



**2605 16 Avenue
Coaldale, Alberta**

MLS # A2272693



\$449,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,418 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Street Lighting		

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

Welcome to the FIRST of EIGHT new half-duplex units to be built in the wonderful new community of Malloy Landing in the town of Coaldale! This terrific Edderton model is one of the most popular two storey layouts 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. 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. These terrific new duplexes are now under construction and will be ready for occupancy in the spring of 2026. 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! Photos are renderings but are a reasonable depiction of actual finishes selected by the builder's design team. Two exterior options and two interior options are available. Cobblestone exterior and interior package "A" shown here.