

# \$105,000 - 7041 18 Avenue, Coleman

MLS® #A2220089

**\$105,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.07 Acres

NONE, Coleman, Alberta

Hereâ€™s your chance to own a little piece of paradise in the heart of the Rockies. This 3,000 sq. ft. flat lot is located in charming Coleman, one of the five communities that make up the Crowsnest Pass. With existing services already brought to the lot, your dream build just got one step closer. Whether you're envisioning a cozy cabin, a modern mountain escape, or an investment property, this lot is ready and waiting for your ideas. The flat terrain makes construction straightforward, saving you time and money, and giving you a head start on your new beginning. Located on a quiet street with mountain views in every direction, youâ€™re just minutes from hiking and biking trails, world-class fly fishing, and the rich history that makes the Pass so unique. This is more than just land, itâ€™s an opportunity to create something thatâ€™s truly yours in a community thatâ€™s growing while still holding onto its small-town charm.

## Essential Information

MLS® #	A2220089
Price	\$105,000
Bathrooms	0.00
Acres	0.07
Type	Land
Sub-Type	Residential Land
Status	Active



## Community Information

Address	7041 18 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

## Additional Information

Date Listed	May 12th, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office	eXp Realty of Canada
----------------	----------------------

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.