

\$395,000 - 8613 18 Avenue, Coleman

MLS® #A2260376

\$395,000

4 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.11 Acres

NONE, Coleman, Alberta

Start your mountain life adventure with this spacious and versatile residence! This potential investment home features a 2 bedroom main floor and 2 bedroom "illegal" basement suite. The lower level offers a separate entrance and great functionality with a full kitchen and a nicely renovated/updated space, making it ideal for multi-generational living, guests, or potential rental income. This home was moved on to a new ICF foundation in 2010, at which time the basement was developed, along with upgrades to plumbing, heating and electrical systems. Located in historic Coleman, a community known for its preserved early 20th-century coal mining heritage, this property's location is at the entrance to Highway 40, which will take you north to some of the best backcountry in the Canadian Rockies. Also near the Crowsnest Pass Sports Complex, high school, and with many services restaurants within a short walk. Invest, stay, and play in the amazing Crowsnest Pass!

Built in 1920

Essential Information

MLS® #	A2260376
Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	964
Acres	0.11
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8613 18 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0M0

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level
Roof	Metal
Construction	Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	October 1st, 2025
Days on Market	10
Zoning	R-1

Listing Details

Listing Office Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.