



GRASSROOTS
REALTY GROUP

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2601 16 Avenue N
Coaldale, Alberta

MLS # A2278851



\$445,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,424 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R Multi Unit R
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:	n/a		

Welcome to this brand new half duplex built by Stranville Living Master Builder, showcasing the thoughtfully designed Edderton floorplan with over 1,400 square feet of developed living space above grade. Located directly across the street from the SHIFT Community Centre and the brand new high school in Coaldale, this home sits in the heart of the growing community of Malloy Landing, where convenience and community come together in a big way. Gst is included in the sale price of the home, a 10 year new home warranty, rear deck, front landscaping and wing fences. The main floor is designed for everyday living and entertaining, featuring an open-concept layout filled with natural light from oversized windows. The spacious living room flows seamlessly into the functional kitchen, complete with quartz countertops, soft-close cabinetry, and a central island with bar seating that anchors the space. Toward the back of the home, the formal dining area overlooks the backyard and double car parking pad, creating a practical and comfortable setting for family dinners or hosting friends. Upstairs, you'll find three well-proportioned bedrooms along with the convenience of upper-level laundry. The primary bedroom is a true retreat, offering a generous walk-in closet and a private ensuite finished with quartz countertops and a walk-in shower. A second four-piece bathroom completes the upper level, providing plenty of space for family or guests. Brand new, thoughtfully laid out, and positioned in one of Coaldale's most exciting new neighbourhoods, this home offers modern finishes, smart design, and an unbeatable location right out the front door.