

**2605 16 Avenue  
Coaldale, Alberta**

**MLS # A2272693**



# \$449,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential Multi-Unit R-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the FIRST of EIGHT new half-duplex units to be built in the wonderful new community of Malloy Landing in the town of Coaldale! This terrific Edderton model is one of the most popular two storey layouts built by Stranville Living Master Builder and for good reason. This thoughtful main floor design incorporates a large welcoming living room and an ample dining room separated by Stranville Living's beautifully appointed kitchen that includes cabinetry by Adora Cabinets, a fully tiled backsplash, and quartz countertops for both the base cabinets and island with extended eating bar. On the upper level, you'll find all three bedrooms, both a primary ensuite and main bathroom, and laundry room set up for a stacking unit beside several shelves for storage. These terrific new duplexes are now under construction and will be ready for occupancy in the spring of 2026. Malloy Landing is the future of residential living in Coaldale and the Shift Rec Center and new high school are just the beginning of many compliments coming to this amazing new development! There's nothing like NEW! Photos are renderings but are a reasonable depiction of actual finishes selected by the builder's design team. Two exterior options and two interior options are available. Cobblestone exterior and interior package "A" shown here.