

# \$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

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), French Door, No Animal Home, No Smoking Home, Crown Molding
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, Landscaped, Treed, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	46
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.