

# \$239,000 - 8717 24 Avenue, Coleman

MLS® #A2237652

**\$239,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.12 Acres

NONE, Coleman, Alberta

Welcome to beautiful Crowsnest Pass. This 3.12 acre vacant acreage is situated on the north side of Coleman and offers privacy and mountain views and just a few minutes from town. The Aspen Creek sub division is comprised of only 7 lots and all have access to Municipal water. Aspen Creek was established as a bare land condominium subdivision in 2002 and has low condo fees, \$500. annually, primarily for road maintenance. The seller has building plans, included, for a unique, modern, 1,505, 2 bed 3 bath home with attached 624 sq. ft. garage with 1 bed 1 bath studio apartment above. A development permit is also in place and can be transferred to the buyer. This could be your new home in the mountains. Contact your REALTOR® and schedule a viewing, you won't be disappointed.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2237652         |
| Price     | \$239,000        |
| Bathrooms | 0.00             |
| Acres     | 3.12             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

Address 8717 24 Avenue



|             |                |
|-------------|----------------|
| Subdivision | NONE           |
| City        | Coleman        |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K 0M0        |

### **Amenities**

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | None                                                                                                                  |
| Utilities | Electricity at Lot Line, Garbage Collection, Natural Gas at Lot Line, Satellite Internet Available, Water At Lot Line |

### **Exterior**

|                 |                                                                            |
|-----------------|----------------------------------------------------------------------------|
| Lot Description | Corner Lot, Irregular Lot, Private, See Remarks, Treed, Views, Sloped Down |
|-----------------|----------------------------------------------------------------------------|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 50             |
| Zoning         | GCR            |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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