

# \$308,000 - 8533 24 Avenue, Coleman

MLS® #A2232074

**\$308,000**

2 Bedroom, 1.00 Bathroom, 764 sqft  
Residential on 0.33 Acres

NONE, Coleman, Alberta

Welcome to 8533 24 Avenue, a charming 2-bedroom, 1-bathroom home perched on the picturesque community of Coleman, Alberta. Situated on a spacious lot, this delightful residence offers breathtaking panoramic views of the majestic Rocky Mountains, providing a serene backdrop for daily living. The interior features cozy living spaces, ideal for relaxation and entertaining, with many tasteful updates, and upgrades throughout - including but not limited to - new shingles, flooring, and appliances! The expansive lot provides ample room for outdoor activities, gardening, or future development, offering endless possibilities. Whether you're seeking a tranquil retreat or a place to call home, 8533 24 Avenue presents a unique opportunity to experience the beauty and charm of mountain living. Call your favourite REALTOR® and book a private viewing today!



## Essential Information

MLS® #	A2232074
Price	\$308,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.33
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8533 24 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

### Amenities

Parking Spaces	5
Parking	Off Street

### Interior

Interior Features	Laminate Counters, No Smoking Home, Sump Pump(s), Wood Windows
Appliances	Dishwasher, Freezer, Gas Stove, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Dog Run, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Lawn, Level, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	5
Zoning	R1

### Listing Details

Listing Office	Real Estate Centre - Blairmore
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