



**GRASSROOTS**  
REALTY GROUP

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**2802 16 Avenue S**  
**Coaldale, Alberta**

**MLS # A2278865**



**\$439,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,435 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Low Maintenance Landscape		

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

**Inclusions:** n/a

This brand new townhome by Stranville Living Master Builder showcases the Kendrick floor plan, a refreshingly unique design that stands out the moment you walk through the door. With elevated finishes throughout and a thoughtful layout, this home offers a level of style and functionality that's hard to find in today's market. The main living area immediately impresses with soaring 12-foot ceilings that create an open, airy feel, while the architectural split-level design subtly separates the living room and dining area with a short set of steps, adding visual interest and a sense of defined space without sacrificing flow. The kitchen is both sleek and practical, designed to complement the modern aesthetic while still offering plenty of workspace and storage for everyday living. Natural light pours through the main level, enhancing the clean lines, warm finishes, and overall inviting atmosphere of the home. Whether you're hosting friends or enjoying a quiet night in, this layout simply works. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat that feels genuinely private. The primary bedroom features a well-appointed ensuite with dual vanities, a walk-in shower, and a generous walk-in closet, making busy mornings and end-of-day routines effortless. The additional bedrooms offer flexibility for family, guests, or a dedicated home office. For added convenience, a double car parking pad is located in the back with alley access. Location is a major highlight here. Situated directly across the street from the brand new SHIFT Leisure Centre and a brand new high school, this home is perfectly positioned in the growing community of Malloy Landing in Coaldale. It's a setting that blends modern living with everyday convenience, ideal for those who value thoughtful design, quality construction, and a neighbourhood built for the

future. A back deck and front landscaping are included in the list price, as well as GST and a 10 year new home warranty.