

\$805,000 - 6034 16 Avenue, Coleman

MLS® #A2216113

\$805,000

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 REALTORÂ® for a private showing today!



Essential Information

MLS® #	A2216113
Price	\$805,000
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, Additional Parking, Alley Access, Driveway, Front Drive, Heated Garage, Insulated, 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, Playground, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Level, Rectangular Lot, Gentle Sloping
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Masonite
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2025
Days on Market	3
Zoning	NUA-1

Listing Details

Listing Office	Real Estate Centre - Blairmore
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.