

# \$457,000 - 7498 18 Avenue, Coleman

MLS® #A2202126

## \$457,000

3 Bedroom, 2.00 Bathroom, 1,722 sqft  
Residential on 0.11 Acres

NONE, Coleman, Alberta

This beautifully, updated historic home in Coleman retains most of its original charm. With 3 spacious bedrooms and two bathrooms, this home shows pride and care of ownership throughout. It is located on a full size corner lot in the Art District of historic downtown Coleman, close to the Museum and Chris' famous family diner. Most of the original woodworking is still intact, along with a Period stain glass window. There is a convenient main floor laundry, an incredible Sauna, and a Four Season sun room. The main bathroom has an original Cast Iron claw foot tub. The house is well insulated and expertly updated. There is also an outside underground sprinkler system. Perfect location -close to all amenities, including York Creek Staging Area and Allison Recreation area, with incredible cross country skiing and miles and miles of backcountry trails.

Built in 1909

### Essential Information

MLS® #	A2202126
Price	\$457,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,722
Acres	0.11
Year Built	1909



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	7498 18 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Courtyard
Lot Description	Back Yard
Roof	Metal
Construction	Mixed
Foundation	Combination

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	39
Zoning	Residential

## Listing Details

Listing Office            ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass

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