

# \$469,000 - 1201 84 Street, Coleman

MLS® #A2231030

**\$469,000**

2 Bedroom, 2.00 Bathroom, 1,089 sqft

Residential on 0.13 Acres

NONE, Coleman, Alberta

Located in Coleman, this charming 2 bedroom + loft - 2 bath home has been completely remodelled from top to bottom. Tastefully decorated throughout with all newer appliances and furnace, this home is move in ready for a new owner. The oversize corner lot is landscaped with mature trees, fully fenced and located in a quiet corner of Bushtown. The 21 x 41 detached garage/shop is heated, insulated and wired. Two large decks allow that extra outdoor space for the perfect morning coffee or relaxing evenings. Easy proximity to the York Creek staging area, 2 blocks to world class fly fishing in the Crowsnest River and a walking/bike path connecting the community that has so much to offer the outdoor enthusiast. Additional loft space is not included in the RMS measurements.

Built in 1914

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231030  |
| Price          | \$469,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,089     |
| Acres          | 0.13      |
| Year Built     | 1914      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1201 84 Street |
| Subdivision | NONE           |
| City        | Coleman        |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K0M0         |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Utilities      | Electricity Connected             |
| Parking Spaces | 8                                 |
| Parking        | Off Street, Quad or More Detached |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                   |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Gas                                                                                                   |
| Has Basement      | Yes                                                                                                   |
| Basement          | Unfinished, Partial                                                                                   |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Metal                                                                                       |
| Construction      | Mixed                                                                                       |
| Foundation        | Poured Concrete                                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 3               |
| Zoning         | R1              |

## **Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass |
|----------------|---------------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.