

\$439,000 - 7806 20 Avenue, Coleman

MLS® #A2218746

\$439,000

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.23 Acres

NONE, Coleman, Alberta

Experience timeless charm in this beautifully preserved historic home, ideally situated on a spacious double lot beside the tranquil Nez Perce Creek. This 2-bedroom, 2-bathroom residence features hardwood floors and expansive windows that showcase breathtaking mountain views. A separate basement entrance offers additional flexibility for your living needs. The thoughtfully landscaped yard has mature trees, creating a serene outdoor retreat. Enjoy the spacious deck, perfect for entertaining or relaxing, a firepit area and a private spot by the creek where you can unwind to the soothing sounds of flowing water. Ample off-street parking accommodates multiple vehicles, RVs, or boats. This property seamlessly blends classic elegance with modern convenience in a picturesque setting.

Essential Information

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|----------------|-------------|
| MLS® # | A2218746 |
| Price | \$439,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 926 |
| Acres | 0.23 |
| Type | Residential |
| Sub-Type | Detached |



| | |
|--------|----------|
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 7806 20 Avenue |
| Subdivision | NONE |
| City | Coleman |
| County | Crowsnest Pass |
| Province | Alberta |
| Postal Code | T0K 0M0 |

Amenities

| | |
|----------------|-------------------------------|
| Parking Spaces | 6 |
| Parking | Off Street, RV Access/Parking |
| Waterfront | Stream |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Ceiling Fan(s), Crown Molding, French Door, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Range, Freezer, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit |
| Lot Description | Back Yard, Creek/River/Stream/Pond, Landscaped, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Mixed |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 11 |
| Zoning | R |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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