

\$499,900 - 7817 22 Avenue, Coleman

MLS® #A2237043

\$499,900

3 Bedroom, 4.00 Bathroom, 1,809 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcome to Coleman, Crowsnest Pass where the sunsets will take your breath away. Presenting this 1,800 sq. ft. 1.5 storey 3+ bedroom , 4 bathroom family home residing on a 50'X100' corner lot. Updated for modern living yet retaining original charm this home is sure to please. Main floor laundry, hardwood flooring through out the main floor, tray ceilings, custom kitchen with s/s appliances including a gas range. The formal dining room extends to the 3 season sun room with access to the yard. A spacious living room, primary suite with 3 piece en suite plus a 4 pc main bathroom complete the main floor. Upstairs there are 2 bedrooms with the option to utilize the play area as a third, plus a 2 pc bathroom. The basement offers a natural gas insert fireplace, 3 pc bathroom and recreation room. An oversized single attached, heated, garage provides room for a work space and the yard is fenced with mature landscaping. This could be the the family home you have been waiting for in the mountains!

Built in 1932

Essential Information

MLS® #	A2237043
Price	\$499,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,809
Acres	0.11
Year Built	1932
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	7817 22 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s), Crown Molding, Tray Ceiling(s)
Appliances	Built-In Refrigerator, Dishwasher, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings, Built-In Gas Range
Heating	Forced Air, Natural Gas, Fireplace Insert, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning, Brick Facing, Insert
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Level, Street Lighting,

	Views
Roof	Cedar Shake
Construction	Composite Siding, Mixed, Wood Siding
Foundation	Combination

Additional Information

Date Listed	July 2nd, 2025
Days on Market	47
Zoning	R-1

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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