

1406 85 Street  
Coleman, Alberta

MLS # A2175390



**\$259,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Metal

**Basement:** None

**Exterior:** Mixed

**Foundation:** Combination

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** n/a

This older manufactured home has been expertly transformed into a charming and an inviting bungalow circa 1985, as per municipal assessment on record. There is a very nice addition, also drywall and newer windows throughout. . Very recent modern updates to the kitchen and bathroom. Excellent flooring throughout. Three spacious bedrooms. Open floor plan with comfortable dining and living areas. There is also a Storage room. The home has a newer metal roof. There is room for a BBQ on the deck. Lots of parking for an RV or an extra long toy hauler. Back lane access and plenty of room for a garage. There is a Fire pit to enjoy star lit skies, and there is also a shed. Great location in the Crowsnest Pass with close access to York Creek Staging area and miles of Mountain backcountry trails. This tremendous little place would make a great retirement home or an affordable mountain-get-away.