

\$759,900 - 8634 25 Avenue, Coleman

MLS® #A2270481

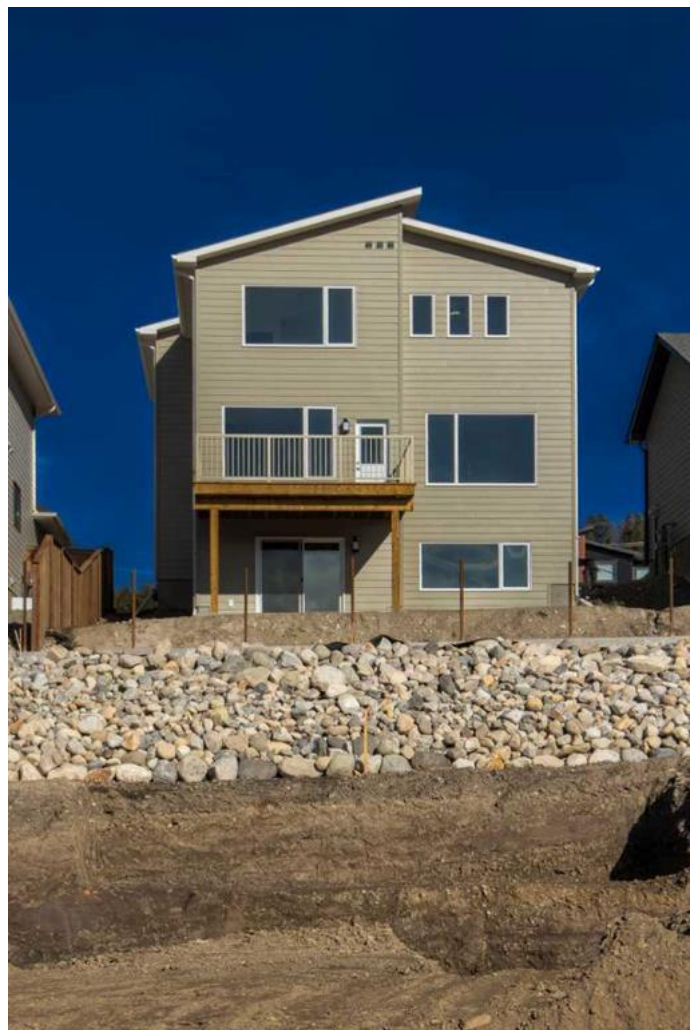
\$759,900

3 Bedroom, 2.00 Bathroom, 2,175 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcome to the Oak model by Stranville Living Master Builder! Located in the Coleman, Alberta community of Aurora, this home is perfect for a wide range of buyers, including empty-nesters, vacation home buyers, and growing families. Nestled on the northern edge of Coleman, the community of Aurora boasts breath-taking southern views of the Rocky Mountains, including among others, Chinook Peak and Turtle Mountain. The orientation of this 2,175 square foot home, which backs directly south, provides a stunning 180 degree panoramic view of the southern mountain range from the living room, dining room, and the primary bedroom and ensuite. This tremendous home is outfitted with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, built-in wall oven and microwave, and a range hood wrapped to match the cabinetry. Tired of the stark sterilized look for your kitchen? Soak in the maple finish of this kitchen with gold accents and beautiful tiled backsplash. Moving upstairs, you'll find the massive bonus room of over 280 square feet, ideal as a second level living room or play space for the young ones. The primary bedroom is a stunner! In it, you'll find a huge walk-in closet that provides a ton of storage and an exquisite ensuite bathroom that has a large tiled shower, stand alone tub, and 10' of double sink vanity. Each of the two other bedrooms on the second level have their own walk-in



closets and the second floor laundry room has a sink with cabinet and countertop. The exterior of the home is finished in James Hardie fiber cement siding with tasteful accents and a rear deck accessible off the dining room. There are not many lots in Coleman that can boast this view, so come see what could be yours. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos may contain virtual staging.

Built in 2025

Essential Information

MLS® #	A2270481
Price	\$759,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,175
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8634 25 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T1K 0K0

Amenities

Parking Spaces	4
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Parking Concrete Driveway, Double Car Opener, Garage Faces Front

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizer, Floorplan, Quartz Counters, Windows, Walk-In Closet(s)

Appliances Built-In Refrigerator, Dishwasher, Hood, Oven-Built-In, Electric Water Heater, Induction Cooktop

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full



Exterior

Exterior Features BBQ gas line

Lot Description Cul-De-Sac, Front Yard, Street Lighting, Views, Sloped Down

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 18th, 2025

Days on Market 1

Zoning Residential R-1

Listing Details

Listing Office REAL BROKER

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