

# \$749,000 - 8305 18 Avenue, Coleman

MLS® #A2198257

## \$749,000

2 Bedroom, 4.00 Bathroom, 1,749 sqft  
Residential on 0.11 Acres

NONE, Coleman, Alberta

EXCEPTIONAL new mountain home under construction in Crowsnest Pass with an approved secondary suite. 3 bedrooms and 2.5 bathrooms above, as well as 1 bedroom/one bathroom in the lower-level apartment. Open floor plan with high ceiling in the living areas to take advantage of big windows and majestic mountain views. Very high-quality construction with impeccable attention to detail throughout the entire building process. Modern kitchen with quartz counters. This home is finished top to bottom. Two laundry areas. Each floor has its own heating/cooling controls. Outstanding appliance package. The purchase price includes GST. Crowsnest Pass is a vibrant, active community close to Castle Mountain and Fernie Ski resorts, incredible Nordic ski facilities, and hundreds of miles of backcountry adventures.

Built in 2025

## Essential Information

MLS® #	A2198257
Price	\$749,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,749
Acres	0.11



Year Built	2025
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	8305 18 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

### Interior

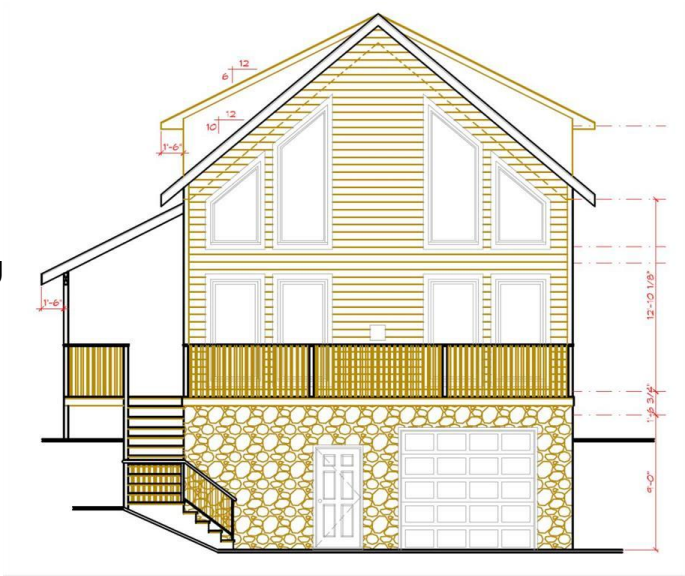
Interior Features	No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	February 27th, 2025
Days on Market	192
Zoning	Residential
<b>Listing Details</b>	
Listing Office	ROYAL LEPAGE SOUTH COU



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