

\$499,000 - 1310 83 Street, Coleman

MLS® #A2256861

\$499,000

3 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.13 Acres

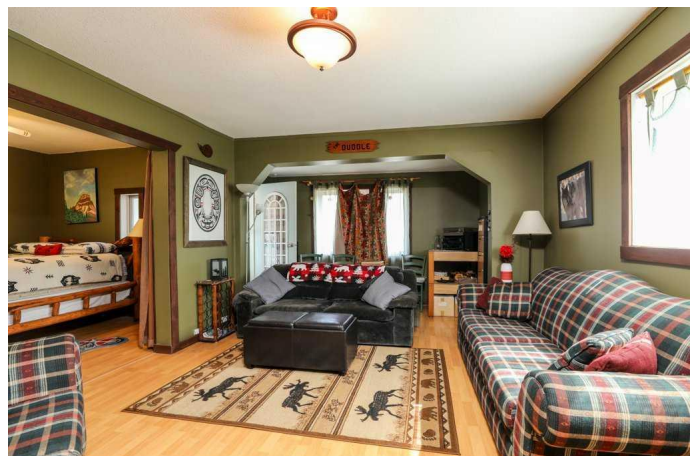
NONE, Coleman, Alberta

Escape to this fully furnished 3-bedroom, 2-bathroom home nestled in the heart of Coleman, where outdoor enthusiasts' dreams come true. This turnkey property offers immediate access to world-class recreation right from your doorstep. Step outside and discover Coleman's legendary snowmobile trails winding through pristine mountain terrain. Winter enthusiasts will love the proximity to exceptional skiing and snowboarding, while warmer months reveal endless hiking trails through the stunning Canadian Rockies. Whether you're carving fresh powder, exploring backcountry trails, or simply enjoying the crisp mountain air, this location puts you at the center of it all.

Thoughtfully Designed for Comfort: The main level features comfortable living spaces, while upstairs you'll find two cozy bedrooms and a full bathroom. The lower level offers a third bedroom and additional bathroom, plus a fully finished basement with luxurious in-floor heating in the bathroom - perfect for warming up after a day on the slopes or trails. The charming loft provides flexible space that easily converts to an extra sleeping area for guests or a quiet retreat.

Move-In Ready: This home comes completely furnished, so simply bring your gear and start making memories. No need to worry about furnishing or setup - everything is ready for your mountain lifestyle.

Perfect as a weekend getaway, vacation rental investment, or full-time mountain residence for



those seeking an active lifestyle surrounded by Alberta's spectacular wilderness. Coleman's outdoor recreation opportunities are truly unmatched, making this the ideal basecamp for your next adventure.

Essential Information

MLS® #	A2256861
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.13
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1310 83 Street
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	High Ceilings, Soaking Tub, Sump Pump(s)
Appliances	Microwave, Refrigerator, Stove(s)
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Other, Wood Burning, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	54
Zoning	R1

Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------

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.