# \$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**

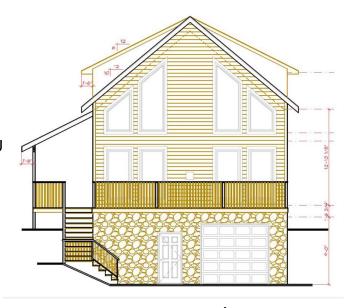
Date Listed February 27th, 2025

Days on Market 155

Zoning Residential

**Listing Details** 

Listing Office ROYAL LEPAGE SOUTH COU



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