

\$409,900 - 2705 16 Avenue, Coaldale

MLS® #A2262671

\$409,900

3 Bedroom, 2.00 Bathroom, 1,385 sqft

Residential on 0.05 Acres

NONE, Coaldale, Alberta

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. Completion is set for June 2026, giving you the opportunity to secure your home early and personalize finishes.

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.

Built in 2025

Essential Information

MLS® # A2262671

Price \$409,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,385
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2705 16 Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1J8

Amenities

Parking Spaces	1
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt/Gravel
Construction	Vinyl Siding, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	20
Zoning	R1A

Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.