

# **\$579,000 - 8638 21 Avenue, Coleman**

MLS® #A2210346

**\$579,000**

2 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

**OPEN HOUSE SATURDAY JULY 12TH**

1:00-3:00 P.M. Welcome to Coleman, Crowsnest Pass where expansive mountain views and staggering sunsets are yours to behold. This 2 bedroom 3 bathroom 1,192 sq. ft. bungalow offers a walk out basement with a separate entrance to accommodate the illegal suite. The entry hall welcomes you with plenty of space and low maintenance tile flooring. Extending from the entrance is access to the basement, main floor laundry, & 3 pc bathroom. Upon entering the open plan kitchen/dining you will be struck by the mountain views than can be enjoyed from inside and outside on the south facing deck. The dining area seamlessly flows into the living room with warm engineered hardwood flooring and large windows for those views. The abundant master suite offers a 4 pc en suite and walk through closet plus access to a covered private deck. The double attached heated garage is a plus and can be accessed from inside the house. The basement can be utilized as additional living space or rented for income. Pets will be secure in the privacy fenced yard and there is a ground level covered patio for outdoor enjoyment accessible from the basement. Crowsnest Pass offers many outdoor activities and is a growing community. Come home to the mountains!

Built in 1995



## Essential Information

MLS® #	A2210346
Price	\$579,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,192
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	8638 21 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

## Amenities

Parking Spaces	4
Parking	Asphalt, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Bar Fridge, Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Freezer, Humidifier, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Yard, Courtyard
Lot Description	Back Yard, Lawn, Private, Corner Lot, Gentle Sloping, Low Maintenance Landscape, Landscaped, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	122
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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