

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

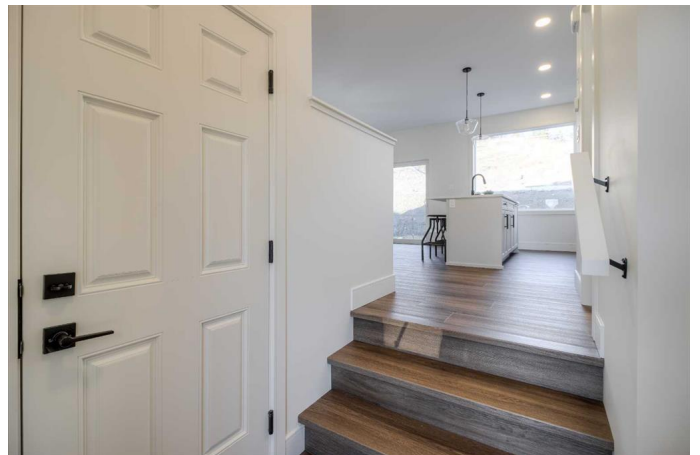
MLS® #A2198910

**\$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

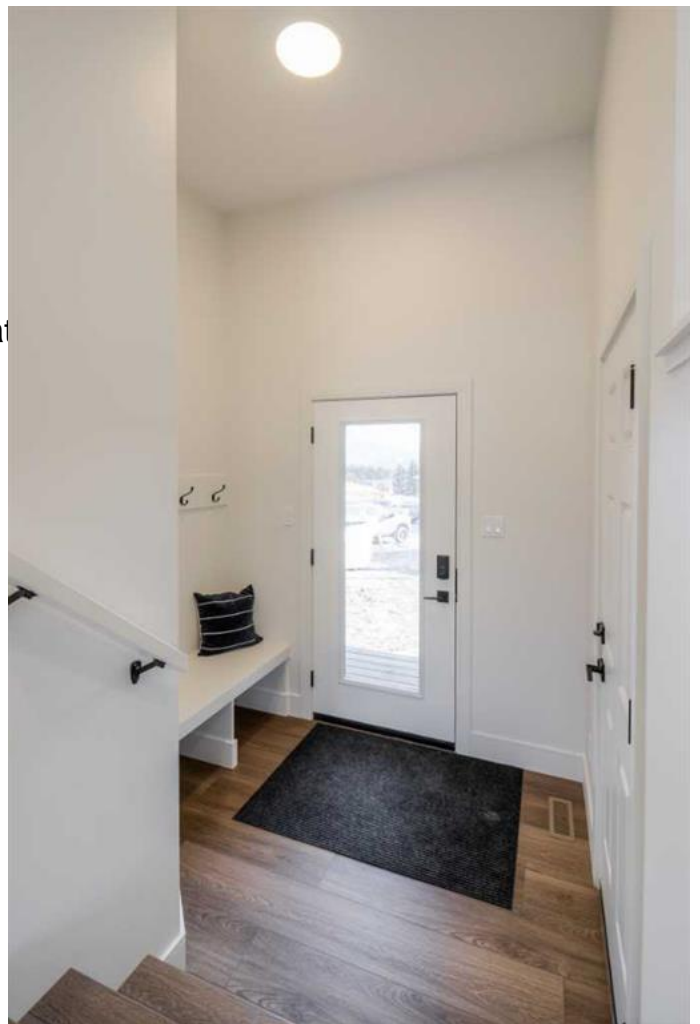
Exterior Features BBQ gas line, Lighting, Private  
Lot Description Cul-De-Sac  
Roof Asphalt Shingle  
Construction Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 9th, 2025  
Days on Market 44  
Zoning Residential - R1

### Listing Details

Listing Office REAL BROKER



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