

\$420,000 - 7806 20 Avenue, Coleman

MLS® #A2256987

\$420,000

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.23 Acres

NONE, Coleman, Alberta

Discover timeless character and modern comfort in this beautifully preserved historic home, set on a spacious double lot along the peaceful Nez Perce Creek. This 2-bedroom, 2-bath home showcases hardwood floors, abundant natural light, and stunning mountain views through its large windows. A separate basement entrance provides versatility. The outdoor spaces are just as inviting, with a thoughtfully landscaped yard, mature trees, and a generous deck perfect for entertaining. Spend evenings around the firepit or retreat to your private creekside spot to enjoy the calming sound of running water. With plenty of off-street parking for multiple vehicles, RVs, or boats, this property offers both practicality and charm—all in an idyllic setting.

Essential Information

MLS® #	A2256987
Price	\$420,000
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	Bar Fridge, Dishwasher, Electric Range, Freezer, Refrigerator, Washer/Dryer, Window Coverings
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	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	63
Zoning	R

Listing Details

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

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.