

# \$259,000 - 5, 8717 24 Avenue, Coleman

MLS® #A2231292

**\$259,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.34 Acres

NONE, Coleman, Alberta

This 3.34 vacant acreage is situated on the north side of Coleman and offers privacy, mountain views and just minutes from downtown Coleman. The Aspen Creek subdivision consists of only 7 lots with access to municipal water, natural gas, and power, telephone and Tv services. It is a bare land condominium with low condo fees of only \$500 annually. It is a sloping property with many trees for privacy. A construction area and road have been cleared and the site is almost ready for building. The seller has 2 different building plans available that can be provided to the buyer, or the buyer can choose his own. A building permit has not been applied for either building plan. The area has access to many recreational features, such as skiing, golf, snowmobiling, fishing, and hiking. This could be your new primary or recreational home.

## Essential Information

MLS® #	A2231292
Price	\$259,000
Bathrooms	0.00
Acres	3.34
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information



Address	5, 8717 24 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0M0K0

### **Amenities**

Amenities	None
Utilities	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Satellite Internet Available

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	4
Zoning	GCR

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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