



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6514 22 Avenue
Coleman, Alberta

MLS # A2331443



\$599,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,550 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Separate Entrance		

Inclusions: NA

This stunning modern half duplex is now available for sale in the charming town of Coleman, Alberta. Offering the perfect blend of contemporary living and unmatched access to the Canadian Rockies, this home places you right in the heart of world class outdoor recreation. Just minutes from exceptional skiing, hiking, and biking trails, the property is also conveniently close to Fernie Alpine Resort, Waterton Lakes National Park, and many other premier mountain destinations. Whether you are a weekend adventurer or a full time nature enthusiast, this is your gateway to an active Rocky Mountain lifestyle. The home features a clean, contemporary two storey design with striking blue siding, black trim, and large windows that fill the interior with natural light and beautiful mountain views (Photos are artist rendering). Spacious deck includes dedicated electrical outlets ready for hot tubs, ideal for relaxing after a day on the slopes or trails and looking out over the beautiful mountain scenery. The living room is pre plumbed for a gas fireplace, making it easy to add cozy warmth and ambiance. Buyers who purchase prior to completion have the opportunity to select certain non structural customizations to make the home truly their own. The basement can also be finished upon request at an additional cost. Limited landscaping will be completed, with any further changes or upgrades at the buyers expense. There is also the possibility of an extra unit available for purchase. This is an excellent opportunity for first time buyers, families, or investors seeking a low maintenance home in a rapidly growing mountain community. Enjoy the privacy of a half duplex while being part of a vibrant, outdoors oriented town. The duplex is still under construction and scheduled to be completed for December.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of 2 PERCENT REALTY. Information is believed to be reliable but not guaranteed.