

\$639,900 - 8611 25 Avenue, Coleman

MLS® #A2198910

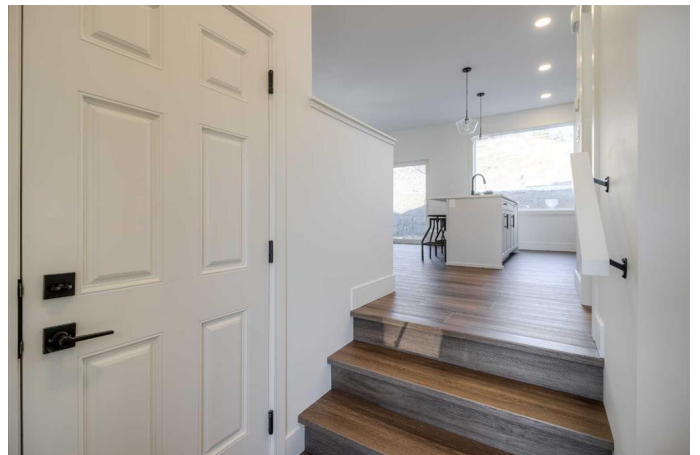
\$639,900

3 Bedroom, 3.00 Bathroom, 1,753 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcome to the "Spruce" by Stranville Living Master Builder. Located in the beautiful community of Aurora, an exclusive and vibrant new community in the heart of the Crowsnest Pass. Nestled amidst the stunning natural beauty of the Rocky Mountains in Coleman, Alberta, Aurora offers an unparalleled living experience, combining modern amenities with the tranquility of nature. It is conveniently located near the amenities of Coleman and the broader Crowsnest Pass regionâ€”giving residents easy access to local shops, restaurants, and services. At 1,752 square feet, the "Spruce" is designed with a spacious foyer that features a built-in bench, a kitchen that includes an island finished with quartz countertops, thermofoil cabinetry, matte black accents, fully tiled backsplash, along with a panel-ready fridge by Fisher & Paykel, a gas range, OTR microwave by Samsung, and an integrated dishwasher by Breda. Next to the kitchen is a spacious dining room and living room, showcasing an electric fireplace and large windows. The powder room is located near the foyer for easy access. The second level includes three bedrooms, a spacious laundry room, and a 4-piece bathroom. The primary bedroom features two walk-in closets, a 4-piece ensuite with a double sink vanity and an acrylic shower with a glass door. Right below the primary bedroom is an oversized double-car garage. This property is worth visiting!



Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2198910 |
| Price | \$639,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,753 |
| Acres | 0.11 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8611 25 Avenue |
| Subdivision | NONE |
| City | Coleman |
| County | Crowsnest Pass |
| Province | Alberta |
| Postal Code | T0K0M0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Front Drive |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Gas Range, Microwave Hood Fan, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Electric Water Heater |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|-----------------------|
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

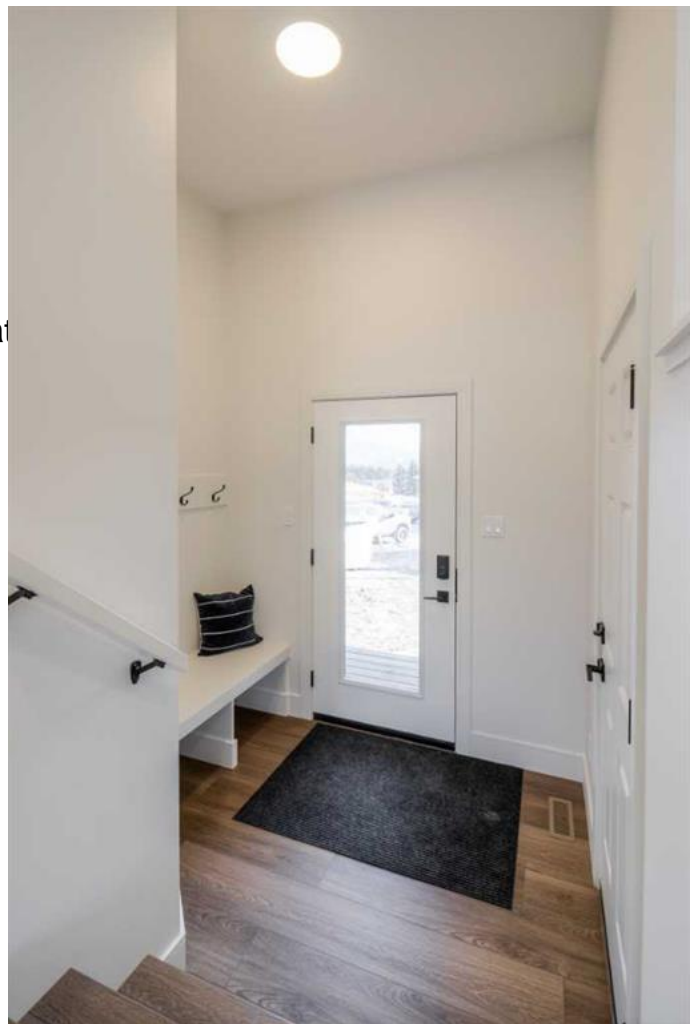
| | |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private |
| Lot Description | Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 9th, 2025 |
| Days on Market | 41 |
| Zoning | Residential - R1 |

Listing Details

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



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