

# \$479,900 - 8621 24 Avenue, Coleman

MLS® #A2207718

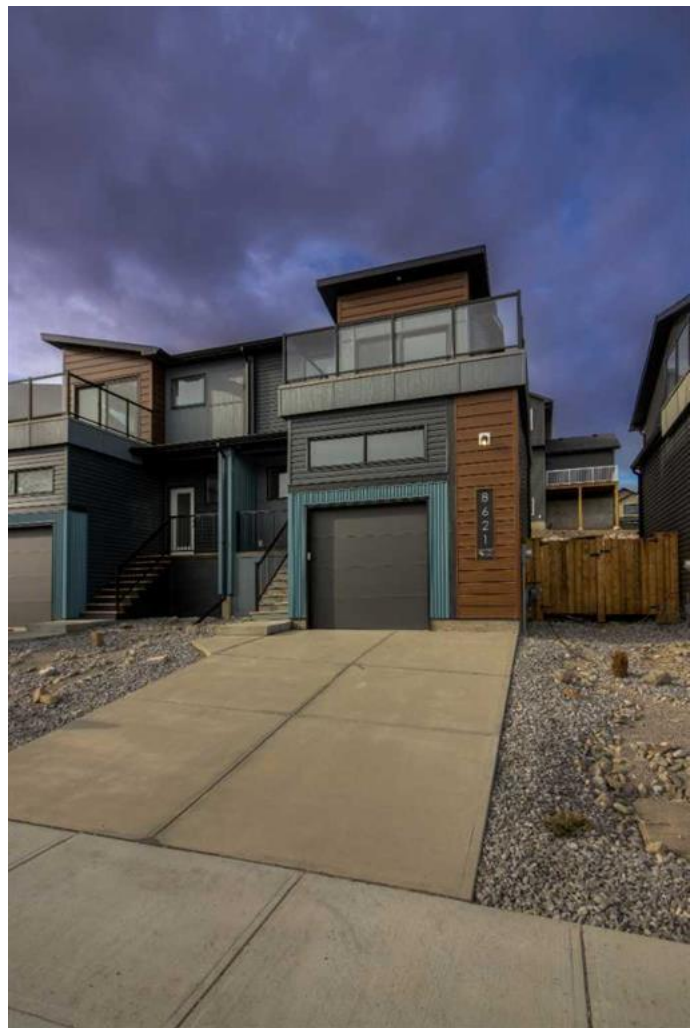
**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.07 Acres

NONE, Coleman, Alberta

Welcome to the "Cedar" half-duplex unit 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 region" giving residents easy access to local shops, restaurants, and services. At 1,282 square feet, this home is designed with a spacious kitchen that includes an island finished with quartz countertops, thermofoil cabinets, gold and matte blue accents, a fully tiled backsplash, along with a stainless steel fridge, gas range, OTR microwave by Samsung, and a dishwasher by Breda. The open-concept main floor is finished with a spacious living room, powder room, and dining room with a sliding door that walks out to a rear concrete patio. The second level consists of three bedrooms, a double-door laundry closet, and a 4-piece bathroom. The primary bedroom includes a spacious walk-in closet, a 4-piece ensuite with a single vanity sink, acrylic shower with a sliding glass door, and a patio door to the front deck" the perfect spot to take in the panoramic view from Turtle Mountain across to Mount Sentry. Below the deck is an oversized single-car garage. Must be seen to be appreciated! Photos contain



virtual staging.

Built in 2024

**Essential Information**

MLS® #	A2207718
Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	8621 24 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

**Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Single Garage Attached
# of Garages	1

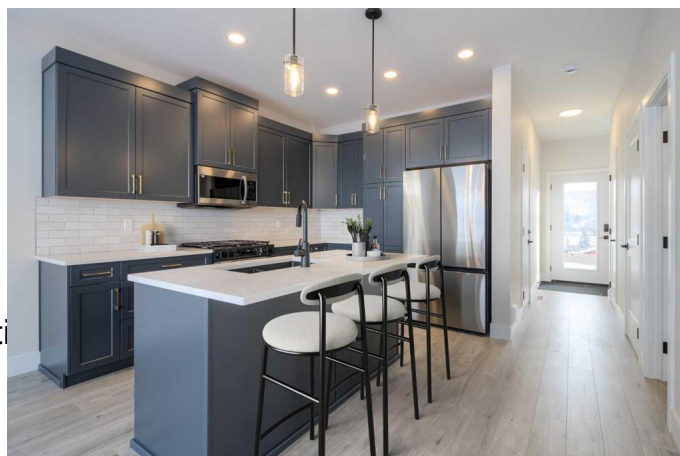
**Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Rectangular Lot, Street Light
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



## Additional Information

Date Listed	April 9th, 2025
Days on Market	28
Zoning	Residential R-1

## Listing Details

Listing Office	REAL BROKER
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