

# \$340,000 - 7709 23 Avenue, Coleman

MLS® #A2214723

**\$340,000**

2 Bedroom, 1.00 Bathroom, 1,286 sqft

Residential on 0.17 Acres

NONE, Coleman, Alberta

This large 2 bedroom home on two separately titled lots is a bit of a diamond in the rough. A little love and you'll have a great place to call home, in a super nice area of Coleman with being a hop and skip from the miners path. If you are looking for something with great potential with options to fix up what looks like a solid home, and maybe even sell or develop (subject to some due diligence of course) the separately titled 25' lot, this is the place for you! Or heck, move right in, enjoy, and have a super huge yard for your dog.

Built in 1920

## Essential Information

MLS® #	A2214723
Price	\$340,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,286
Acres	0.17
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 7709 23 Avenue



Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	7
Zoning	R-1

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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