



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2803 16 Avenue  
Coaldale, Alberta

MLS # A2314614



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,477 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>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MF
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Storage		

**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&reg; today to book a showing.