

# \$399,999 - 7070 18 Avenue, Coleman

MLS® #A2230985

**\$399,999**

2 Bedroom, 2.00 Bathroom, 788 sqft

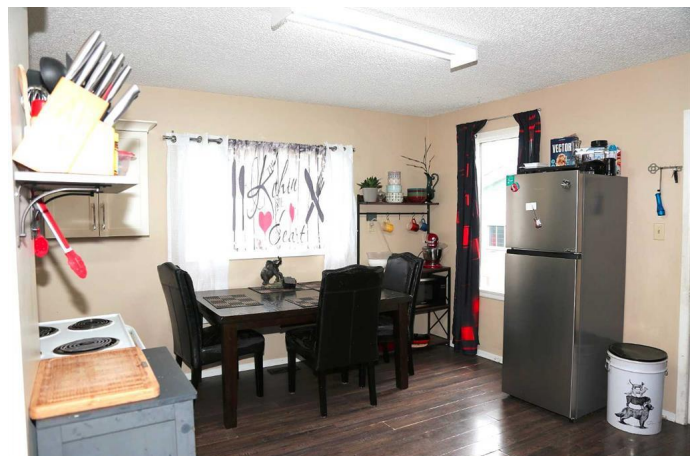
Residential on 0.11 Acres

NONE, Coleman, Alberta

This home has essentially everything youâ€™d ever need for your first home or a recreational cabin. A beautiful yard with numerous bushes and trees in and surrounding the edges of the property, giving it a real private and nearly secluded area complete with bricked in fire pit, room for a small garden thatâ€™s in a sunny location most of the day. A door leads to the back yard from the full concrete basement that has a downstairs bathroom and shower stall and laundry facilities. Shingles on house and garage are three years old. Plenty of space behind the property to park extra vehicles, RVâ€™s, etc. Great mountain views and close proximity to world class fishing, down hill skiing in addition to cross country skiing, sledding and quadding. Itâ€™s an outdoor enthusiastâ€™s paradise.

The 22â€™x26â€™ garage is insulated and heated, a 16â€™ garage door, and easy access from the alley.

Plus, a hot tub that is negotiable separately from house sale.



## Essential Information

MLS® #	A2230985
Price	\$399,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	788
Acres	0.11
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	7070 18 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Courtyard, Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	76
Zoning	R1

**Listing Details**

Listing Office            CIR REALTY

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