

# \$199,900 - 15 Kananaskis Drive, Coleman

MLS® #A2173146

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.43 Acres

NONE, Coleman, Alberta

Located in the exclusive gated community of Kananaskis Wilds, this prime lot offers a rare opportunity to build your dream home in the heart of the Rocky Mountains, the Coleman area of Crowsnest Pass. Surrounded by natural beauty, the lot is just minutes away from the Powderkeg Ski Hill, the iconic Crowsnest Mountain, and an array of recreational opportunities including quadding, snowmobiling, and hiking trails. With direct access to a scenic trail leading up to Saskatoon Mountain from your backyard, outdoor adventure is at your doorstep. Enjoy the tranquillity of this private cul-de-sac location with no neighbours behind and minimal traffic. As part of an exclusive single-family home community, Kananaskis Wilds offers luxury and privacy, with no timeline restrictions on when you need to build. This lot is the perfect canvas for creating your ideal mountain retreat.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2173146         |
| Price     | \$199,900        |
| Bathrooms | 0.00             |
| Acres     | 0.43             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 15 Kananaskis Drive |
| Subdivision | NONE                |
| City        | Coleman             |
| County      | Crowsnest Pass      |
| Province    | Alberta             |
| Postal Code | T0K0M0              |

## Amenities

|           |              |
|-----------|--------------|
| Amenities | Snow Removal |
|-----------|--------------|

## Exterior

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| Lot Description | Brush, Cul-De-Sac, Many Trees, No Neighbours Behind |
|-----------------|-----------------------------------------------------|

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2024 |
| Days on Market | 292                |
| Zoning         | 01 Residential     |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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