



GRASSROOTS
REALTY GROUP

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2537 16 Avenue N
Coaldale, Alberta

MLS # A2277325



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement: Fridge, Stove Dishwasher, Microwave hoodfan		

This brand new, legally suited two-storey home in the growing community of Malloy Landing is a smart setup for first-time homebuyers looking to generate rental revenue or investors searching for a clean, turn-key property - with little maintenance. Built by Stranville Living Master Builder, it combines modern design with a layout that's been clearly thought through from both a lifestyle and income perspective. The upper levels function as a bright and stylish main residence, featuring three bedrooms upstairs including a spacious primary suite with a walk-in shower ensuite and a large walk-in closet. Laundry is also conveniently located on this level, keeping everyday routines efficient and contained. The main floor offers an open-concept living and dining area filled with natural light from oversized windows. The kitchen is finished with quartz countertops and Stranville Living's signature appliance package, including a Fisher & Paykel panel-ready fridge seamlessly hidden within the cabinetry, a panelled dishwasher, and a sleek induction cooktop that gives the space a refined, contemporary feel. The lower level features a legal basement suite with two bedrooms and a functional kitchen, also finished with quartz countertops, making it an ideal mortgage helper or long-term rental option without sacrificing quality or comfort. One of the standout features is the wraparound front porch, which extends toward the back of the home and provides easy, practical access to both the upper and lower suites, helping maintain separation and privacy. Parking is well covered with a single-car parking pad at the front of the home and a triple-car parking pad at the rear with alley access, offering flexibility for owners, tenants, and guests alike. This is a thoughtfully designed property that works just as well for someone buying their first home as it does for an investor.

focused on long-term value, all set within one of Coaldale's newest and most promising communities. This home has been virtually staged. Gst is included in the sale price along with a 10 year new home warranty.