

SHOW  
HOME

# THE IVAN

1,624 SQ FT | 3 BED | 2.5 BATH

7017 - 52 AVENUE BEAUMONT



## THIS LANED HOME FEATURES

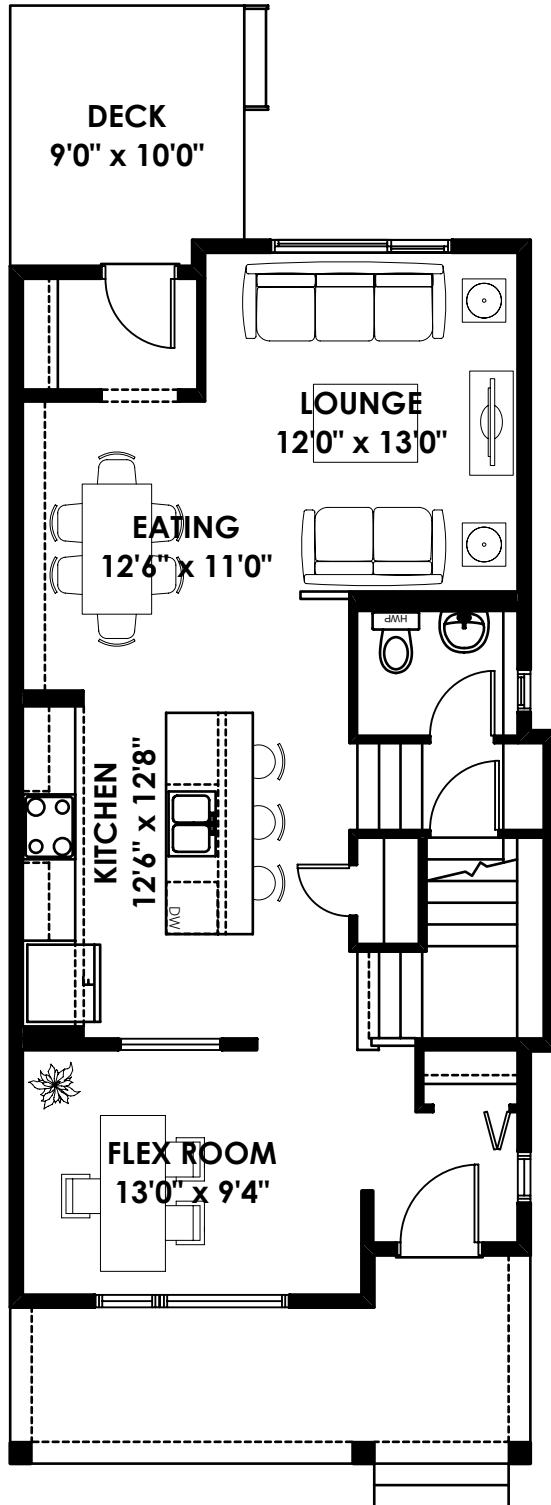
- Full Width Front Porch
- Front Flex Room with Industrial Interior Window
- Upper Floor Laundry Room
- Double Sinks & Oversized Tile Shower in Ensuite
- Walk-in Closet in Owners Bedroom
- Additional Side Windows for Added Light
- Luxury Vinyl Plank Flooring Throughout Main Floor



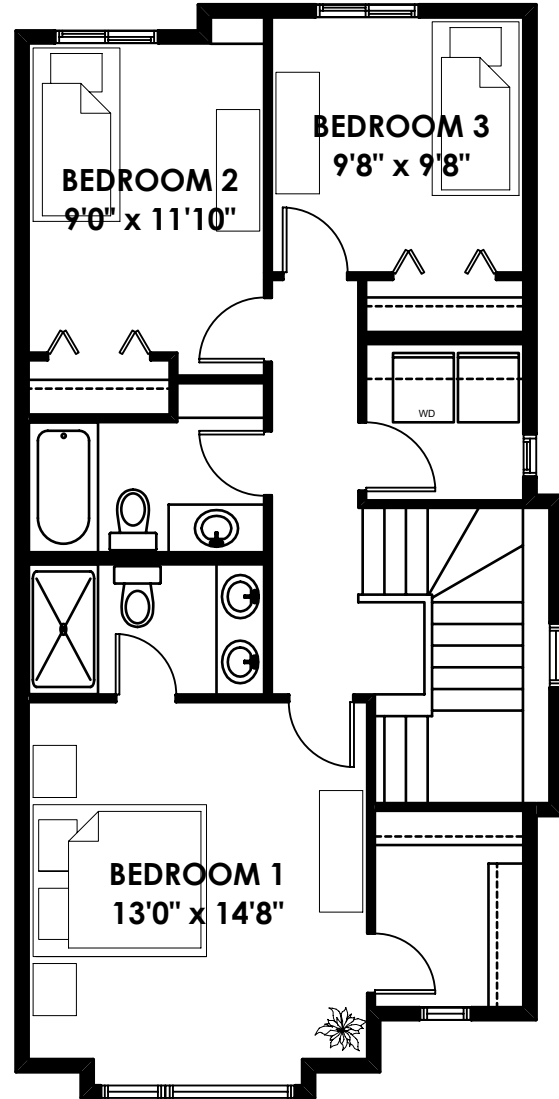
BETTER VALUE BY DESIGN  
SINCE 1978 | HOMESBYAVI.COM

Homes by **AVI**

## AS BUILT FLOOR PLAN



**MAIN**  
813 SQ FT



**UPPER**  
811 SQ FT

For more information or to book an appointment please contact us at **587.525.5093**

Prices are subject to change without notice. Actual floor plan, elevation, and square footage may not be exactly as shown. Square footage is measured to Alberta Building Code (ABC) regulations. Builder reserves the right to make changes without notice. E&OE.

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