



2813 16 Avenue  
Coaldale, Alberta

MLS # A2287335



**\$444,900**

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