

**405, 8601 22 Avenue  
Coleman, Alberta**

**MLS # A2278983**



**\$165,000**

**Division:** NONE

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 570 sq.ft. **Age:** 1978 (48 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Assigned, Off Street, Stall

**Lot Size:** -

**Lot Feat:** -

**Heating:** Boiler, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 328

**Basement:** -

**LLD:** -

**Exterior:** Mixed

**Zoning:** R3

**Foundation:** -

**Utilities:** -

**Features:** Closet Organizers, No Animal Home, No Smoking Home, Storage

**Inclusions:** N/A

Nestled in the mountains, this nicely updated 1 bedroom, 1 bathroom condo offers comfortable, low-maintenance living in a quiet, well-maintained building geared toward seniors. Fresh flooring and paint create a bright, move-in-ready space. Enjoy your morning coffee on the private balcony and the added convenience of in-suite storage. The building features an elevator, a welcoming common room, coin-operated laundry, and assigned parking. An excellent opportunity for those seeking peaceful mountain living or a worry-free downsizing.