



**GRASSROOTS**  
REALTY GROUP

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**2705 16 Avenue  
Coaldale, Alberta**

**MLS # A2262671**



**\$409,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, Open Floorplan, Pantry		

**Inclusions:** Fridge, stove, dishwasher, range hood, parking pad, millennium new home warranty

Built by your trusted local builder GRIZZLY RIDGE DEVELOPMENTS, this brand new townhouse in Coaldale's vibrant new community of Malloy Landing offers exceptional craftsmanship and modern design. Completion is set for June 2026, giving you the opportunity to secure your home early and personalize finishes. Featuring 3 bedrooms and 2.5 bathrooms, this thoughtfully designed home includes a chef's kitchen with pantry, boot room off the back door, and rear parking pad. Choose upgrades like kitchen cabinets to the ceiling or heated floors in the master bathroom, and enjoy details such as a tiled master shower and upstairs laundry. You will love the natural light in your south facing window! Grizzly Ridge Developments once again showcases their commitment to quality and comfort in this upcoming build. Situated in Malloy Landing, a community neighboring the Birds of Prey Centre and woven with ponds, walking paths, parks, schools, and the new recreation center, this is the perfect place to call home.