



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8, 5302 19 Avenue
Coleman, Alberta

MLS # A2329184



\$290,000

Division: NONE

Lot Size: 3.06 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: GCR-1

Water: -

Sewer: -

Utilities: -

Discover the perfect opportunity to build your dream home or mountain retreat on this stunning 3.06-acre parcel in the desirable McLaren Ridge community of Coleman, Alberta. Nestled in the heart of the breathtaking Crowsnest Pass, this exceptional property boasts unobstructed mountain views and enjoys a more sheltered location with less wind than many other areas of the Pass. Whether you envision a private getaway or your forever home, you'll enjoy easy access to hiking, fishing, skiing, golfing, and countless trails, all while being just minutes from the amenities of the Pass. A rare chance to own a beautiful piece of the Canadian Rockies and create something truly your own.