$1,099,000 - 2414 65 Street, Coleman

MLS® #A2219907

$1,099,000

4 Bedroom, 4.00 Bathroom, 1,924 sqft
Residential on 3.06 Acres

NONE, Coleman, Alberta

Nestled in a peaceful, quiet location, this 4 bedroom, 3 bathroom home on a 3-acre property offers the perfect combination of privacy, functionality, and natural beauty. Built in 2004, the 1.5-story, 1924 sq. ft. home provides a spacious, open-concept design that includes a large veranda at the front and back, perfect for enjoying the surrounding trees and tranquility.

The main floor features a welcoming kitchen, dining, and living area, with abundant natural light and plenty of space for entertaining. The primary bedroom on the main floor is a private retreat, complete with a walk-in closet and an expansive en-suite bathroom, featuring a luxurious soaker tub for ultimate relaxation. A convenient half bath completes the main floor. All three levels of the home have in floor heat, with each room on its own thermostat.

Upstairs, youâ€™ll find an open loft area that can be used as an office, reading nook, or extra living space. Two additional generously sized bedrooms and a full bathroom provide comfort and privacy for family or guests. The lower level is completely finished with a large rec/games room, bedroom, den, full bathroom and lots of storage.

For those with animals this property is set up for outdoor living. The perimeter is fenced with no climb pet fencing, cross fencing done in horse safe poly line. The property also backs

onto Crown land, providing direct access to trails that connect to the McGillivray staging area for outdoor adventures.

The outbuildings on the property are equally impressive. A 36 x 60 shop, built in 2012, is a standout feature. It includes three 10 x 10 garage doors, in-floor heating, a half bathroom, and running waterâ€"ideal for a workshop, storage, or hobby space.

Whether youâ€™re a horse enthusiast or simply looking for a peaceful acreage to call home, this property offers the best of both worldsâ€"privacy, comfort, and easy access to nature. Schedule a viewing today with your REALTOR to experience the charm and potential of this exceptional property.

Built in 2004

Essential Information

MLS® #	A2219907
Price	$1,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,924
Acres	3.06
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	2414 65 Street
Subdivision	NONE
City	Coleman

County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

Amenities

Parking	Double Garage Attached, Insulated, Single Garage Detached, Driveway, Gated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Natural Woodwork
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping, No Neighbours Behind, Pasture, Private, Treed
Roof	Metal
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2025
Days on Market	9
Zoning	GCR

Listing Details

Listing Office	eXp Realty of Canada