# \$639,900 - 8611 25 Avenue, Coleman

MLS® #A2198910

## \$639,900

3 Bedroom, 3.00 Bathroom, 1,753 sqft Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcome to the "Spruce" by Stranville Living Master Builder. Located in the beautiful community of Aurora, an exclusive and vibrant new community in the heart of the Crowsnest Pass. Nestled amidst the stunning natural beauty of the Rocky Mountains in Coleman, Alberta, Aurora offers an unparalleled living experience, combining modern amenities with the tranquility of nature. It is conveniently located near the amenities of Coleman and the broader Crowsnest Pass regionâ€"giving residents easy access to local shops, restaurants, and services. At 1,752 square feet, the "Spruce" is designed with a spacious foyer that features a built-in bench, a kitchen that includes an island finished with quartz countertops, thermofoil cabinetry, matte black accents, fully tiled backsplash, along with a panel-ready fridge by Fisher & Paykel, a gas range, OTR microwave by Samsung, and an integrated dishwasher by Breda. Next to the kitchen is a spacious dining room and living room, showcasing an electric fireplace and large windows. The powder room is located near the foyer for easy access. The second level includes three bedrooms, a spacious laundry room, and a 4-piece bathroom. The primary bedroom features two walk-in closets, a 4-piece ensuite with a double sink vanity and an acrylic shower with a glass door. Right below the primary bedroom is an oversized double-car garage. This property is worth visiting!





### **Essential Information**

MLS®# A2198910 Price \$639,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,753 Acres 0.11

Year Built 2023

Residential Type Sub-Type Detached Style 2 Storey Status Active

## **Community Information**

Address 8611 25 Avenue

Subdivision NONE

City Coleman

County **Crowsnest Pass** 

Province Alberta Postal Code T0K0M0

#### **Amenities**

**Parking Spaces** 4

**Parking** Concrete Driveway, Double Garage Attached, Front Drive

2 # of Garages

#### Interior

Double Vanity, Kitchen Island, Quartz Counters, Storage, Sump Interior Features

Pump(s), Vinyl Windows, Walk-In Closet(s)

Electric Water Heater, Gas Range, Microwave Hood Fan, ENERGY **Appliances** 

STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator

Forced Air, Natural Gas Heating

Cooling None Fireplace Yes 1

# of Fireplaces

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Features BBQ gas line, Lighting, Privat

Lot Description Cul-De-Sac

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

**Additional Information** 

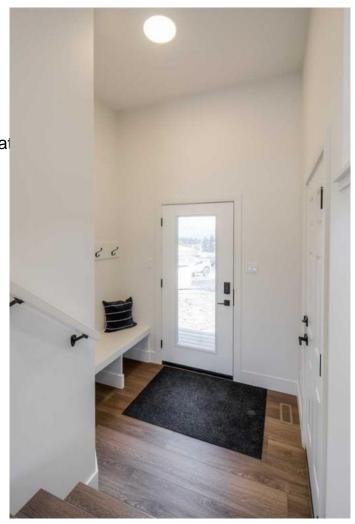
Date Listed March 9th, 2025

Days on Market 58

Zoning Residential - R1

**Listing Details** 

Listing Office REAL BROKER



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