

# \$325,000 - 8006 20 Avenue, Coleman

MLS® #A2211119

**\$325,000**

2 Bedroom, 1.00 Bathroom, 1,207 sqft  
Residential on 0.11 Acres

NONE, Coleman, Alberta

\*Spacious Bungalow with Endless Potential in the Heart of Coleman, Alberta\* -

Welcome to this expansive bungalow nestled in the charming community of Coleman, Alberta where stunning mountain views meet small-town charm. Featuring an open floor plan and exceptionally large rooms, this home is bursting with potential for customization and added value.

Whether you're looking to create your dream home or invest in a versatile property, the possibilities here are endless. Located just minutes from the B.C. border and within walking distance to award-winning restaurants, shops, mining shuttle pick ups, and all-season outdoor adventures, this location is ideal for both full-time living and recreational retreats.

Enjoy easy access to hiking, skiing, mountain biking, and more right in the heart of the Crowsnest Pass. Call your favourite REALTOR® and set up a private showing today!

Built in 1923

## Essential Information

MLS® #	A2211119
Price	\$325,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	1,207
Acres	0.11
Year Built	1923
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8006 20 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

### **Amenities**

Parking Spaces	3
Parking	Carport, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Natural Woodwork, Open Floorplan
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting, Private Entrance, Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Rectangular Lot, Gentle Sloping
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	20
Zoning	R1

## **Listing Details**

Listing Office            Real Estate Centre - Blairmore

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