# \$305,000 - 7705 23 Avenue, Coleman

MLS® #A2232419

#### \$305,000

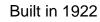
2 Bedroom, 1.00 Bathroom, 1,029 sqft Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcome to 7705 23 Avenue in the charming community of Coleman, Alberta. This cozy bungalow offers easy, single-level living with two comfortable bedrooms and one well-appointed bathroom, perfect for those seeking a low-maintenance home or a peaceful mountain getaway. Ideally situated just a short walk from beautiful Flumerfelt Park and the scenic Miner's Path, this home is surrounded by nature and local charm. Whether you're enjoying a quiet evening on the porch or heading out for a morning hike, this inviting property offers the best of small-town living in the heart of the Crowsnest Pass. Call your favourite REALTOR® and book a private viewing today!







#### **Essential Information**

MLS® #	A2232419
Price	\$305,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,029
Acres	0.11
Year Built	1922
Туре	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active	
Community Information		
Address	7705 23 Avenue	
Subdivision	NONE	
City	Coleman	
County	Crowsnest Pass	
Province	Alberta	
Postal Code	ТОКОМО	
Amenities		
Parking Spaces	2	
Parking	Off Street	
Interior		
Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, Stone Counters	
Appliances	Dishwasher, Electric Range, Electric Stove, Range Hood, Refrigerator, Washer/Dryer	
Heating	Forced Air	
Cooling	None	
Has Basement	Yes	
Basement	Partial, Unfinished	
Exterior		

## Exterior

Exterior Features	Fire Pit, Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	June 17th, 2025
Days on Market	32
Zoning	R1

# **Listing Details**

Listing Office Real Estate Centre - Blairmore

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