



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

8614 25 Avenue  
Coleman, Alberta

MLS # A2211481



**\$629,900**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	Residential R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Welcome to the Summer model by Stranville Living! 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 backs directly south, provides a stunning landscape view from the main floor living room, upper floor primary bedroom, and rear deck. This model includes a WALKOUT basement, three bedrooms, 2.5 bathrooms, and a 22' deep attached single-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 stackable laundry. 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! Photos contain virtual staging. Updated exterior photos coming soon.

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