# \$499,000 - 1310 83 Street, Coleman

MLS® #A2256861

### \$499,000

3 Bedroom, 2.00 Bathroom, 956 sqft Residential on 0.13 Acres

NONE, Coleman, Alberta

Escape to this fully furnished 3-bedroom, 2-bathroom home nestled in the heart of Coleman, where outdoor enthusiasts' dreams come true. This turnkey property offers immediate access to world-class recreation right from your doorstep. Step outside and discover Coleman's legendary snowmobile trails winding through pristine mountain terrain. Winter enthusiasts will love the proximity to exceptional skiing and snowboarding, while warmer months reveal endless hiking trails through the stunning Canadian Rockies. Whether you're carving fresh powder, exploring backcountry trails, or simply enjoying the crisp mountain air, this location puts you at the center of it all.

Thoughtfully Designed for Comfort: The main level features comfortable living spaces, while upstairs you'll find two cozy bedrooms and a full bathroom. The lower level offers a third bedroom and additional bathroom, plus a fully finished basement with luxurious in-floor heating in the bathroom - perfect for warming up after a day on the slopes or trails. The charming loft provides flexible space that easily converts to an extra sleeping area for guests or a quiet retreat.

Move-In Ready: This home comes completely furnished, so simply bring your gear and start making memories. No need to worry about furnishing or setup - everything is ready for your mountain lifestyle.

Perfect as a weekend getaway, vacation rental investment, or full-time mountain residence for







those seeking an active lifestyle surrounded by Alberta's spectacular wilderness. Coleman's outdoor recreation opportunities are truly unmatched, making this the ideal basecamp for your next adventure.

#### **Essential Information**

MLS® # A2256861 Price \$499,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 956

Acres 0.13

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 1310 83 Street

Subdivision NONE

City Coleman

County Crowsnest Pass

Province Alberta
Postal Code T0K0M0

#### **Amenities**

Parking Spaces 2

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features High Ceilings, Soaking Tub, Sump Pump(s)

Appliances Microwave, Refrigerator, Stove(s)

Heating In Floor, Forced Air

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Other, Wood Burning, See Remarks

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn

Roof Metal

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 12th, 2025

Days on Market 47
Zoning R1

## **Listing Details**

Listing Office 2 PERCENT REALTY

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