

# \$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'll 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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