

\$420,000 - 7806 20 Avenue, Coleman

MLS® #A2256987

\$420,000

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.23 Acres

NONE, Coleman, Alberta

Discover timeless character and modern comfort in this beautifully preserved historic home, set on a spacious double lot along the peaceful Nez Perce Creek. This 2-bedroom, 2-bath home showcases hardwood floors, abundant natural light, and stunning mountain views through its large windows. A separate basement entrance provides versatility. The outdoor spaces are just as inviting, with a thoughtfully landscaped yard, mature trees, and a generous deck perfect for entertaining. Spend evenings around the firepit or retreat to your private creekside spot to enjoy the calming sound of running water. With plenty of off-street parking for multiple vehicles, RVs, or boats, this property offers both practicality and charm—all in an idyllic setting.

Essential Information

MLS® #	A2256987
Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.23
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



Community Information

Address	7806 20 Avenue
Subdivision	NONE
City	Coleman
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0M0

Amenities

Parking Spaces	6
Parking	Off Street, RV Access/Parking
Waterfront	Stream

Interior

Interior Features	Bar, Ceiling Fan(s), Crown Molding, French Door, No Animal Home, No Smoking Home
Appliances	Bar Fridge, Dishwasher, Electric Range, Freezer, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Creek/River/Stream/Pond, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	7
Zoning	R

Listing Details

Listing Office	eXp Realty of Canada
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