

# **\$639,900 - 8611 25 Avenue, Coleman**

MLS® #A2198910

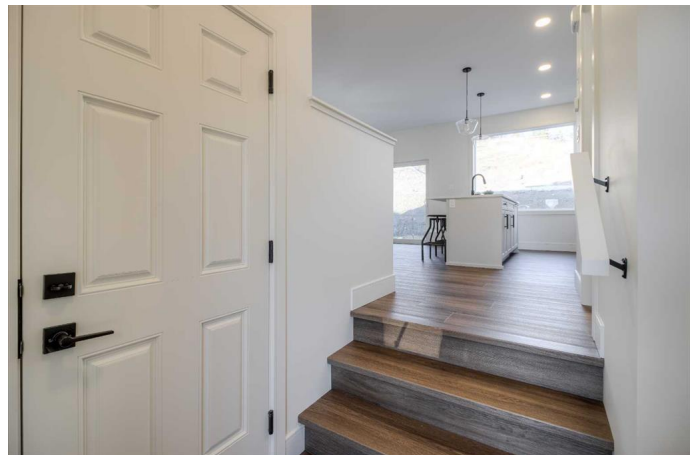
**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,753 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Welcome to the "Spruce" by Stranville Living Master Builder. Located in the beautiful community of Aurora, an exclusive and vibrant new community in the heart of the Crowsnest Pass. Nestled amidst the stunning natural beauty of the Rocky Mountains in Coleman, Alberta, Aurora offers an unparalleled living experience, combining modern amenities with the tranquility of nature. It is conveniently located near the amenities of Coleman and the broader Crowsnest Pass regionâ€”giving residents easy access to local shops, restaurants, and services. At 1,752 square feet, the "Spruce" is designed with a spacious foyer that features a built-in bench, a kitchen that includes an island finished with quartz countertops, thermofoil cabinetry, matte black accents, fully tiled backsplash, along with a panel-ready fridge by Fisher & Paykel, a gas range, OTR microwave by Samsung, and an integrated dishwasher by Breda. Next to the kitchen is a spacious dining room and living room, showcasing an electric fireplace and large windows. The powder room is located near the foyer for easy access. The second level includes three bedrooms, a spacious laundry room, and a 4-piece bathroom. The primary bedroom features two walk-in closets, a 4-piece ensuite with a double sink vanity and an acrylic shower with a glass door. Right below the primary bedroom is an oversized double-car garage. This property is worth visiting!



Built in 2023

**Essential Information**

MLS® #	A2198910
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,753
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	8611 25 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive
# of Garages	2

**Interior**

Interior Features	Double Vanity, Kitchen Island, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Gas Range, Microwave Hood Fan, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

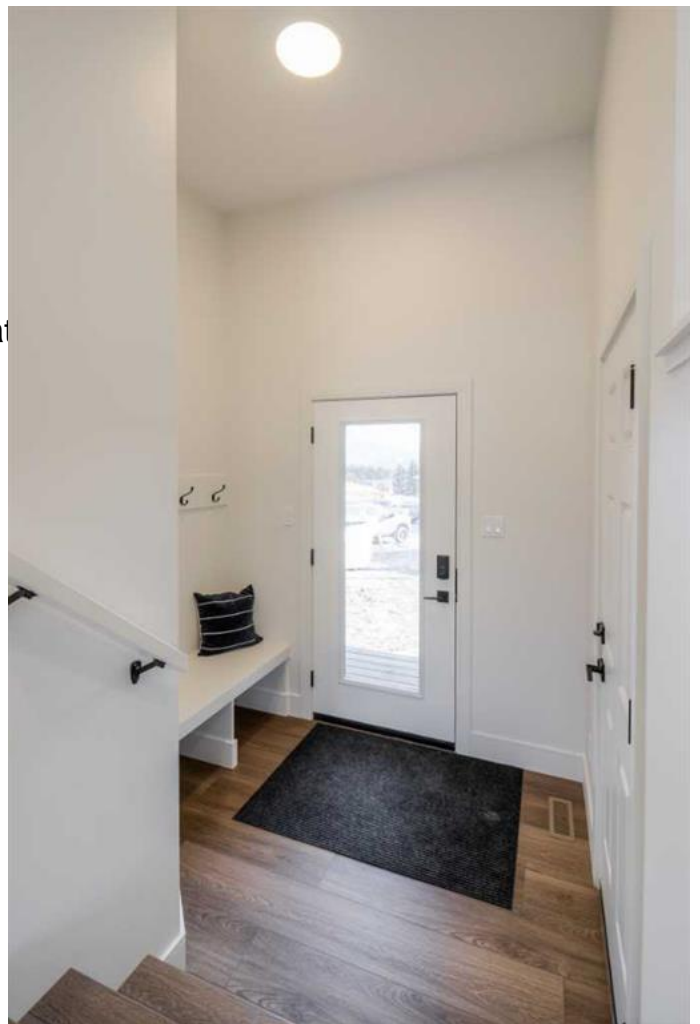
Exterior Features	BBQ gas line, Lighting, Private
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 9th, 2025
Days on Market	42
Zoning	Residential - R1

### Listing Details

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



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.