this desirable neighbourhood!