

**1414 84 th Street
Coleman, Alberta**

MLS # A2284569



\$399,000

Division: NONE

Type: Residential/Manufactured House

Style: Modular Home

Size: 1,423 sq.ft. **Age:** 2010 (16 yrs old)

Beds: 3 **Baths:** 2

Garage: Gravel Driveway, Parking Pad, RV Access/Parking

Lot Size: 0.23 Acre

Lot Feat: Back Yard, Irregular Lot, Street Lighting

Heating: Forced Air, Natural Gas

Water: Public

Floors: Carpet, Laminate, Linoleum

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Crawl Space

LLD: -

Exterior: Aluminum Siding , Mixed

Zoning: R1

Foundation: Piling(s)

Utilities: Cable, Electricity Connected, Natural Gas Connected,

Features: Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s)

Inclusions: Refrigerator , Electric Range, Range Hood, Dishwasher, Stacked Washer and Dryer, Window Coverings, Garden Shed, Trim Light X-Mas lights

Welcome to Coleman, Crowsnest Pass. This 22' x 66' 3 bedroom, 2 bathroom, 1423 square ft. modular home offers an open floor plan. The home features a vaulted ceiling, beautiful gas fireplace, pantry, skylights and soaker tub. A privacy fenced 10,221 sq. ft. irregular lot allows you to enjoy spending time in the yard with alley access. There is a 10' x 39' workshop, roll up door , could house a smaller vehicle , immaculately maintained. Enjoy hosting summer barbeque's on the well appointed south facing deck. The Hot Tub is not included. Located in South Coleman close to all amenities with easy access to hiking and walking trails as well as a popular staging area. Recent updates include: Air Conditioning 2023, Roof Jan 2026, Furnace Fall 2024, Hot Water Tank 2023, Fridge and Stove 2020,Washer and Dryer 2024.