# \$289,000 - 8005 18 Avenue, Coleman

MLS® #A2260836

### \$289,000

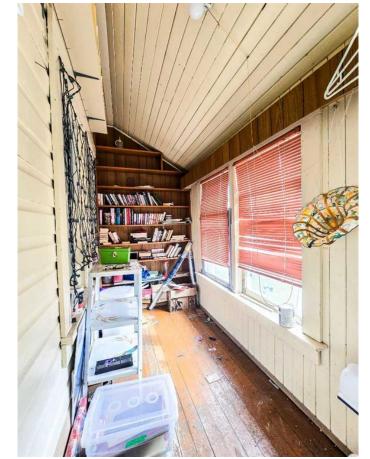
2 Bedroom, 1.00 Bathroom, 994 sqft Residential on 0.11 Acres

NONE, Coleman, Alberta

Discover incredible potential in this charming Coleman home, offering just under 1,000 sq. ft. of living space with 2 bedrooms and 1 bathroom. Situated in a quiet neighbourhood atop a bluff, this property boasts sunny mountain views and a 50x100 lot, making it an ideal canvas for your vision. Whether you're looking to create a cozy retreat, a full-time residence, or an investment property, the opportunities here are endless.

Beyond the property itself, life in Crowsnest Pass is all about adventure and natural beauty. You'II find world-class fishing in pristine rivers, skiing and snowboarding in the winter months, and endless hiking and biking trails that wind through the surrounding peaks. Golfers will love the nearby courses, and history buffs can explore the unique heritage of the Pass. With so much to offer, the community is becoming increasingly popular for both full-time residents and those seeking a recreational retreat.





Built in 1911

#### **Essential Information**

MLS® # A2260836 Price \$289,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 994
Acres 0.11
Year Built 1911

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 8005 18 Avenue

Subdivision NONE

City Coleman

County Crowsnest Pass

Province Alberta
Postal Code T0K 0M0

#### **Amenities**

Parking Spaces 3

Parking Off Street, Outside

#### Interior

Interior Features Built-in Features

Appliances Electric Oven, Refrigerator, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Few Trees, Lawn, Level, Rectangular Lot

Roof Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 1st, 2025

Days on Market 1
Zoning R1

## **Listing Details**

Listing Office

eXp Realty of Canada



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