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## 2703 16 Avenue Coaldale, Alberta

Inclusions:

MLS # A2262672



\$425,000

Division:	NONE				
Type:	Residential/Four Plex				
Style:	2 Storey				
Size:	1,385 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	3	Baths:	2		
Garage:	Concrete Driveway, Parking Pad				
Lot Size:	0.07 Acre				
Lot Feat:	Back Yard, Front Yard				

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

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

Built by your trusted local builder GRIZZLY RIDGE DEVELOPMENTS, this brand new end-unit 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. MLS photos are virtual designs.