

8601 24 Avenue  
Coleman, Alberta

MLS # A2140652



**\$564,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Composite Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** N/A

Welcome to your new home in the vibrant community of Aurora in Coleman, Alberta, where stunning views of the Crowsnest Pass greet you right outside your door. This beautifully designed 3-bedroom, 2.5-bath duplex offers a perfect blend of modern living and natural beauty, all with the added benefit of no condo fees. Step inside to discover a functional floor plan that flows seamlessly, making it ideal for entertaining. The main floor features an open concept layout with a spacious living area and a gourmet kitchen boasting quartz countertops and an impressive walk-in pantry. Whether you're hosting a dinner party or enjoying a quiet evening at home, this space is sure to impress. Upstairs, you'll find three generously sized bedrooms, including the luxurious primary bedroom. This sanctuary features a large walk-in closet and a 3-piece ensuite complete with a walk-in shower, offering a perfect retreat at the end of the day. An attached double car garage adds convenience and ample storage. Experience the perfect combination of comfort and style in this stunning home, where the beauty of the Crowsnest Pass is your daily backdrop.