\$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!



Essential Information

MLS® # A2256689 Price \$699,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,496 Acres 1.10

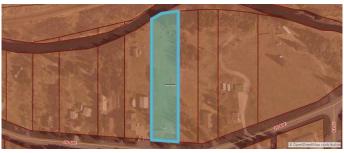
Year Built 1921

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, Few Trees, Level, No Neighbours Behind, Private,

Creek/River/Stream/Pond, Pasture

Roof Metal

Construction Composite Siding, Metal Siding

Foundation Other

Additional Information

Date Listed September 17th, 2025

Days on Market 34

Zoning NUA-1

Listing Details

Listing Office SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH

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