

# \$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	Single Garage Attached, Carport
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Natural Woodwork
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, Lawn, Rectangular Lot, Few Trees, Gentle Sloping
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
Days on Market	25
Zoning	R1

## **Listing Details**

Listing Office	Real Estate Centre - Blairmore
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