

6730 17th Avenue
Coleman, Alberta

MLS # A2172989



\$329,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,012 sq.ft.	Age:	1959 (65 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Gated, Off Street, Parking Pad, Plug-In, RV Access/Parking, Side		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, (

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

OPEN HOUSE SUNDAY NOVEMBER 3RD! 12:00PM - 2:00PM!! Many upgrades including brand new flooring, new roof shingles, a LARGE upgraded kitchen window, fresh paint interior AND exterior, new kitchen hardware with auto sensor light installed over kitchen sink, brand new carpet in the bedrooms, new sod laid in the front yard, the backyard has been fully levelled with gravel plus sod, AND there's a fully serviced RV PARKING PAD (current trailer can also be included in negotiations) 2 bedrooms up, and 2 full bathrooms! One bathroom features a handicap tub with a built in seat that could be enjoyed by anyone! Sprinkler system installed in the basement. The backyard is also handicap accessible with the gravel leveled right up to the back door which also creates a wonderful slope away from the house! Furthermore, the home features BRAND NEW APPLIANCES ie. refrigerator, stove, and dryer! Master ensuite has a brand new sink and vanity + toilet, and features a beautiful refurbished hardwood sliding barn door. The basement has plenty of space for activities/hobbies, and even the possibility to add another room. Don't miss out on this amazing opportunity.