

\$749,000 - 8305 18 Avenue, Coleman

MLS® #A2268444

\$749,000

2 Bedroom, 4.00 Bathroom, 1,749 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Exceptional quality new home near completion in the Crowsnest Pass. 3 bedrooms and 2.5 bathrooms in the main area plus an approved 1 bedroom 1 bathroom suite with its own outside entrance. The suite has its own laundry setup and a paved parking pad at the rear. Main floor has an open floor plan with high ceiling and big windows for the majestic mountain views. Modern kitchen with quartz counters. This home will be finished top to bottom with complete appliance packages for both living areas. Each floor has its own heating/cooling controls. 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. Crowsnest Pass also serves as an Alberta side bedroom community for the Elk Valley.

Built in 2025

Essential Information

MLS® #	A2268444
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	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

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 November 1st, 2025
Days on Market 2
Zoning Residential

Listing Details

Listing Office ROYAL LEPAGE SOUTH COU



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.