

\$325,000 - 8006 20 Avenue, Coleman

MLS® #A2211119

\$325,000

2 Bedroom, 1.00 Bathroom, 1,207 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

***Spacious Bungalow with Endless Potential in the Heart of Coleman, Alberta* -**

Welcome to this expansive bungalow nestled in the charming community of Coleman, Alberta — where stunning mountain views meet small-town charm. Featuring an open floor plan and exceptionally large rooms, this home is bursting with potential for customization and added value.

Whether you're looking to create your dream home or invest in a versatile property, the possibilities here are endless. Located just minutes from the B.C. border and within walking distance to award-winning restaurants, shops, mining shuttle pick ups, and all-season outdoor adventures, this location is ideal for both full-time living and recreational retreats.

Enjoy easy access to hiking, skiing, mountain biking, and more — right in the heart of the Crowsnest Pass. Call your favourite REALTOR® and set up a private showing today!

Built in 1923

Essential Information

MLS® # A2211119

Price \$325,000

Bedrooms 2



| | |
|----------------|-------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,207 |
| Acres | 0.11 |
| Year Built | 1923 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8006 20 Avenue |
| Subdivision | NONE |
| City | Coleman |
| County | Crowsnest Pass |
| Province | Alberta |
| Postal Code | T0K0M0 |

Amenities

| | |
|----------------|---------------------------------|
| Parking Spaces | 3 |
| Parking | Carport, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), Natural Woodwork, Open Floorplan |
| Appliances | Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Few Trees, Lawn, Rectangular Lot, Gentle Sloping |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 17 |
| Zoning | R1 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Blairmore |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.