

# \$465,000 - 2809 76 Street, Coleman

MLS® #A2237011

## \$465,000

1 Bedroom, 1.00 Bathroom, 801 sqft

Residential on 0.36 Acres

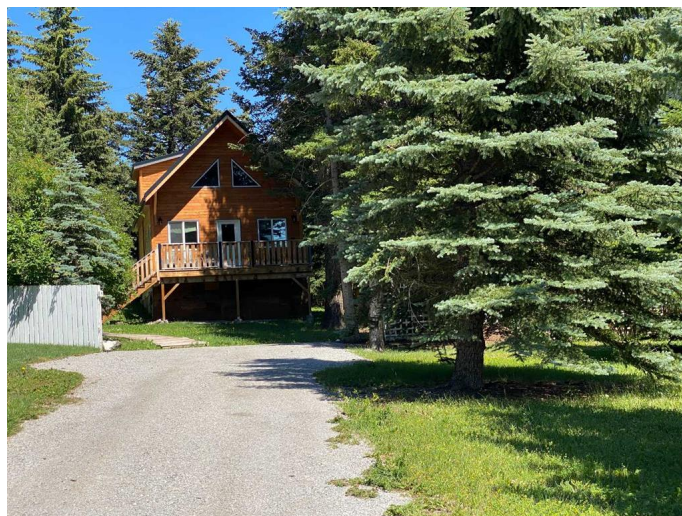
NONE, Coleman, Alberta

Charming and rustic cottage on private, well-treed, 1/3 acre lot in upper Coleman! Experience the comfort of this newer year-round residence. The welcoming open floor plan is cheery and inviting. Features include an abundance of pine with modern accents. Functional kitchen with eating area overlooks the living room and front-facing deck. Spacious primary bedroom, full bathroom, and laundry closet are conveniently located on the main floor. The laundry closet has been plumbed for a washer and dryer. Upstairs loft overlooking the living area offers extra sleeping space and gathering place. Huge sloped property has a private area to enjoy evening firepit moments. This home will include most furnishings and contents. The cabin is currently operating as a Tourist Home. However, it is listed under Airbnb's with a 5 star Superhost designation ! The Crowsnest Pass has year round recreational activities!

Built in 2020

## Essential Information

MLS® #	A2237011
Price	\$465,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	801
Acres	0.36



Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

### Community Information

Address	2809 76 Street
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Amenities

Parking Spaces	2
Parking	Parking Pad, Gravel Driveway

### Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

### Additional Information

Date Listed	July 16th, 2025
Days on Market	2
Zoning	R1

### Listing Details

Listing Office	SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH
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