

# \$629,900 - 8614 25 Avenue, Coleman

MLS® #A2211481

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.10 Acres

NONE, Coleman, Alberta

Welcome to the Summer model by Stranville Living! Located in the Coleman, Alberta community of Aurora, this home is perfect for a wide range of buyers, including first-time homeowners, empty-nesters, vacation home buyers, and growing families. Nestled on the northern edge of Coleman, the community of Aurora boasts breath-taking southern views of the Rocky Mountains, including among others, Chinook Peak and Turtle Mountain. The orientation of this home, which backs directly south, provides a stunning landscape view from the main floor living room, upper floor primary bedroom, and rear deck. This model includes a WALKOUT basement, three bedrooms, 2.5 bathrooms, and a 22' deep attached single-car garage. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. It is designed with nicely appointed cabinets extended to the ceiling, fully-tiled backsplash, and quartz countertops for the base cabinets and island. Upstairs, you'll find the primary bedroom with ensuite, an additional two bedrooms, a full 3-piece bathroom, and stackable laundry. Once again, Stranville's award-winning design team has finished this home beautifully inside and out. The James Hardie fiber cement siding and exterior accents really make this home stand out in the backdrop of this



mountain setting. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos contain virtual staging. Updated exterior photos coming soon.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211481    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,379       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 8614 25 Avenue |
| Subdivision | NONE           |
| City        | Coleman        |
| County      | Crowsnest Pass |
| Province    | Alberta        |
| Postal Code | T0K 0M0        |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Concrete Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See |
|-------------------|---|

|                 |   |
|-----------------|---|
|                 | Remarks, Storage, Sump Pump(s), Vinyl Windows   |
| Appliances      | Built-In Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Induction Cooktop, Microwave, Range Hood |
| Heating         | Forced Air, Natural Gas   |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Electric, Living Room   |
| Has Basement    | Yes   |
| Basement        | Full, Unfinished  |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Lighting         |
| Lot Description   | Cul-De-Sac, Pie Shaped Lot     |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 1st, 2025   |
| Days on Market | 58              |
| Zoning         | Residential R-1 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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