

# \$420,000 - 7070 18 Avenue, Coleman

MLS® #A2230985

**\$420,000**

2 Bedroom, 2.00 Bathroom, 788 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

This home has most everything youâ€™d ever need for your first home

A beautiful yard with numerous bushes and trees in and surrounding the edges of the property, giving it a real private and near to secluded area complete with bricked in fire pit, room for a small garden thatâ€™ll be in the sun most of the day. A door leads to the back yard from the full basement with cement walls, that has a downstairs bathroom and shower stall and laundry facilities. Shingles on house and garage are three years old. Room behind property to park extra vehicles, RVâ€™s, etc. Great mountain views and close proximity to world class fishing, down hill skiing as well as cross country skiing, sledding as well as quadding. Itâ€™s an outdoor enthusiastâ€™s paradise.

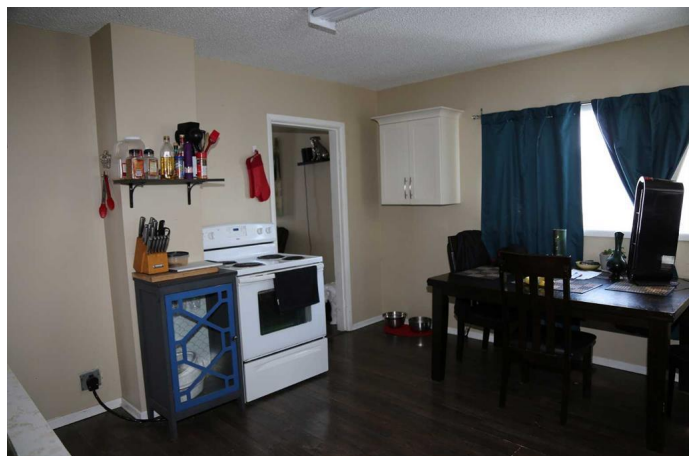
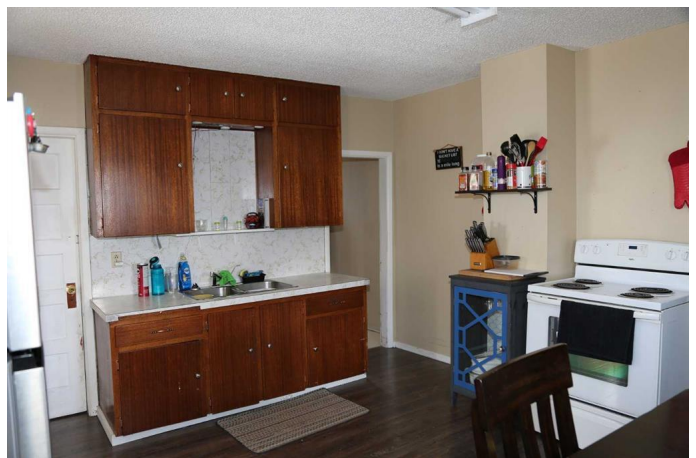
The 22â€™x26â€™ garage is insulated and heated, a 16â€™ garage door, and easy access from the alley.

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

Built in 1970

## Essential Information

MLS® #	A2230985
Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	788
Acres	0.11
Year Built	1970
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	5

Zoning R1

## Listing Details

Listing Office CIR REALTY

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