

# \$239,000 - 19, 6101 20 Avenue, Coleman

MLS® #A2173354

**\$239,000**

2 Bedroom, 1.00 Bathroom, 1,185 sqft

Residential on 0.12 Acres

NONE, Coleman, Alberta

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.

Built in 1976

## Essential Information

MLS® #	A2173354
Price	\$239,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,185
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active



## Community Information

Address	19, 6101 20 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

## Amenities

Amenities	None
Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Metal
Construction	Wood Frame
Foundation	Block, Wood

## Additional Information

Date Listed	October 16th, 2024
Days on Market	185
Zoning	R-4

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
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