

# \$315,000 - 6754 17 Avenue, Coleman

MLS® #A2237217

**\$315,000**

2 Bedroom, 1.00 Bathroom, 1,019 sqft

Residential on 0.07 Acres

NONE, Coleman, Alberta

Check out this 1019sqft 2 bedroom 1 bath home on a corner lot, with a huge back lane, and large 20'™ wide x 29'™ deep double garage that'll keep your toys dry and secure. With some of the important upgrades already done to the house including new flooring, newer high efficiency furnace (2021), hot water tank installed (2025) brand new Pex water lines (your insurance company will love you for that), newer fridge and washing machine, you will be in great shape to take over and make this place your own. Please note, the washer and dryer are currently guests in the second bedroom. These were moved from the back entry and should be easy enough to move back there to free this room up again to its available second bedroom status if required.

Built in 1917

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237217  |
| Price          | \$315,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,019     |
| Acres          | 0.07      |
| Year Built     | 1917      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6754 17 Avenue |
| Subdivision | NONE           |
| City        | Coleman        |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K0M0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                     |
| Appliances        | Dishwasher, Electric Cooktop, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Partial, Unfinished                                                |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt               |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 80             |
| Zoning         | R-1            |

### Listing Details

Listing Office

Century 21 Foothills South Real Estate

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