$599,900 - 2545 16 Avenue N, Coaldale

MLS® #A2259446

$599,900
5 Bedroom, 4.00 Bathroom, 1,430 sqft
Residential on 0.11 Acres

NONE, Coaldale, Alberta

Welcome to the FIRST new home to be built in the wonderful new community of Malloy Landing in the town of Coaldale! Not only is this the first home to be constructed here, it is the first new LEGALLY SUITED home to be built in Malloy Landing. This terrific Edderton model is one of the most popular two storey models 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. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. 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. We referenced the LEGAL SECONDARY SUITE earlier, so you'll certainly need to see it when touring the property. It has a full kitchen with eating area, two bedrooms, and full bathroom and laundry closet. Accessing the suite is made easy through its own private entrance which leads to a large triple car parking pad at the rear of the home. 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!

Built in 2025

Essential Information

MLS® #	A2259446
Price	$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,430
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2545 16 Avenue N
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1N7

Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Driveway, Parking Pad, Rear Drive, Front Drive

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances	Built-In Refrigerator, Dishwasher, Electric Range, Induction Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	17
Zoning	R1A

Listing Details

Listing Office	REAL BROKER

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