

# \$235,000 - 19, 6101 20 Avenue, Coleman

MLS® #A2221667

**\$235,000**

2 Bedroom, 1.00 Bathroom, 1,185 sqft

Residential on 0.12 Acres

NONE, Coleman, Alberta

Take advantage of this well located property on the very west end of Coleman. This oversized corner lot has unobstructed views to the west towards the amazing mountains along the continental divide. It's a short drive to numerous back country trails including Allison and McGillivray staging areas. The Crowsnest Lake, and Chinook lake are 5-10 mins from your door, and heck, Fernie is only 45 mins away. This property would make for a great starter home, and a bonus in this price range is the 20'x24' finished garage, wired with 220V, and ready for your man cave/she shed activities! The 2 bedroom home has an addition creating plenty of space and storage.

Built in 1976

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2221667                |
| Price          | \$235,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,185                   |
| Acres          | 0.12                    |
| Year Built     | 1976                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19, 6101 20 Avenue |
| Subdivision | NONE               |
| City        | Coleman            |
| County      | Crowsnest Pass     |
| Province    | Alberta            |
| Postal Code | T0K0M0             |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | See Remarks                                   |
| Appliances        | Freezer, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                    |
| Cooling           | None                                          |
| Fireplace         | Yes                                           |
| # of Fireplaces   | 1                                             |
| Fireplaces        | Wood Burning                                  |
| Basement          | None                                          |

## Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | Other       |
| Lot Description   | Corner Lot  |
| Roof              | Metal       |
| Construction      | Wood Frame  |
| Foundation        | Wood, Block |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 8              |
| Zoning         | R-4            |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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