



GRASSROOTS
REALTY GROUP

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2809 16 Avenue
Coaldale, Alberta

MLS # A2336743



\$455,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,548 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, Front Yard		

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

Inclusions:	N/A
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One of many 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.