

# \$629,900 - 8614 25 Avenue, Coleman

MLS® #A2211481

## \$629,900

3 Bedroom, 3.00 Bathroom, 1,379 sqft  
Residential on 0.10 Acres

NONE, Coleman, Alberta

Welcome to the Summer model by Stranville Living! Located in the Coleman, Alberta community of Aurora, this home is perfect for a wide range of buyers, including first-time homeowners, empty-nesters, vacation home buyers, and growing families. Nestled on the northern edge of Coleman, the community of Aurora boasts breath-taking southern views of the Rocky Mountains, including among others, Chinook Peak and Turtle Mountain. The orientation of this home, which backs directly south, provides a stunning landscape view from the main floor living room, upper floor primary bedroom, and rear deck. This model includes a WALKOUT basement, three bedrooms, 2.5 bathrooms, and a 22' deep attached single-car garage. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. It is designed with nicely appointed cabinets extended to the ceiling, fully-tiled backsplash, and quartz countertops for the base cabinets and island. Upstairs, you'll find the primary bedroom with ensuite, an additional two bedrooms, a full 3-piece bathroom, and stackable laundry. Once again, Stranville's award-winning design team has finished this home beautifully inside and out. The James Hardie fiber cement siding and exterior accents really make this home stand out in the backdrop of this



mountain setting. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos contain virtual staging. Updated exterior photos coming soon.

Built in 2025

**Essential Information**

MLS® #	A2211481
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	8614 25 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

**Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See
-------------------	-------------------------------------------------------------------------

	Remarks, Storage, Sump Pump(s), Vinyl Windows
Appliances	Built-In Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Induction Cooktop, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	6
Zoning	Residential R-1

## 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.