

19, 6101 20 Avenue
Coleman, Alberta

MLS # A2173354



\$245,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,185 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air

Floors: Laminate, Vinyl, Wood

Roof: Metal

Basement: None

Exterior: Wood Frame

Foundation: Block, Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 20

LLD: -

Zoning: R-4

Utilities: -

Inclusions: Fridge, Stove, Washer, Dryer, Deep Freeze, Existing window coverings

Take advantage of this well located property on the very west end of Coleman. This oversized corner lot has unobstructed views to the west towards the amazing mountains along the continental divide. It's a short drive to numerous back country trails including Allison and McGillivray staging areas. The Crowsnest Lake, and Chinook lake are 5-10 mins from your door, and heck, Fernie is only 45 mins away. This property would make for a great starter home, and a bonus in this price range is the 20'x24' finished garage, wired with 220V, and ready for your man cave/she shed activities! The 2 bedroom home has an addition creating plenty of space and storage.