

# \$435,000 - 7918 23 Avenue, Coleman

MLS® #A2232147

**\$435,000**

2 Bedroom, 1.00 Bathroom, 1,133 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcom to this two bedroom home on a corner lot in upper Coleman. A short drive to all outdoor activities. This solid home features an open concept livingroom and kitchen. Large back porch with tons of closet space, which leads you to the sunroom with garden doors to the back yard . Also features main floor laundry. There is another sun room in the front of the house, with windows flanking the width of the room, room size is included in RMS measurement. Easy access to the basement for more storage and the possibility to move the washer and dryer to the basement. The yard is landscaped and fenced, double gate for off street parking. This property is a few blocks from childrens park and tennis court. A must see if your in this market.

Built in 1927

## Essential Information

MLS® #	A2232147
Price	\$435,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,133
Acres	0.11
Year Built	1927
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7918 23 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Amenities

Parking Spaces	1
Parking	Off Street, See Remarks

### Interior

Interior Features	French Door, Storage
Appliances	Dishwasher, Dryer, Freezer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Natural Gas, Electric, Floor Furnace, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Views
Roof	Metal, Mixed
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	56

Zoning

Res.

Listing Details

Listing Office

ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.