

\$308,000 - 8533 24 Avenue, Coleman

MLS® #A2232074

\$308,000

2 Bedroom, 1.00 Bathroom, 764 sqft
Residential on 0.33 Acres

NONE, Coleman, Alberta

Welcome to 8533 24 Avenue, a charming 2-bedroom, 1-bathroom home perched on the picturesque community of Coleman, Alberta. Situated on a spacious lot, this delightful residence offers breathtaking panoramic views of the majestic Rocky Mountains, providing a serene backdrop for daily living. The interior features cozy living spaces, ideal for relaxation and entertaining, with many tasteful updates, and upgrades throughout - including but not limited to - new shingles, flooring, and appliances! The expansive lot provides ample room for outdoor activities, gardening, or future development, offering endless possibilities. Whether you're seeking a tranquil retreat or a place to call home, 8533 24 Avenue presents a unique opportunity to experience the beauty and charm of mountain living. Call your favourite REALTOR® and book a private viewing today!



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232074 |
| Price | \$308,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 764 |
| Acres | 0.33 |
| Type | Residential |

| | |
|----------|----------|
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8533 24 Avenue |
| Subdivision | NONE |
| City | Coleman |
| County | Crowsnest Pass |
| Province | Alberta |
| Postal Code | T0K0M0 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 5 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, No Smoking Home, Sump Pump(s), Wood Windows |
| Appliances | Dishwasher, Freezer, Gas Stove, Refrigerator, See Remarks, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Dog Run, Rain Gutters, Rain Barrel/Cistern(s) |
| Lot Description | Back Yard, Front Yard, Garden, Lawn, Level, Rectangular Lot, Treed, Views |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 22 |
| Zoning | R1 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Blairmore |
|----------------|--------------------------------|

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