

\$365,000 - 1201 83 Street, Coleman

MLS® #A2204918

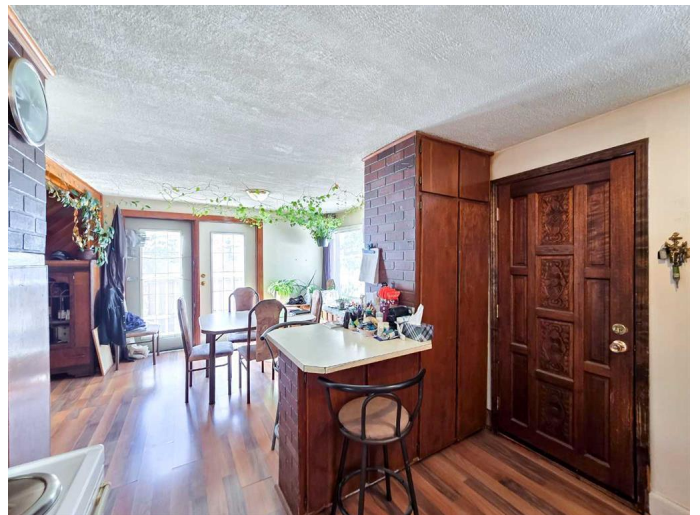
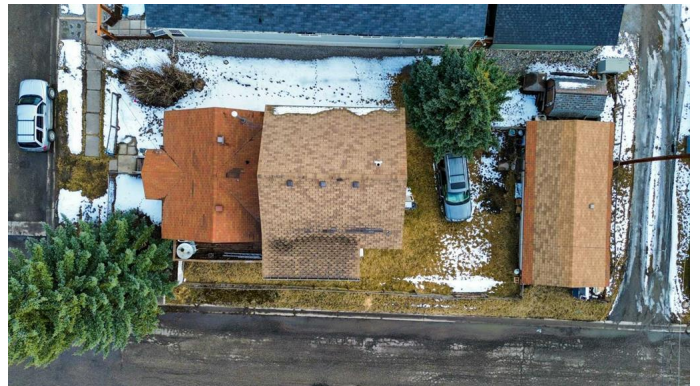
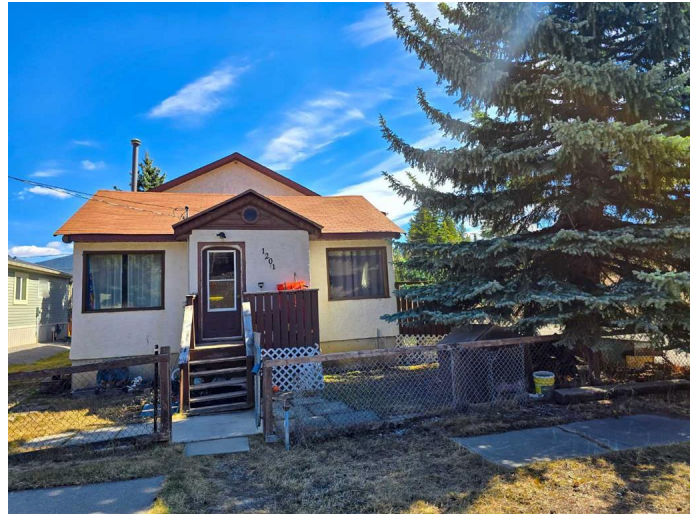
\$365,000

4 Bedroom, 2.00 Bathroom, 1,743 sqft

Residential on 0.13 Acres

NONE, Coleman, Alberta

This spacious 4-bedroom, 1.5-bath home offers over 1,700 sq. ft. of living space, perfectly situated on a desirable corner lot on the edge of Coleman. A beautiful front door welcomes you in the enclosed porch, setting the tone for the character and charm found throughout the home. Step inside to the kitchen, which connects to a separate dining room with patio doors, ideal for hosting family meals or gatherings. Just beyond, the cozy parlor features a wood-burning stove, creating a warm and inviting atmosphere. From here, you'll find the sunken living room, a space full of potential for relaxation and entertaining. Two bedrooms and a half bath complete the main floor. Upstairs, the expansive primary suite connects directly to an oversized bathroom. An additional bedroom on this level provides flexibility for guests, a home office, or a growing family. You'll also find a main and upper-level addition for storage and functionality, making this home move-in ready or a perfect canvas for your personal touch. Outside, the single-car garage and corner lot placement provide extra space and convenience. Whether you're looking for a home with character, room to grow, or a renovation opportunity, this property is ready for its next chapter. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more. Schedule a viewing with your



favorite realtor and explore the potential to curate surroundings that reflect your lifestyle.

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2204918 |
| Price | \$365,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,743 |
| Acres | 0.13 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1201 83 Street |
| Subdivision | NONE |
| City | Coleman |
| County | Crowsnest Pass |
| Province | Alberta |
| Postal Code | T0K0M0 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 4 |
| Parking | Off Street, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|-----------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters |
| Appliances | Refrigerator, Electric Range |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|------------|---------------------------|
| Fireplaces | Wood Burning, See Remarks |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Level |
| Roof | Asphalt |
| Construction | Mixed, Stucco, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 112 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.