\$489,900 - 8625 24 Avenue, Coleman

MLS® #A2198857

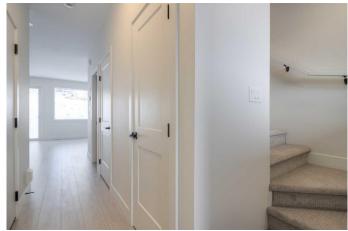
\$489,900

3 Bedroom, 3.00 Bathroom, 1,284 sqft Residential on 0.07 Acres

NONE, Coleman, Alberta

Welcome to the "Cedar― half-duplex unit by Stranville Living Master Builder. **FIVE UNITS AVAILABLE NOW** Located in the beautiful community of Aurora, an exclusive and vibrant new community in the heart of the Crowsnest Pass. Nestled amidst the stunning natural beauty of the Rocky Mountains in Coleman, Alberta, Aurora offers an unparalleled living experience, combining modern amenities with the tranquility of nature. It is conveniently located near the amenities of Coleman and the broader Crowsnest Pass regionâ€"giving residents easy access to local shops, restaurants, and services. At 1,284 square feet, this home is designed with a spacious kitchen that includes an island finished with quartz countertops, two-toned cabinets, matte black accents, fully tiled backsplash, along with a stainless steel fridge, gas range, OTR microwave by Samsung, and a dishwasher by Breda. The open concept main floor is finished with a spacious living room, powder room, and dining room with a patio sliding door that walks out to a rear concrete patio. The second level includes three bedrooms, a double-door laundry closet, and a 4-piece bathroom. The primary bedroom includes a spacious walk-in closet, a 4-piece ensuite with a single vanity sink, acrylic shower with a sliding glass door, and a patio door to the front deckâ€"the perfect spot to take in the panoramic view from Turtle Mountain across to Mount Sentry. Below the deck is an oversized single-car garage. Must







Built in 2024

Essential Information

MLS® # A2198857 Price \$489,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,284 Acres 0.07 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 8625 24 Avenue

Subdivision NONE
City Coleman

County Crowsnest Pass

Province Alberta
Postal Code T0K0M0

Amenities

Parking Spaces 2

Parking Insulated, Single Garage Attached, Concrete Driveway, Front Drive,

Garage Door Opener

of Garages 1

Interior

Interior Features Kitchen Island, Quartz Counters, Walk-In Closet(s)

Appliances Electric Water Heater, Gas Range, Microwave Hood Fan, Refrigerator

Heating High Efficiency, Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 11th, 2025

Days on Market 63

Zoning Residential - R1

Listing Details

Listing Office REAL BROKER

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