

# \$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	66
Zoning	R-1

### Listing Details

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