



**GRASSROOTS**  
REALTY GROUP

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**8615 25 Avenue  
Coleman, Alberta**

**MLS # A2225456**



**\$689,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | NONE  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,763 sq.ft.  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.10 Acre   |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, Front Yard, Gentle Sloping, Pie Shaped Lot, Street Lighting, View |               |                  |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame   | <b>Zoning:</b>    | Residential R-1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows |                   |                 |
| <b>Inclusions:</b> | N/A  |                   |                 |

Welcome to the Spruce model by Stranville Living Master Builder! Located in the Coleman, Alberta community of Aurora, this home is perfect for a wide range of buyers, including first-time homeowners, empty-nesters, vacation home buyers, and growing families. Nestled on the northern edge of Coleman, the community of Aurora boasts breath-taking southern views of the Rocky Mountains, including among others, Chinook Peak and Turtle Mountain. The orientation of this home, which faces directly south, provides a stunning landscape view from the primary bedroom and ensuite bathroom. This model includes three bedrooms, 2.5 bathrooms, and a 24' wide attached double-car garage. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. It is designed with nicely appointed cabinets extended to the ceiling, fully-tiled backsplash, and quartz countertops for the base cabinets and island. Upstairs, you'll find the primary bedroom with ensuite, an additional two bedrooms, a full 3-piece bathroom, and oversized laundry room that connects to the primary bedroom's walk-in closet. Once again, Stranville's award-winning design team has finished this home beautifully inside and out. The James Hardie fiber cement siding and exterior accents really make this home stand out in the backdrop of this mountain setting. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Updated exterior photos coming soon.