

# \$689,900 - 8615 25 Avenue, Coleman

MLS® #A2225456

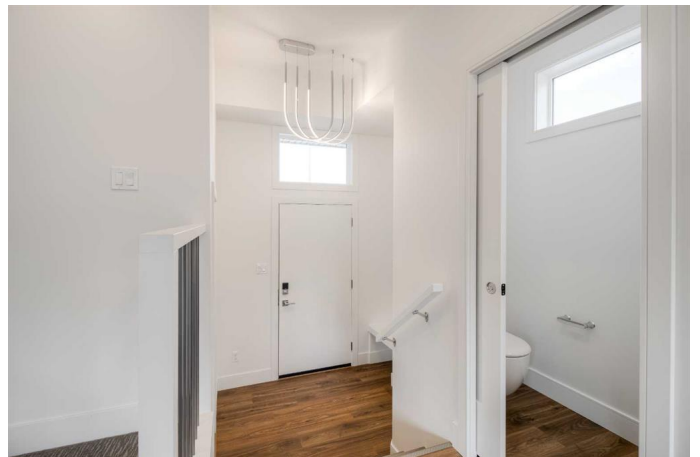
**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,763 sqft

Residential on 0.10 Acres

NONE, Coleman, Alberta

Welcome to the Spruce model by Stranville Living Master Builder! Located in the Coleman, Alberta community of Aurora, this home is perfect for a wide range of buyers, including first-time homeowners, empty-nesters, vacation home buyers, and growing families. Nestled on the northern edge of Coleman, the community of Aurora boasts breath-taking southern views of the Rocky Mountains, including among others, Chinook Peak and Turtle Mountain. The orientation of this home, which faces directly south, provides a stunning landscape view from the primary bedroom and ensuite bathroom. This model includes three bedrooms, 2.5 bathrooms, and a 24' wide attached double-car garage. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. It is designed with nicely appointed cabinets extended to the ceiling, fully-tiled backsplash, and quartz countertops for the base cabinets and island. Upstairs, you'll find the primary bedroom with ensuite, an additional two bedrooms, a full 3-piece bathroom, and oversized laundry room that connects to the primary bedroom's walk-in closet. Once again, Stranville's award-winning design team has finished this home beautifully inside and out. The James Hardie fiber cement siding and exterior



accents really make this home stand out in the backdrop of this mountain setting.  
High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check.  
Must be seen to be appreciated! Updated exterior photos coming soon.

Built in 2025

**Essential Information**

MLS® #	A2225456
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,763
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	8615 25 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Front Yard, Gentle Sloping, Pie Shaped Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 31st, 2025
Days on Market	22
Zoning	Residential R-1

## Listing Details

Listing Office	REAL BROKER
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