

# \$479,900 - 8625 24 Avenue, Coleman

MLS® #A2198857

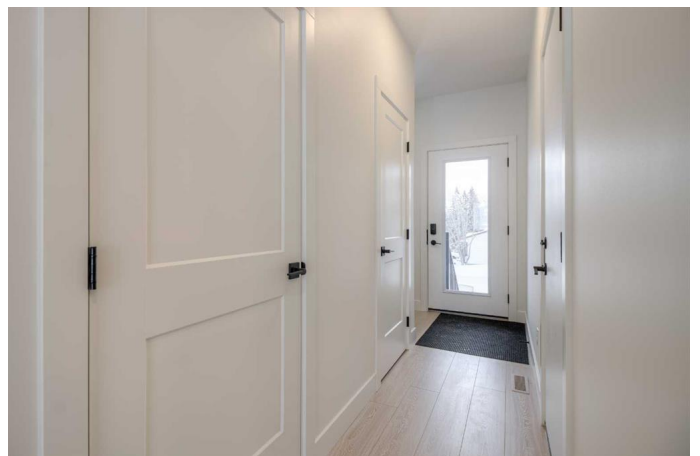
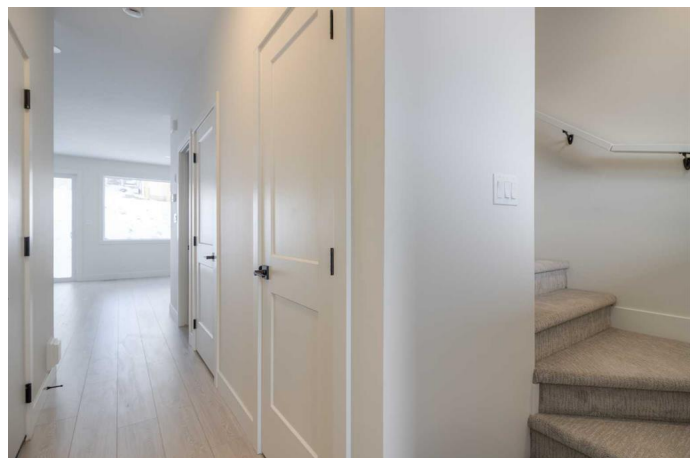
**\$479,900**

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 region" 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 deck"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



be seen to be appreciated!

Built in 2024

**Essential Information**

MLS® #	A2198857
Price	\$479,900
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	Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage Attached
# 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	Forced Air, Natural Gas, High Efficiency
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        55  
Zoning                    Residential - R1

**Listing Details**

Listing Office            REAL BROKER

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.