

# Dahlia II w/ Legal Suite

2,077 Sq. Ft.  
4 Bedrooms  
3.5 Bathrooms

Promo Listing: 7239

## SPECIAL FEATURES: (Included in Sale Price\*)

### Upper Suite:

- 3 Bedrooms, 2½ baths
- Laundry room on main floor
- Granite countertops in kitchen
- Ceramic backsplash in kitchen
- Laminate flooring in foyer, flex room, kitchen, dining and great room
- Vinyl plank flooring in bathrooms
- Pot lights in kitchen
- Raised cabinets and crown molding in kitchen
- Heat recovery ventilator (HRV)
- Energy Star Low-Emission windows
- Stainless steel Whirlpool appliances
- White Whirlpool washer and dryer

### Lower Suite:

- 1 Bedroom, 1 bath
- Full kitchen with all appliances
- Laundry room
- Carpet and linoleum flooring
- High-efficiency furnace
- Optional double detached garage
- Legal fees and closing costs when using Builder's lawyer and approved lender
- Alberta New Home Warranty

### Exterior Colours:

- Horizontal Siding: Flagstone
- Crezone Panels: Green Tea
- Trim: Ironstone
- Exterior Stone: Mystic Green



**SPECIAL SALE PRICE:**  
**Listing Sold**

(Price includes: House, Lot, GST)

### Model:

Dahlia II w/ Legal Suite

### Availability:

No longer available

### Address:

22119 - 89 Avenue  
Edmonton, Alberta

### Legal Description:

Lot: 38 Block: 15 Plan: 152-5185

\* Pricing, specifications, and availability are all subject to change without notice.

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