



**2815 16 Avenue
Coaldale, Alberta**

MLS # A2287332



\$444,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,498 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: MF

Utilities: -

Inclusions: N/A

One of four newly built Coaldale townhomes available! Each unit will have AC will be fully fenced and landscaped with an asphalt parking pad. Inside, an open-concept living room, dining room, and kitchen with central island. Large front and back windows provide plenty of natural light, a rear powder room adds convenience, and access to the rear deck is perfect for summer entertaining. Upstairs, three bedrooms, two bathrooms, and laundry create a functional layout. The basement has been roughed-in with a bathroom and open area for a rec room. If a townhouse unit in a developing community sounds like the place for you,