

# \$139,000 - 6305 22 Avenue, Coleman

MLS® #A2214438

**\$139,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.12 Acres

NONE, Coleman, Alberta

Discover your dream homesite on this stunning 50x100 lot in the heart of Coleman, boasting breathtaking mountain views that will inspire your every day. Perfectly sloped for a walkout basement, this parcel offers ideal building potential with a touch of natural beauty, featuring a scattering of mature trees for added charm and privacy. Convenience is key, with overhead power lines already in place and sewer and water utilities readily accessible along 22 Ave (Shown in last photo), just steps away. Embrace the serene lifestyle of Coleman while creating your custom mountain retreat on this exceptional lot—ready for your vision to take shape! Architect plans for building specially designed for this property will be offered purchase.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2214438         |
| Price     | \$139,000        |
| Bathrooms | 0.00             |
| Acres     | 0.12             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 6305 22 Avenue |
| Subdivision | NONE           |

|             |                |
|-------------|----------------|
| City        | Coleman        |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K0E0         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 12               |
| Zoning         | R1               |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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