

# \$219,000 - 6510 22 Avenue, Coleman

MLS® #A2231185

**\$219,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.12 Acres

NONE, Coleman, Alberta

Discover your dream homesite on this stunning 50x100 Foot lot in the heart of Coleman, boasting breathtaking mountain views that will inspire your every day. Perfectly sloped for a walkout basement, this parcel offers ideal building potential with a touch of natural beauty, featuring a scattering of mature trees for added charm and privacy. Convenience is key, with overhead power lines already in place and sewer and water utilities readily accessible along 22 Ave. You will have an unobstructed panoramic view of the mountains. Embrace the serene lifestyle of Coleman while creating your custom mountain retreat on this exceptional lot—ready for your vision to take shape!



## Essential Information

MLS® #	A2231185
Price	\$219,000
Bathrooms	0.00
Acres	0.12
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	T0K0E0

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	93
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.