

# \$159,000 - 6510 22 Avenue, Coleman

MLS® #A2178232

**\$159,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

NONE, Coleman, Alberta

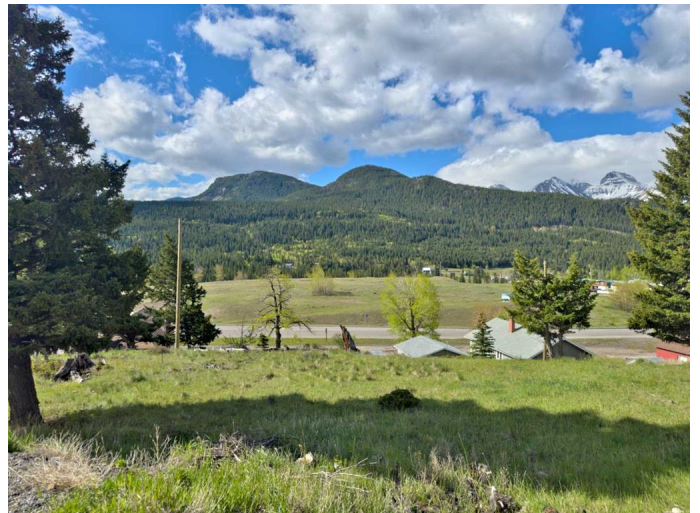
Take advantage of the Spectacular views from this fully serviced lot located in Coleman. From the Rocky mountain peaks along the continental divide over to Turtle Mountain, this incredible view spans the entire valley from the East to West. A rear walkout home with back deck off the main floor would suit perfectly on this lot to absorb the views and sunlight from the south. Property is close to the McGillvary staging area. Seller has drafting plans that could be included with this property. This freehold lot does not have any condo fees, building restrictions (except those associated with R-1 zoning), and there is no building timeline.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2178232         |
| Price     | \$159,000        |
| Bathrooms | 0.00             |
| Acres     | 0.11             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 6510 22 Avenue |
| Subdivision | NONE           |
| City        | Coleman        |
| County      | Crowsnest Pass |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0K0M0  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2024 |
| Days on Market | 171                 |
| Zoning         | R-1                 |

**Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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.