

# \$719,900 - 8603 25 Avenue, Coleman

MLS® #A2265287

## \$719,900

3 Bedroom, 2.00 Bathroom, 1,551 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcome to the Aspen model by Stranville Living Master Builder! Located in the Coleman, Alberta community of Aurora, this home is perfect for a wide range of buyers, including first-time homeowners, empty-nesters, vacation home buyers, and growing families. Nestled on the northern edge of Coleman, the community of Aurora boasts breath-taking southern views of the Rocky Mountains, including among others, Chinook Peak and Turtle Mountain. The orientation of this 1,635 square foot home, which faces directly east, provides a stunning landscape view to the west from the primary bedroom and private balcony. This model includes three bedrooms, 2 bathrooms, and a 26' wide attached double-car garage. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, slide-in induction range and electric oven, and an OTR microwave with fan. It is designed with nicely appointed cabinets extended to the ceiling, fully-tiled backsplash, and quartz countertops for the base cabinets and island. The large primary bedroom is conveniently located on the main floor and the massive walk-in closet with laundry connects to the ensuite bathroom. Upstairs, you'll find two more bedroom and a dedicated 4-piece main bathroom. Once again, Stranville's award-winning design team has finished this home beautifully inside and out. The James Hardie fiber cement siding



and exterior accents really make this home stand out in the backdrop of this mountain setting. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos may contain virtual staging.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265287    |
| Price          | \$719,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,551       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 8603 25 Avenue |
| Subdivision | NONE           |
| City        | Coleman        |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K 0M0        |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz |
|-------------------|-------------------------------------------------------------------------|

|            |                                                                                                 |
|------------|-------------------------------------------------------------------------------------------------|
|            | Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)                     |
| Appliances | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Range, Built-In Refrigerator |
| Heating    | Forced Air, Natural Gas                                                                         |
| Cooling    | None                                                                                            |
| Basement   | None                                                                                            |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                        |
| Lot Description   | Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Cement Fiber Board, Wood Frame                                               |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 20                 |
| Zoning         | Residential R-1    |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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.