



GRASSROOTS
REALTY GROUP

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2545 16 Avenue N
Coaldale, Alberta

MLS # A2259446



\$619,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,430 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Driveway, Front Drive, Parking Pad, Rear D		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the FIRST new home to be built in the wonderful new community of Malloy Landing in the town of Coaldale! Not only is this the first home to be constructed here, it is the first new LEGALLY SUITED home to be built in Malloy Landing. This terrific Edderton model is one of the most popular two storey models built by Stranville Living Master Builder and for good reason. This thoughtful main floor design incorporates a large welcoming living room and an ample dining room separated by Stranville Living's beautifully appointed kitchen that includes cabinetry by Adora Cabinets, a fully tiled backsplash, and quartz countertops for both the base cabinets and island with extended eating bar. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. On the upper level, you'll find all three bedrooms, both a primary ensuite and main bathroom, and laundry room set up for a stacking unit beside several shelves for storage. We referenced the LEGAL SECONDARY SUITE earlier, so you'll certainly need to see it when touring the property. It has a full kitchen with eating area, two bedrooms, and full bathroom and laundry closet. Accessing the suite is made easy through its own private entrance which leads to a large triple car parking pad at the rear of the home. Malloy Landing is the future of residential living in Coaldale and the Shift Rec Center and new high school are just the beginning of many compliments coming to this amazing new development. There's nothing like NEW!