

# \$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	2
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.