

\$715,000 - 8149 26 Avenue, Coleman

MLS® #A2247804

\$715,000

4 Bedroom, 3.00 Bathroom, 1,694 sqft

Residential on 0.14 Acres

NONE, Coleman, Alberta

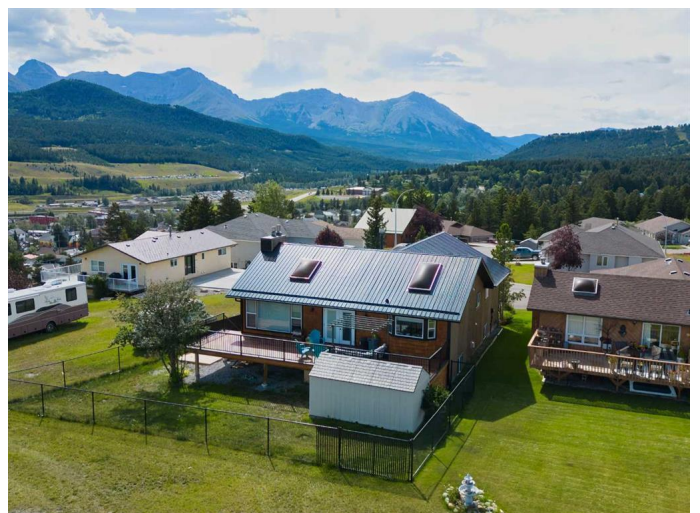
Welcome to Campbell heights! This highly desirable location in Coleman is perched up on a knoll on the North side of the valley, and will make you feel like you are on top of the Crowsnest pass. Phenomenal views from the east end of the Crowsnest Pass, all the way west to the Continental divide are taken advantage of from this great location. The morning sunrise over Turtle mountain will be amazing from the large east facing deck. Remodelled in recent years, this large (nearly) 1700sqft home, plus basement has a lot of space for your family. Enjoy the big kitchen with granite countertops and a large sunken living room with vaulted ceiling, that has a ton of natural light both from skylights and large east, south and west facing windows. A huge bonus and potential mortgage payment helper is a super nice, large, 1 bedroom suite (classified as an illegal suite), with a convenient separate entrance from the walkout basement. This could be ideal for additional roommates, for the in-laws, or possibly as a short term rental unit. The single garage is heated, and extra deep measuring in at 14' wide x 28' deep.

Built in 1984

Essential Information

MLS® # A2247804

Price \$715,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,694
Acres	0.14
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	8149 26 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Skylight(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, See Remarks
Roof	Metal

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	R-1

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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