

# \$425,000 - 2703 16 Avenue, Coaldale

MLS® #A2262672

## \$425,000

3 Bedroom, 2.00 Bathroom, 1,385 sqft  
Residential on 0.07 Acres

NONE, Coaldale, Alberta

Built by your trusted local builder GRIZZLY RIDGE DEVELOPMENTS, this brand new end-unit 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. MLS photos are virtual designs.



Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2262672  |
| Price    | \$425,000 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,385         |
| Acres          | 0.07          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2703 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 Entrance, Private Yard   |
| Lot Description   | Back Yard, Front Yard            |
| Roof              | Asphalt/Gravel                   |
| Construction      | Cement Fiber Board, Vinyl Siding |
| 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 |
|----------------|----------------------------------------|

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