

# Dahlia ZI w/ Garage Suite

1,455 Sq. Ft. (+640 Suite)  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 7311

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

### House Features:

- 3 bedrooms & 2½ baths
- Open concept main floor
- Granite countertops and ceramic backsplash
- Large eating bar in kitchen
- Main floor laundry room
- Laminate flooring in foyer, kitchen, nook, great room, flex room
- Oversized windows in great room and master bedroom
- Heat Recovery Ventilator (HRV)
- Stainless steel appliances
- Legal fees & closing costs when using Builder's lawyer and approved lender
- Alberta New Home Warranty coverage

### Suite:

- 2 bedrooms & 1 bath
- Spacious kitchen with abundant cabinet and countertop space
- Open living room with large windows
- Laminate flooring in living area & kitchen, carpet in bedrooms
- Open stairwell with additional windows to increase natural light and spaciousness
- Black appliances and stacked washer dryer

### Exterior Colours:

- Still to be determined



## SPECIAL SALE PRICE: Listing Sold

(Price includes: House, Lot, GST)

### Model:

Dahlia ZI w/ Garage Suite

### Availability:

No longer available

### Address:

8639 – 223 Street  
Edmonton, Alberta

### Legal Description:

Lot: 65 Block: 13 Plan: 172-3490

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

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