

# \$325,000 - 7705 22 Avenue, Coleman

MLS® #A2202795

**\$325,000**

3 Bedroom, 1.00 Bathroom, 1,274 sqft  
Residential on 0.11 Acres

NONE, Coleman, Alberta

Step into a perfect blend of character and modern updates with this charming older home. Thoughtfully maintained, it features a beautifully updated kitchen (2017), updated cork flooring, and newer windows that allow natural light to fill the space while enhancing energy efficiency. Recent upgrades include a brand-new roof (2023), a new water heater, and a stylish new front door, offering peace of mind for years to come.

While modern touches elevate the home, it retains its original charm with historic windows upstairs that add unique character. The upper level is equipped with its own dedicated heater, ensuring comfort year-round.

The basement was dug out after the home was built, and provides practical functionality with a dedicated workbench area in the furnace room, plus additional storage space to keep things organized.

This home is a wonderful mix of old-world charm and modern convenience, providing you an affordable living in the spectacular Crowsnest Pass. Skiing, Golfing, Sledding, Dirtbiking all as you step out your front door. Don't miss your chance to start living your outdoor life!

Built in 1940

## Essential Information



MLS® #	A2202795
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,274
Acres	0.11
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	7705 22 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, Gravel Driveway

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Private
Roof	Fiberglass
Construction	Stucco
Foundation	Poured Concrete

## **Additional Information**

Date Listed March 15th, 2025

Days on Market 13

Zoning R1

## **Listing Details**

Listing Office 2 PERCENT REALTY

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