

# \$176,500 - #308,, 8601 22 Avenue, Coleman

MLS® #A2206663

## \$176,500

2 Bedroom, 1.00 Bathroom, 830 sqft

Residential on 0.00 Acres

NONE, Coleman, Alberta

Enjoy low maintenance living the Crowsnest Pass. This two bedroom third floor Rocky Mountain Condo unit has undergone several renovations. This building has an elevator. Freshly painted livingroom and kitchen, updated flooring and cabinets. This unit is one of the few units with a (european) washing machine and has been very well maintained. The sliding doors lead to the balcony, which overlooks the court yard and includes a private parking stall. The condo fee includes heat, water, sewer, garbage, common area maintenance, snow removal, landscaping and reserve fund controbutions. This unit is a great way to get into the Crowsnest Pass market and enjoy the Rocky Mountains.

Built in 1978

## Essential Information

MLS® #	A2206663
Price	\$176,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	830
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit



Status	Active
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## Community Information

Address	#308,, 8601 22 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

## Amenities

Amenities	Elevator(s), Parking, Storage, Coin Laundry
Parking Spaces	1
Parking	Off Street, Stall

## Interior

Interior Features	No Animal Home, Open Floorplan, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 31st, 2025
Days on Market	34
Zoning	condo
HOA Fees	461
HOA Fees Freq.	MON

## Listing Details

Listing Office	ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass
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