

# \$487,000 - 8618 22nd Avenue, Coleman

MLS® #A2241228

**\$487,000**

3 Bedroom, 2.00 Bathroom, 1,374 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcome to the Crowsnest Pass!

This charming 3-bedroom, 2-bathroom home is nestled in the town of Coleman, ideally situated on the south side of the community.

Enjoy scenic views and a private backyardâ€”perfect for relaxing or entertaining. Donâ€™t miss your opportunity to own a piece of mountain living.

Contact your favourite REALTOR® to book a showing today!

Built in 1972

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241228    |
| Price          | \$487,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,374       |
| Acres          | 0.11        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 8618 22nd Avenue |
| Subdivision | NONE             |



|             |                |
|-------------|----------------|
| City        | Coleman        |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K0M0         |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 4                                        |
| Parking        | Attached Carport, Single Garage Attached |
| # of Garages   | 1                                        |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), No Animal Home, Separate Entrance, Chandelier, Central Vacuum, Vinyl Windows, Laminate Counters, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Freezer                                                |
| Heating           | Fireplace(s), Forced Air                                                                                                                    |
| Cooling           | None                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Wood Burning                                                                                                                                |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full, Walk-Up To Grade                                                                                                            |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage, Rain Gutters                            |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 5                 |
| Zoning         | R1                |

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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