

\$399,999 - 7070 18 Avenue, Coleman

MLS® #A2230985

\$399,999

2 Bedroom, 2.00 Bathroom, 788 sqft

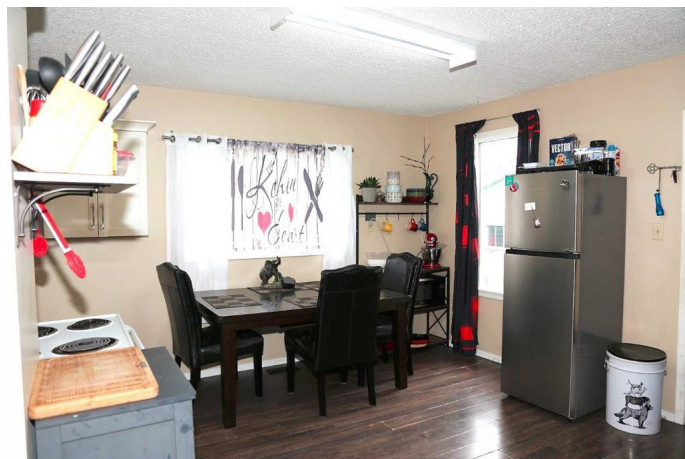
Residential on 0.11 Acres

NONE, Coleman, Alberta

This home has essentially everything youâ€™d ever need for your first home or a recreational cabin. A beautiful yard with numerous bushes and trees in and surrounding the edges of the property, giving it a real private and nearly secluded area complete with bricked in fire pit, room for a small garden thatâ€™s in a sunny location most of the day. A door leads to the back yard from the full concrete basement that has a downstairs bathroom and shower stall and laundry facilities. Shingles on house and garage are three years old. Plenty of space behind the property to park extra vehicles, RVâ€™s, etc. Great mountain views and close proximity to world class fishing, down hill skiing in addition to cross country skiing, sledding and quadding. Itâ€™s an outdoor enthusiastâ€™s paradise.

The 22â€™x26â€™ garage is insulated and heated, a 16â€™ garage door, and easy access from the alley.

Plus, a hot tub that is negotiable separately from house sale.



Essential Information

MLS® #	A2230985
Price	\$399,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	788
Acres	0.11
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	7070 18 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Courtyard, Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	85
Zoning	R1

Listing Details

Listing Office CIR REALTY

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.