

1,502 Sq. Ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 8632

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

### Main Home:

- Double attached garage
- 10' x 10' pressure treated rear deck
- 9' main floor
- 3 Bedrooms, 2½ baths
- Large kitchen Island with corner pantry
- Laminate & vinyl tile flooring on main floor
- Quartz countertops & ceramic tile backsplash in Kitchen
- Stainless steel Whirlpool, range, fridge, dishwasher & OTR microwave
- Second floor laundry c/w Whirlpool washer & dryer
- HRV – Heat Recovery Ventilator
- 92% Hi – efficiency direct vent gas furnace
- Power humidifier & programmable thermostat
- Legal fees & closing costs when using builders lawyer

### Also included:

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

### Exterior Colours:

- Siding – Estate Grey
- Trim – Ironstone
- Exterior Brick – Sepia



## SPECIAL SALE PRICE:

**\$364,900\***

(Price includes: House, Lot, GST)

### Model:

Chelsea

### Availability:

June 2021

### Address:

86 Meadowland Crescent  
Spruce Grove, Alberta

### Legal Description:

Lot 70, Block 19

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

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