



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2817 16 Avenue
Coaldale, Alberta

MLS # A2284521



\$449,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Other		

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Pantry, 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 and has rough-ins to add a lower suite. 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 for a future suite. If a townhouse unit in a developing community sounds like the place for you, contact your favourite REALTOR® today to book a showing.