\$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 Coleman'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

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 100

Zoning NUA-1

Listing Details

Listing Office Real Estate Centre - Blairmore

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