

# \$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	1
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY
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