

# \$995,000 - #5, 5302 19th Avenue, Coleman

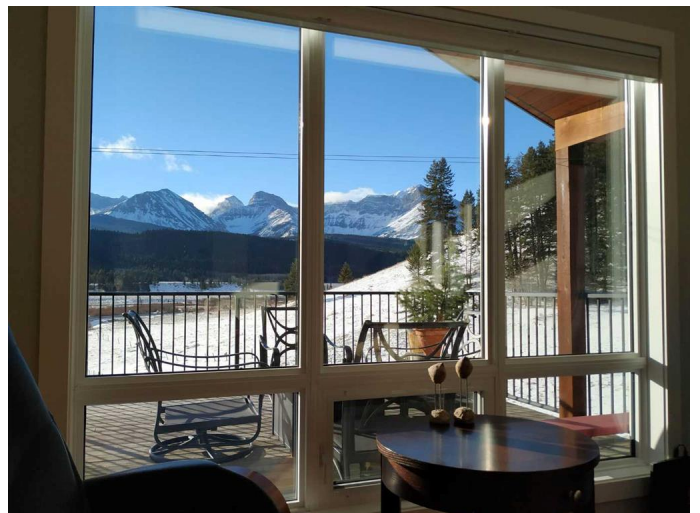
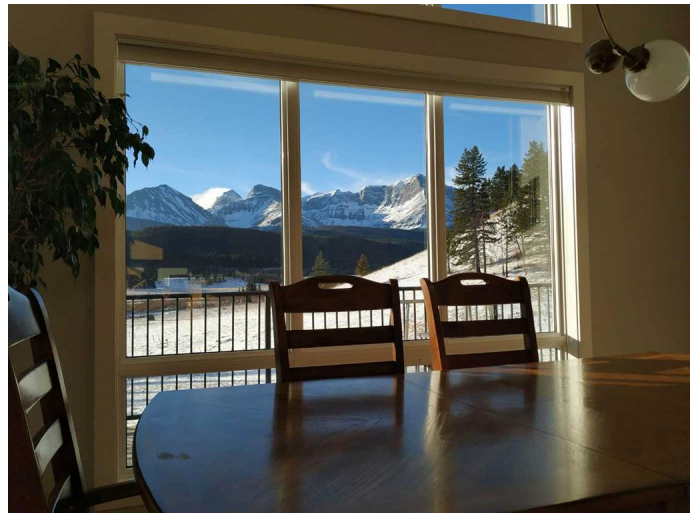
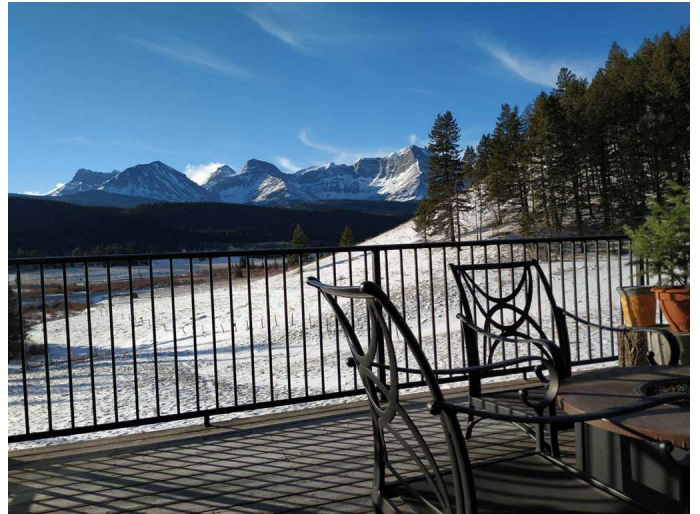
MLS® #A2179803

**\$995,000**

4 Bedroom, 2.00 Bathroom, 1,153 sqft  
Residential on 3.20 Acres

NONE, Coleman, Alberta

Discover the perfect blend of privacy, comfort, and stunning natural beauty with this meticulously maintained Erickson-built home, nestled on 3.2 acres in the coveted McLaren Ridge area of Coleman, Crowsnest Pass. Surrounded by breathtaking mountain views, this 4-bedroom, 2-bathroom home offers a main-floor primary bedroom, a spacious living room with a wood-burning fireplace, a dining area, and a fully equipped kitchen—all with captivating mountain views. The walkout basement features two additional bedrooms, a large versatile living area, and access to the expansive backyard, offering endless possibilities for entertainment or relaxation. The newly constructed insulated double garage includes truss core and slat walls, sloped flooring with drainage into a weeping tile system, and ample storage. The property's 3.2-acre lot is surrounded by trees and nature, featuring underground sprinklers, tree irrigation, and drip lines for enhanced fire safety. Situated in the desirable McLaren Ridge area, this non-pet, non-smoking home is a rare find, offering peaceful mountain living with easy access to nature trails, outdoor activities, and community amenities. Contact your favourite REALTOR® today to schedule a private viewing!



Built in 2009

## Essential Information

MLS® #	A2179803
Price	\$995,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,153
Acres	3.20
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	#5, 5302 19th Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

### Amenities

Amenities	Snow Removal
Parking	Parking Pad, Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Recessed Lighting
Appliances	Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Convection Oven
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Gentle Sloping
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 22nd, 2024
Days on Market	133
Zoning	GCR

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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