

# Gabriel ZII w/ Legal Suite

2,198 Sq. Ft.  
4 Bedrooms  
3.5 Bathrooms

Promo Listing: 7646

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

### Upper Suite:

- 3 Bedrooms, 2½ baths
- Laundry on second floor
- Granite countertops in kitchen
- Ceramic backsplash in kitchen
- Laminate flooring in foyer, kitchen, dining and great room
- Vinyl-plank tile flooring in bathrooms and back entry
- Open main floor with large island and double pantry
- Large master bedroom with walk-in closet and ensuite
- Heat recovery ventilator (HRV)
- Energy Star Low Emission windows
- Stainless-steel Whirlpool appliances
- Deck nailer and piles

### Lower Suite:

- 1 Bedroom, 1 bath
- Full kitchen with black Whirlpool appliances
- Laundry
- Carpet and linoleum flooring
- High-efficiency furnace

### Also:

- Legal fees and closing costs when using Builder's lawyer and approved lender
- Alberta New Home Warranty Protection

### Exterior Colours:

- Horizontal Siding – Cypress
- Vertical Board & Batten – Shamrock
- Trim – Cashmere
- Shingles – Driftwood
- Exterior Stone – Mountain Ledge Black Bear



## SPECIAL SALE PRICE:

# Listing Sold

(Price includes: House, Lot, GST)

### Model:

Gabriel ZII w/ Legal Suite

### Availability:

No longer available

### Address:

22123 – 87 Ave  
Edmonton, Alberta

### Legal Description:

Lot: 63 Block: 13 Plan: 162-4116

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

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