

# \$249,000 - 8717 24 Avenue, Coleman

MLS® #A2151221

**\$249,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.12 Acres

NONE, Coleman, Alberta

Welcome to beautiful Crowsnest Pass. This 3.12 acre vacant acreage is situated on the north side of Coleman and offers privacy and mountain views and just a few minutes from town. The Aspen Creek sub division is comprised of only 7 lots and all have access to Municipal water. Aspen Creek was established as a bare land condominium subdivision in 2002 and has low condo fees, \$500. annually, primarily for road maintenance. The seller has building plans, included, for a unique, modern, 1,505, 2 bed 3 bath home with attached 624 sq. ft. garage with 1 bed 1 bath studio apartment above. A development permit is also in place and can be transferred to the buyer. This could be your new home in the mountains. Contact your REALTOR® and schedule a viewing, you won't be disappointed.

## Essential Information

MLS® #	A2151221
Price	\$249,000
Bathrooms	0.00
Acres	3.12
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	8717 24 Avenue
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Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Amenities

Amenities	None
Utilities	Electricity at Lot Line, Water At Lot Line, Garbage Collection, Natural Gas at Lot Line, Satellite Internet Available

### Exterior

Lot Description	Corner Lot, Irregular Lot, Private, See Remarks, Sloped Down, Treed, Views
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### Additional Information

Date Listed	July 17th, 2024
Days on Market	342
Zoning	GCR

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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