

\$425,000 - 8109 16 Avenue, Coleman

MLS® #A2268502

\$425,000

2 Bedroom, 2.00 Bathroom, 1,283 sqft

Residential on 0.25 Acres

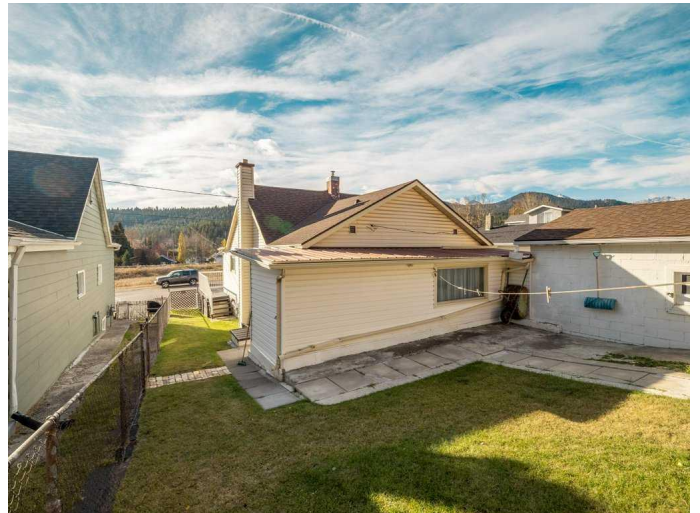
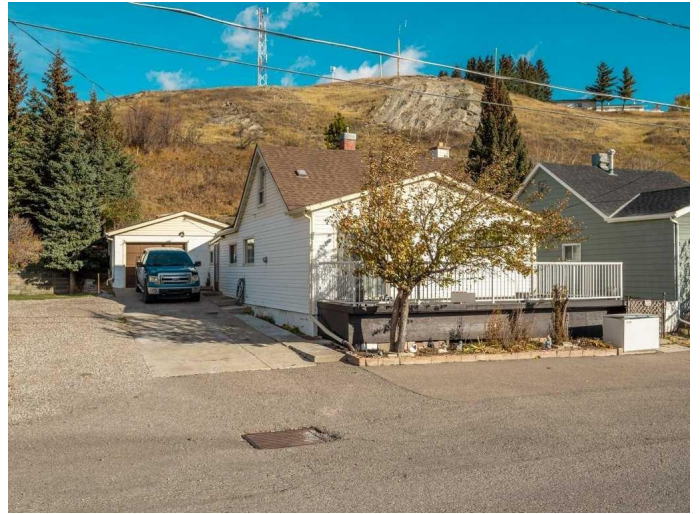
NONE, Coleman, Alberta

Discover the charm of mountain living in this cute Coleman home, perfectly situated in the beautiful Crowsnest Pass. Surrounded by fresh alpine air and mountain views, this property offers a peaceful retreat with endless outdoor adventures right at your doorstep, especially if you enjoy hunting, fishing, camping, hiking, and exploring the historic mountain towns nearby. Set on a massive 11,000+ sq. ft. lot, there's plenty of room for gardening, homesteading, or simply relaxing in your private mountain oasis. Inside, this quaint home has lots of potential, featuring a summer kitchen, ideal for creating income-generating suites or hosting extended family and friends. Whether you're looking for a quiet getaway or a full-time residence, this property delivers the perfect blend of tranquility and convenience with an easy commute to BC or nearby cities. Enjoy the simple pleasures of mountain life with crisp air, stunning scenery, and space to make your dreams grow!

Built in 1920

Essential Information

MLS® #	A2268502
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,283
Acres	0.25
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	8109 16 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Off Street
# of Garages	2

Interior

Interior Features	Built-in Features, Open Floorplan, Storage
Appliances	Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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