

**7806 20 Avenue
Coleman, Alberta**

MLS # A2256987



\$409,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	926 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Crown Molding, French Door, No Animal Home, No Smoking Home		

Inclusions: N/A

Discover timeless character and modern comfort in this beautifully preserved historic home, set on a spacious double lot along the peaceful Nez Perce Creek. This 2-bedroom, 2-bath home showcases hardwood floors, abundant natural light, and stunning mountain views through its large windows. A separate basement entrance provides versatility. The outdoor spaces are just as inviting, with a thoughtfully landscaped yard, mature trees, and a generous deck perfect for entertaining. Spend evenings around the firepit or retreat to your private creekside spot to enjoy the calming sound of running water. With plenty of off-street parking for multiple vehicles, RVs, or boats, this property offers both practicality and charm—all in an idyllic setting.