

# \$176,500 - #308,, 8601 22 Avenue, Coleman

MLS® #A2206663

## \$176,500

2 Bedroom, 1.00 Bathroom, 830 sqft  
Residential on 0.00 Acres

NONE, Coleman, Alberta

Enjoy low maintenance living the Crowsnest Pass. This two bedroom third floor Rocky Mountain Condo unit has undergone several renovations. This building has an elevator. Freshly painted livingroom and kitchen, updated flooring and cabinets. This unit is one of the few units with a (european) washing machine and has been very well maintained. The sliding doors lead to the balcony, which overlooks the court yard and includes a private parking stall. The condo fee includes heat, water, sewer, garbage, common area maintenance, snow removal, landscaping and reserve fund controbutions. This unit is a great way to get into the Crowsnest Pass market and enjoy the Rocky Mountains.

Built in 1978

### Essential Information

MLS® #	A2206663
Price	\$176,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	830
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit



Status Active

### Community Information

Address #308,, 8601 22 Avenue  
Subdivision NONE  
City Coleman  
County Crowsnest Pass  
Province Alberta  
Postal Code T0K 0M0

### Amenities

Amenities Coin Laundry, Elevator(s), Parking, Storage  
Parking Spaces 1  
Parking Off Street, Stall

### Interior

Interior Features No Animal Home, Open Floorplan, Storage  
Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer  
Heating Baseboard, Natural Gas, Boiler  
Cooling None  
# of Stories 3

### Exterior

Exterior Features Balcony  
Roof Tar/Gravel  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed March 31st, 2025  
Days on Market 16  
Zoning condo  
HOA Fees 461  
HOA Fees Freq. MON

### Listing Details

Listing Office ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass

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