

# \$305,000 - 7705 23 Avenue, Coleman

MLS® #A2232419

**\$305,000**

2 Bedroom, 1.00 Bathroom, 1,029 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcome to 7705 23 Avenue in the charming community of Coleman, Alberta. This cozy bungalow offers easy, single-level living with two comfortable bedrooms and one well-appointed bathroom, perfect for those seeking a low-maintenance home or a peaceful mountain getaway. Ideally situated just a short walk from beautiful Flumerfelt Park and the scenic Miner's Path, this home is surrounded by nature and local charm. Whether you're enjoying a quiet evening on the porch or heading out for a morning hike, this inviting property offers the best of small-town living in the heart of the Crowsnest Pass. Call your favourite REALTOR® and book a private viewing today!

Built in 1922

## Essential Information

MLS® #	A2232419
Price	\$305,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,029
Acres	0.11
Year Built	1922
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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### Community Information

Address	7705 23 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, Stone Counters
Appliances	Dishwasher, Electric Range, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Fire Pit, Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	41
Zoning	R1

### Listing Details

Listing Office	Real Estate Centre - Blairmore
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