



**8501 21 Avenue  
Coleman, Alberta**

**MLS # A2312960**



**\$499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Parking Pad, Paved, RV Access/Parking		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Gentle Sloping, Low Maintenance Landscape, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R -1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Refrigerator, gas range, microwave hood fan, dishwasher, washer/dryer, water softener/ window coverings as viewed

OPEN HOUSE Wednesday July 1 st, 2026 from 11:00am to 2:00pm. Welcome to Coleman, Crowsnest Pass. Situated on an oversized 9,500 sq. ft. corner lot, this raised bungalow provides 2,200 sq. ft. of combined living space that includes 4 bedrooms, 2 bathrooms as well as a convenient location close to schools, restaurants and scenic walking trails. The bright open concept main floor features a spacious kitchen, dining and living area, perfect for entertaining and everyday living. Laundry is located on the main floor, a practical dog wash station is ideal for busy families and pet lovers alike. The fully developed walk out at grade basement provides additional living space offering 2 bedrooms, storage, full bathroom and family room featuring a gas fireplace. Outside you'll appreciate the off street paved parking for 4 vehicles, excellent views and plenty of room for a future garage on this expansive lot.