

**6502 22 Avenue  
Coleman, Alberta****MLS # A2284555****\$249,000****Division:** NONE**Lot Size:** 0.12 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** R1**Water:** -**Sewer:** -**Utilities:** -

Unlock your mountain escape on this prime 50x100 ft lot in the charming heart of Coleman, Alberta. Perched on a beautiful natural slope, perfect for a stunning walkout basement; This parcel delivers unobstructed, panoramic mountain views that will captivate you morning to night. Utilities are ready to go: overhead power is in place, with sewer and water conveniently accessible right along 22 Ave. Build your custom dream home with ease and start living the serene, adventure-filled lifestyle Coleman is famous for. Just minutes away, immerse yourself in the best of the Crowsnest Pass: skiing at Pass Powderkeg, endless camping and hiking trails, river adventures, and the raw beauty of the southern Rockies. This isn't just a lot, it's your gateway to an inspiring, four-season playground. Right on your doorstep is the world-class Castle Mountain Resort ski hill, with plans for new biking trails to offer summer fun! Your vision. Your views. Your mountain retreat, ready and waiting!