

# \$699,000 - 6001 16 Avenue, Coleman

MLS® #A2256689

**\$699,000**

3 Bedroom, 1.00 Bathroom, 1,496 sqft

Residential on 1.10 Acres

NONE, Coleman, Alberta

Beautiful acreage right on the Crowsnest River! You will love the tranquility of this park like setting offering privacy and direct access to the water. Situated on Coleman's historic and coveted Willow Drive, this home measures just under 1500 sq. ft. on two levels. Windows have recently replaced. Generous floor plan gives plenty of room for various uses. Warm up by the fireplace on those brisk winter days. Spacious master bedroom on the main plus 2 extra bedrooms & flex room on the upper level. Shed offers additional storage for offroad toys and riding lawnmower. Very affordable price for the person wanting their own access to the pristine Crowsnest River!

Built in 1921

## Essential Information

MLS® #	A2256689
Price	\$699,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,496
Acres	1.10
Year Built	1921
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active



## Community Information

Address	6001 16 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

## Amenities

Parking	Additional Parking, Gravel Driveway, RV Access/Parking, Multiple Driveways
Waterfront	River Front

## Interior

Interior Features	Open Floorplan
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Few Trees, Level, No Neighbours Behind, Pasture, Private
Roof	Metal
Construction	Composite Siding, Metal Siding
Foundation	Other

## Additional Information

Date Listed	September 17th, 2025
Zoning	NUA-1

## Listing Details

Listing Office	SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH
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