

\$375,000 - 7709 & 7707 23 Avenue, Coleman

MLS® #A2267662

\$375,000

2 Bedroom, 1.00 Bathroom, 1,299 sqft

Residential on 0.17 Acres

NONE, Coleman, Alberta

Adorable Coleman bungalow in a beautiful northside location, just steps from Flumerfelt Park, Miner's Path, and scenic hiking trails. This charming 2-bedroom, 1-bathroom home is warm and welcoming, with a surprisingly spacious layout. Recent renovations have given this home a fresh new look and feel, including new vinyl plank flooring, several new vinyl windows, and fresh paint and stain inside and out. The updates blend perfectly with the home's cozy character, creating a space that's move-in ready and full of charm.

Outside, the property truly shines – it includes a separately titled lot, making the backyard feel absolutely massive. Whether you're dreaming of a garden, a garage, or simply room to relax and enjoy the mountain air, the possibilities are endless. This is a great opportunity to own a home in one of Coleman's most peaceful and picturesque areas, surrounded by nature yet close to all local amenities. Enjoy the best of Crowsnest Pass living in this sweet retreat!

Built in 1920

Essential Information

MLS® # A2267662

Price \$375,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,299
Acres	0.17
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	7709 & 7707 23 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Open Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
-------------	--------------------

Days on Market	5
Zoning	R1

Listing Details

Listing Office	eXp Realty of Canada
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.