

# \$445,000 - 7918 23 Avenue, Coleman

MLS® #A2232147

**\$445,000**

2 Bedroom, 1.00 Bathroom, 1,133 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcom to this two bedroom home on a corner lot in upper Coleman. A short drive to all outdoor activities. This home features an open concept livingroom and kitchen. Large back porch with tons of closet space, which leads you to the sunroom with garden doors to the back yard . Also features main floor laundry. There is another sun room in the front of the house, with windows flanking the width of the room, room size is included in RMS measurement. Easy access to the basement for more storage and the possibility to move the washer and dryer to the basement. The yard is landscaped and fenced, double gate for off street parking. This property is a few blocks from childrens park and tennis court. A must see if your in this market.

Built in 1927

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232147    |
| Price          | \$445,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,133       |
| Acres          | 0.11        |
| Year Built     | 1927        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7918 23 Avenue |
| Subdivision | NONE           |
| City        | Coleman        |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K 0M0        |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, See Remarks |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | French Door, Storage   |
| Appliances        | Dishwasher, Dryer, Freezer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Natural Gas, Electric, Floor Furnace, Other  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Storage   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Views |
| Roof              | Metal, Mixed  |
| Construction      | Mixed, Vinyl Siding   |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 2               |
| Zoning         | Res.            |

**Listing Details**

Listing Office                    ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass

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