

\$719,900 - 8603 25 Avenue, Coleman

MLS® #A2265287

\$719,900

3 Bedroom, 2.00 Bathroom, 1,551 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcome to the Aspen model by Stranville Living Master Builder! Located in the Coleman, Alberta community of Aurora, this home is perfect for a wide range of buyers, including first-time homeowners, empty-nesters, vacation home buyers, and growing families. Nestled on the northern edge of Coleman, the community of Aurora boasts breath-taking southern views of the Rocky Mountains, including among others, Chinook Peak and Turtle Mountain. The orientation of this 1,635 square foot home, which faces directly east, provides a stunning landscape view to the west from the primary bedroom and private balcony. This model includes three bedrooms, 2 bathrooms, and a 26' wide attached double-car garage. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, slide-in induction range and electric oven, and an OTR microwave with fan. It is designed with nicely appointed cabinets extended to the ceiling, fully-tiled backsplash, and quartz countertops for the base cabinets and island. The large primary bedroom is conveniently located on the main floor and the massive walk-in closet with laundry connects to the ensuite bathroom. Upstairs, you'll find two more bedroom and a dedicated 4-piece main bathroom. Once again, Stranville's award-winning design team has finished this home beautifully inside and out. The James Hardie fiber cement siding



and exterior accents really make this home stand out in the backdrop of this mountain setting. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos may contain virtual staging.

Built in 2025

Essential Information

MLS® #	A2265287
Price	\$719,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,551
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	8603 25 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz
-------------------	---

	Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Range, Built-In Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	1
Zoning	Residential R-1

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.