

\$259,000 - 5, 8717 24 Avenue, Coleman

MLS® #A2231292

\$259,000

0 Bedroom, 0.00 Bathroom,
Land on 3.34 Acres

NONE, Coleman, Alberta

This 3.34 vacant acreage is situated on the north side of Coleman and offers privacy, mountain views and just minutes from downtown Coleman. The Aspen Creek subdivision consists of only 7 lots with access to municipal water, natural gas, and power, telephone and Tv services. It is a bare land condominium with low condo fees of only \$500 annually. It is a sloping property with many trees for privacy. A construction area and roadway have been cleared and the site is almost ready for building. The seller has 2 different building plans available that can be provided to the buyer, one for a 2728 sq.ft 2 story walk-out or the second for a 1230 sq.ft. bungalow with loft. Or the buyer can choose his own floor plan. There is also room for a double car garage on the building site. A building permit has not been applied for either building plan. The area has access to many recreational features, such as skiing, golf, snowmobiling, fishing, and hiking. This could be your new primary or recreational home.



Essential Information

| | |
|-----------|------------------|
| MLS® # | A2231292 |
| Price | \$259,000 |
| Bathrooms | 0.00 |
| Acres | 3.34 |
| Type | Land |
| Sub-Type | Residential Land |

| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-------------------|
| Address | 5, 8717 24 Avenue |
| Subdivision | NONE |
| City | Coleman |
| County | Crowsnest Pass |
| Province | Alberta |
| Postal Code | T0M0K0 |

Amenities

| | |
|-----------|---|
| Amenities | None |
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line, Satellite Internet Available, Water At Lot Line |

Additional Information

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|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 8 |
| Zoning | GCR |

Listing Details

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|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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