



GRASSROOTS
REALTY GROUP

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2705 16 Avenue
Coaldale, Alberta

MLS # A2329654



\$425,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, Open Floorplan, Pantry		

Inclusions: Fridge, stove, dishwasher, range hood, central A/C, parking pad, millennium new home warranty, Front landscaping & fencing

Built by your trusted local builder GRIZZLY RIDGE DEVELOPMENTS, this brand new townhouse in Coaldale's vibrant new community of Malloy Landing offers exceptional craftsmanship and modern design. Featuring 3 bedrooms and 2.5 bathrooms, this thoughtfully designed home includes a chef's kitchen with pantry, boot room off the back door, and rear parking pad. Choose upgrades like kitchen cabinets to the ceiling or heated floors in the master bathroom, and enjoy details such as a tiled master shower and upstairs laundry. You will love the natural light in your south facing window! Grizzly Ridge Developments once again showcases their commitment to quality and comfort in this upcoming build. Situated in Malloy Landing, a community neighboring the Birds of Prey Centre and woven with ponds, walking paths, parks, schools, and the new recreation center, this is the perfect place to call home.