

# \$450,000 - 7806 20 Avenue, Coleman

MLS® #A2218746

**\$450,000**

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.23 Acres

NONE, Coleman, Alberta

Experience timeless charm in this beautifully preserved historic home, ideally situated on a spacious double lot beside the tranquil Nez Perce Creek. This 2-bedroom, 2-bathroom residence features hardwood floors and expansive windows that showcase breathtaking mountain views. A separate basement entrance offers additional flexibility for your living needs. The thoughtfully landscaped yard has mature trees, creating a serene outdoor retreat. Enjoy the spacious deck, perfect for entertaining or relaxing, a firepit area and a private spot by the creek where you can unwind to the soothing sounds of flowing water. Ample off-street parking accommodates multiple vehicles, RVs, or boats. This property seamlessly blends classic elegance with modern convenience in a picturesque setting.

## Essential Information

MLS® #	A2218746
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.23
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	7806 20 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Amenities

Parking Spaces	6
Parking	Off Street, RV Access/Parking
Waterfront	Stream

### Interior

Interior Features	Bar, Ceiling Fan(s), French Door, No Animal Home, No Smoking Home, Crown Molding
Appliances	Bar Fridge, Dishwasher, Electric Range, Freezer, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Creek/River/Stream/Pond, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	1
Zoning	R

### Listing Details

Listing Office	eXp Realty of Canada
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