



**GRASSROOTS**  
REALTY GROUP

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**2714 16 Avenue S**  
**Coaldale, Alberta**

**MLS # A2277532**



**\$445,000**

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

No condo fees, brand-new construction, and front landscaping already completed—this end-unit townhome by Stranville Living Master Builder delivers modern design with genuinely low-maintenance ownership. Located in the brand new community of Malloy Landing, directly across from the SHIFT Community Recreation Centre, this home combines thoughtful architecture with everyday convenience. Inside, the main living space immediately stands out with soaring 12-foot ceilings that create an airy, open feel rarely found in townhome living. Just a few steps up, the kitchen and dining area sit on a split-level design that naturally defines each space while keeping the layout open and connected. The kitchen is finished with quartz countertops throughout, a large island with bar seating, and clean, contemporary cabinetry that balances style with function. The primary bedroom is spacious and well-appointed, featuring a full ensuite with dual vanities and a walk-in shower, offering both comfort and practicality. Two additional bedrooms are thoughtfully positioned nearby, along with a modern four-piece bathroom—ideal for family living, guests, or a dedicated home office setup. Main floor laundry adds another layer of everyday convenience. Outside, this home is fully turnkey. Front landscaping and wing fencing are included, along with a rear deck that extends your living space outdoors. The double rear parking pad provides off-street parking with easy access, completing the package without added monthly costs. With quality construction, elevated ceiling heights, and a location that puts recreation and amenities right across the street, this brand-new townhome offers modern living without the burden of condo fees—an increasingly rare find in today’s market. Gst and a 10 year new home warranty is also included in the list price.

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