



**GRASSROOTS**  
REALTY GROUP

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2541 16 Avenue N  
Coaldale, Alberta

MLS # A2340227



**\$649,900**

|           |                                                                                  |        |                  |
|-----------|----------------------------------------------------------------------------------|--------|------------------|
| Division: | NONE                                                                             |        |                  |
| Type:     | Residential/House                                                                |        |                  |
| Style:    | 2 Storey                                                                         |        |                  |
| Size:     | 1,659 sq.ft.                                                                     | Age:   | 2025 (1 yrs old) |
| Beds:     | 5                                                                                | Baths: | 3 full / 1 half  |
| Garage:   | Parking Pad                                                                      |        |                  |
| Lot Size: | 0.10 Acre                                                                        |        |                  |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Low Maintenance |        |                  |

|             |                                                                                                                                                              |            |     |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Central                                                                                                                                                      | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                            | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                              | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                                         | LLD:       | -   |
| Exterior:   | Vinyl Siding                                                                                                                                                 | Zoning:    | R1A |
| Foundation: | Poured Concrete                                                                                                                                              | Utilities: | -   |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |            |     |
| Inclusions: | Basement: Fridge, Stove, Microwave, Dishwasher                                                                                                               |            |     |

Legally suited home, main floor office, dedicated laundry room, high-end appliances, plenty of parking, and front landscaping included — and that’s just the opening act. This beautifully designed property is located in the brand new community of Malloy Landing, directly across the street from the SHIFT Community Centre and Coaldale Prairie Winds Secondary School, making everyday life incredibly convenient. Walking to the gym or sending the kids to school without ever starting the car is not just possible here, it’s the norm. Built by Stranville Living Master Builder, this home features the highly sought-after Kendrick floor plan and showcases the thoughtful design and elevated finish Stranville is known for. The main living area immediately impresses with soaring 11-foot ceilings and oversized windows that flood the open-concept space with natural light, creating a bright and welcoming atmosphere that feels both modern and warm. Just a few steps up, the kitchen and dining area strike the perfect balance between form and function. You’ll find Stranville’s signature panel-ready Fisher & Paykel fridge, a panelled dishwasher, sleek induction cooktop, quartz countertops, and a spacious pantry that actually keeps up with real life. This space feels refined without trying too hard, and it flows effortlessly for everyday living or entertaining. At the back of the home, a triple-car parking pad adds serious convenience and flexibility, whether it’s for multiple vehicles, guests, or future garage plans. The main floor office deserves special mention, with nearly floor-to-ceiling windows that make working from home feel anything but ordinary. It’s a space that’s equal parts productive and inspiring, and one you’ll genuinely enjoy spending time in. Upstairs, the second level offers three spacious bedrooms,

including a well-designed primary retreat. The ensuite features a walk-in shower and a generous walk-in closet that conveniently connects directly to the dedicated laundry room — a small detail that makes a big difference in daily living. The fully finished lower level includes a legal two-bedroom suite with its own stylish kitchen, complete with quartz countertops, making it an excellent option for extended family, guests, or added income potential. Outside, the front yard will be completed with clean, low-maintenance xeriscape landscaping, along with wing fencing, ensuring curb appeal is taken care of from day one. This is a home that blends smart design, premium finishes, and an unbeatable location, all in one of Coaldale's most exciting new communities. This home is virtually staged. GST is Included in the sales price and a 10 year new home warranty. FIRST TIME HOME BUYERS could be eligible to receive 5% gst rebate,, which could be your entire down payment.