

# \$599,900 - 2545 16 Avenue N, Coaldale

MLS® #A2259446

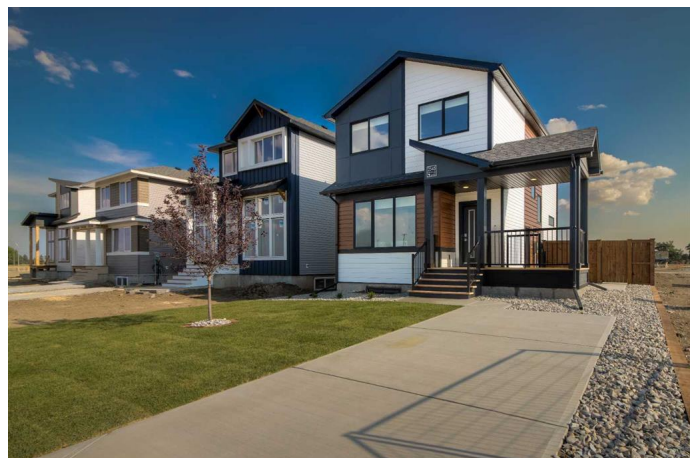
**\$599,900**

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, Front Drive, Parking Pad, Rear 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 | 59                   |
| Zoning         | R1A                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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