

# \$749,900 - 6034 16 Avenue, Coleman

MLS® #A2216113

**\$749,900**

3 Bedroom, 2.00 Bathroom, 1,611 sqft

Residential on 1.60 Acres

NONE, Coleman, Alberta

Mountain Lifestyle Meets Town Convenience

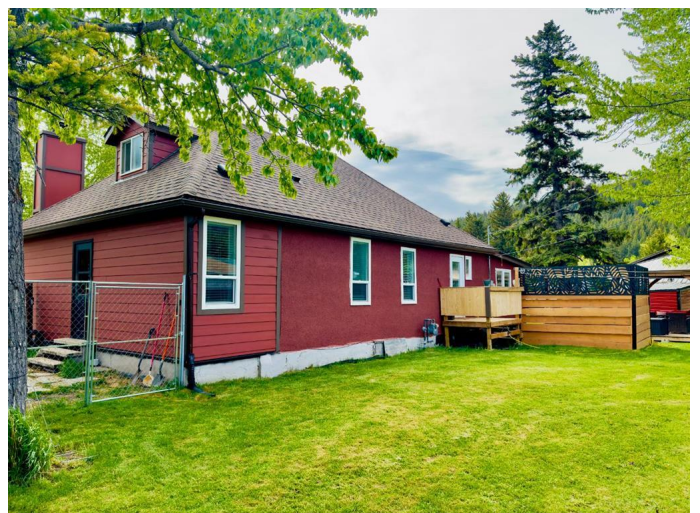
â€“ Willow Drive Gem in Coleman, AB -

Welcome to this beautifully renovated 3-bedroom, 2-bath home nestled on a spacious 1.6-acre lot in the highly sought-after Willow Drive area of Coleman. Perfectly positioned across from the scenic Crowsnest River, this property offers direct backyard access to an extensive network of snowmobile, ATV, biking, and hiking trailsâ€”ideal for outdoor enthusiasts year-round.

Enjoy the tranquility of acreage living with the convenience of town amenities just minutes away. Whether you're relaxing in your private hot tub area or taking a short walk to the stunning Star Creek Falls, every day here feels like a retreat.

The home features tasteful renovations throughout, wired outbuildings for storage, while the large, fully insulated, drywalled, and heated shop provides the perfect space for hobbies, or a dream workspace.

Don't miss this rare opportunity to own a slice of mountain paradise in one of Colemanâ€™s most desirable neighborhoods. Contact your favourite REALTOR® for a private showing today!



## Essential Information

MLS® #	A2216113
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,611
Acres	1.60
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	6034 16 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

## Amenities

Parking	220 Volt Wiring, Alley Access, Driveway, Front Drive, Heated Garage, Insulated, Additional Parking, Quad or More Detached
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## Interior

Interior Features	Beamed Ceilings, Bookcases, Ceiling Fan(s), Closet Organizers, Kitchen Island, Natural Woodwork, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Balcony, Fire Pit, Garden, Lighting, Rain Gutters, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Gentle Sloping, Lawn, Level, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Masonite
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	99
Zoning	NUA-1

### **Listing Details**

Listing Office	Real Estate Centre - Blairmore
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