

# \$475,500 - 2322 86a Street, Coleman

MLS® #A2235642

## \$475,500

4 Bedroom, 2.00 Bathroom, 1,113 sqft

Residential on 0.13 Acres

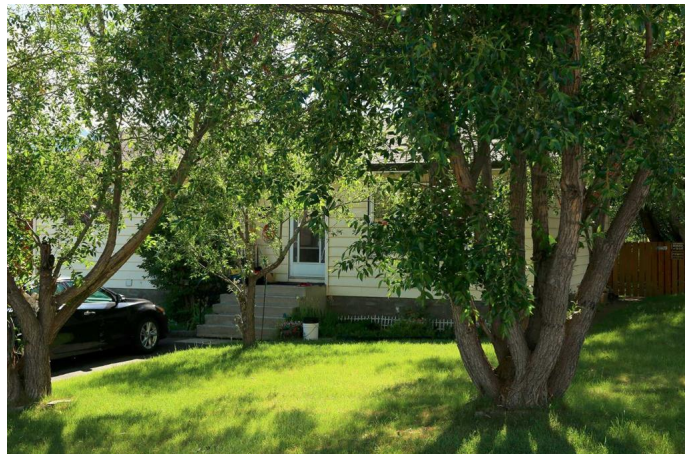
NONE, Coleman, Alberta

Solid, well built family home in quiet residential area in upper Coleman. This 3 bedroom, 2 bathroom home has been well cared for with hardwood flooring in the bedrooms, fully finished basement, including guest bedroom, den that can be utilized as office or storage, cold storage area as well as laundry room and 3 pce. bathroom. Patio doors lead you to an enjoyable covered deck and great westerly mountain views from a fenced, nicely landscaped back yard with mature trees and includes a bountiful garden spot and shed. Close to great fishing, skiing, golfing, sledding, quadding and all the outdoor adventures you could take advantage of. Close access to the West onto highway 3. Close to school bus and mine stop bussing. Some furnishings included with home.

Built in 1981

## Essential Information

MLS® #	A2235642
Price	\$475,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,113
Acres	0.13
Year Built	1981
Type	Residential



Sub-Type	Detached
Style	Villa
Status	Active

### Community Information

Address	2322 86a Street
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Recessed Lighting
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Treed, Views, Corner Lot
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 28th, 2025
Days on Market	101
Zoning	R-1

### Listing Details

Listing Office	CIR REALTY
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