

# \$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        | 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, Suite   |

### **Exterior**

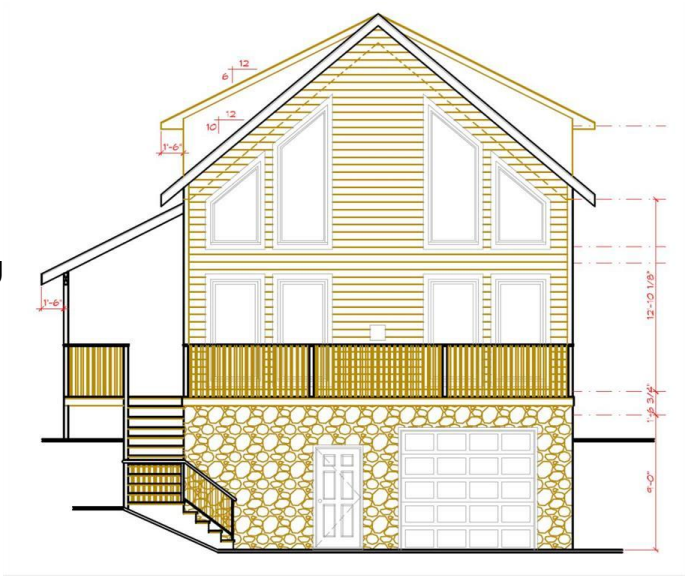
|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line                   |
| Lot Description   | Back Lane, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Mixed                          |
| Foundation        | Poured Concrete                |

### **Additional Information**

Date Listed February 27th, 2025  
Days on Market 77  
Zoning Residential

**Listing Details**

Listing Office ROYAL LEPAGE SOUTH COU



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