

# \$299,000 - 6717 17 Avenue, Coleman

MLS® #A2238535

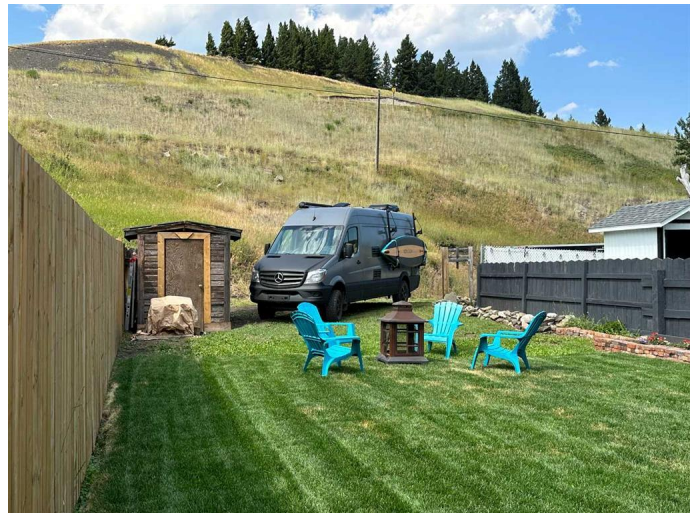
**\$299,000**

2 Bedroom, 2.00 Bathroom, 461 sqft

Residential on 0.07 Acres

NONE, Coleman, Alberta

This Crowsnest Pass cabin captures the ultimate in a minimalist mountain home. Turn-key opportunity with an upbeat mountain vibe. Beautifully designed to be maintenance free. Additional 178 square feet in a very functional loft, with its own bathroom, is not included in the overall square-footage of this home. Very high quality at an excellent price. Two bedrooms and two bathrooms. Back lane access for parking with lots of room to spare. Newer high efficiency furnace and hot water on demand. Beautiful flooring and kitchen designed for easy active living. The property is a short distance away from a multitude of mountain trails that offer access to innumerable outdoor activities. Close to Fernie and Castle Mountain ski areas, along with Nordic skiing at Allison Rec Area.



Built in 1940

## Essential Information

MLS® #	A2238535
Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	461
Acres	0.07
Year Built	1940
Type	Residential

Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### Community Information

Address	6717 17 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Amenities

Parking Spaces	3
Parking	RV Access/Parking

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	High Efficiency
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level
Roof	Metal
Construction	Mixed
Foundation	Combination

### Additional Information

Date Listed	July 9th, 2025
Days on Market	4
Zoning	residential

### Listing Details

Listing Office	ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass
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