

**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!