

# \$345,000 - 1201 83 Street, Coleman

MLS® #A2204918

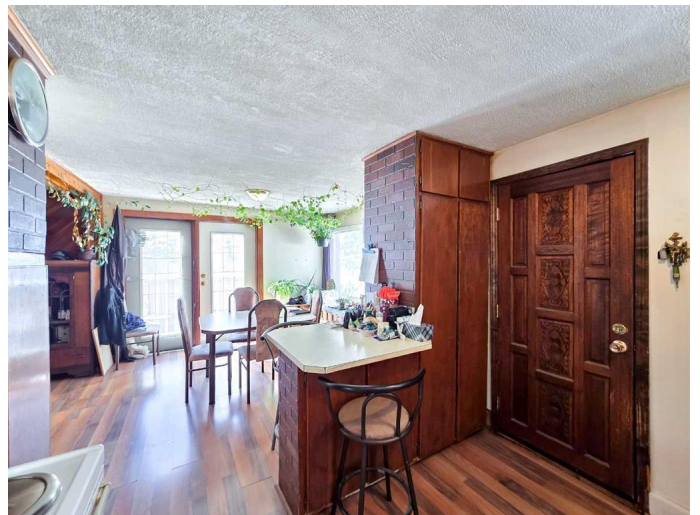
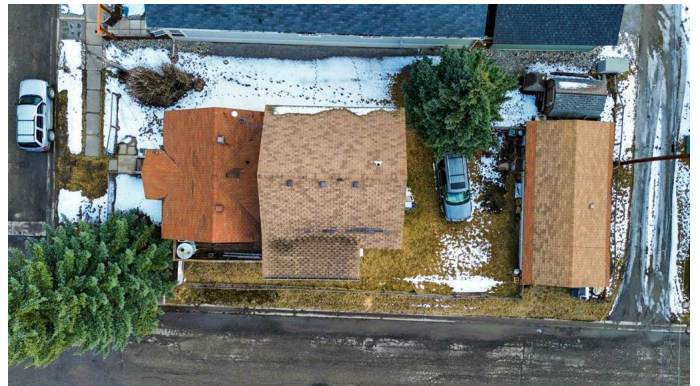
**\$345,000**

4 Bedroom, 2.00 Bathroom, 1,743 sqft

Residential on 0.13 Acres

NONE, Coleman, Alberta

This spacious 4-bedroom, 1.5-bath home offers over 1,700 sq. ft. of living space, perfectly situated on a desirable corner lot on the edge of Coleman. A beautiful front door welcomes you in the enclosed porch, setting the tone for the character and charm found throughout the home. Step inside to the kitchen, which connects to a separate dining room with patio doors, ideal for hosting family meals or gatherings. Just beyond, the cozy parlor features a wood-burning stove, creating a warm and inviting atmosphere. From here, you'll find the sunken living room, a space full of potential for relaxation and entertaining. Two bedrooms and a half bath complete the main floor. Upstairs, the expansive primary suite connects directly to an oversized bathroom. An additional bedroom on this level provides flexibility for guests, a home office, or a growing family. You'll also find a main and upper-level addition for storage and functionality, making this home move-in ready or a perfect canvas for your personal touch. Outside, the single-car garage and corner lot placement provide extra space and convenience. Whether you're looking for a home with character, room to grow, or a renovation opportunity, this property is ready for its next chapter. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more. Schedule a viewing with your



favorite realtor and explore the potential to curate surroundings that reflect your lifestyle.

### Essential Information

MLS® #	A2204918
Price	\$345,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,743
Acres	0.13
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	1201 83 Street
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

### Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Refrigerator, Electric Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	See Remarks, Wood Burning
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Level
Roof	Asphalt
Construction	Mixed, Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	155
Zoning	R1

## Listing Details

Listing Office	eXp Realty of Canada
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