

# \$239,900 - 2722 76 Street, Coleman

MLS® #A2166218

**\$239,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.17 Acres

NONE, Coleman, Alberta

Discover your perfect retreat with this exceptional oversized Coleman lot, ideally situated in a tranquil cul-de-sac in the sought-after Pineview subdivision. Nestled among mature Douglas Fir trees and boasting breathtaking mountain views, this property offers a serene and private setting.

The lot's favourable topography makes it perfect for a walk-out basement, with its well-treed and sheltered environment providing added privacy and a natural buffer. Positioned adjacent to a lush green space and bordering a mountain slope, this location ensures no close neighbours, enhancing your sense of seclusion.

Enjoy the best of both worlds with immediate access to four-season adventures, including hiking, skiing, and blue-ribbon fishing, along with hundreds of miles of backcountry trails. The property has water and sewer services to the property line, and gas curb side. Is ideally located on the western side of the Pineview subdivision above Coleman, surrounded by high-quality homes.

Embrace the opportunity to create your dream home in this prime development lot, where natural beauty and outdoor adventure await. Contact your builder today to turn this vision into reality!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2166218         |
| Price     | \$239,900        |
| Bathrooms | 0.00             |
| Acres     | 0.17             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 2722 76 Street |
| Subdivision | NONE           |
| City        | Coleman        |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K 0M0        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2024 |
| Days on Market | 272                  |
| Zoning         | R1                   |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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