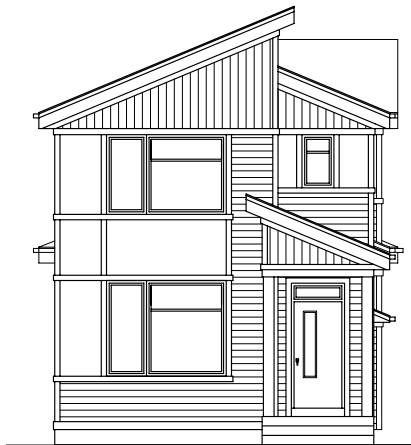


QUICK  
POSSESSION

# THE LEONARD

1,608 SQ FT | 3 BED | 2.5 BATH

304 172 AVENUE NW



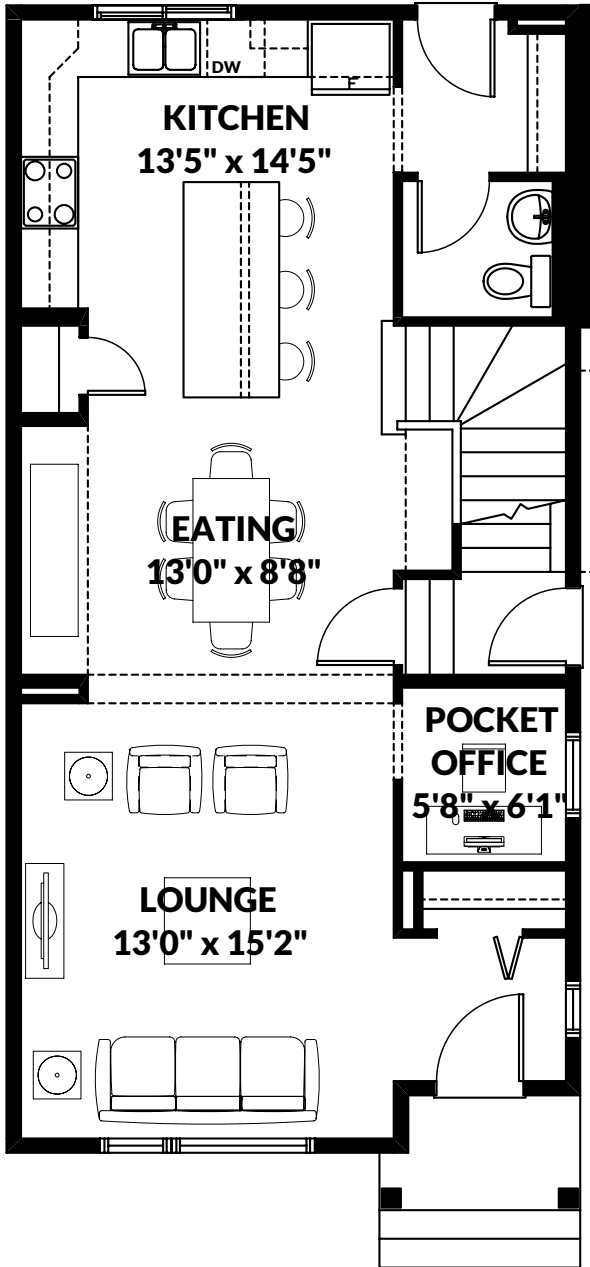
## THIS LANED HOME FEATURES

- Chimney hood fan with built in microwave.
- 39" upper cabinets in kitchen with pot and pan drawers.
- Matte black hardware and faucets.
- Quartz throughout.
- Upgraded ensuite shower with double sinks.
- BBQ gas line.
- Side entrance.
- 9' basement ceiling height and drains for future suite.

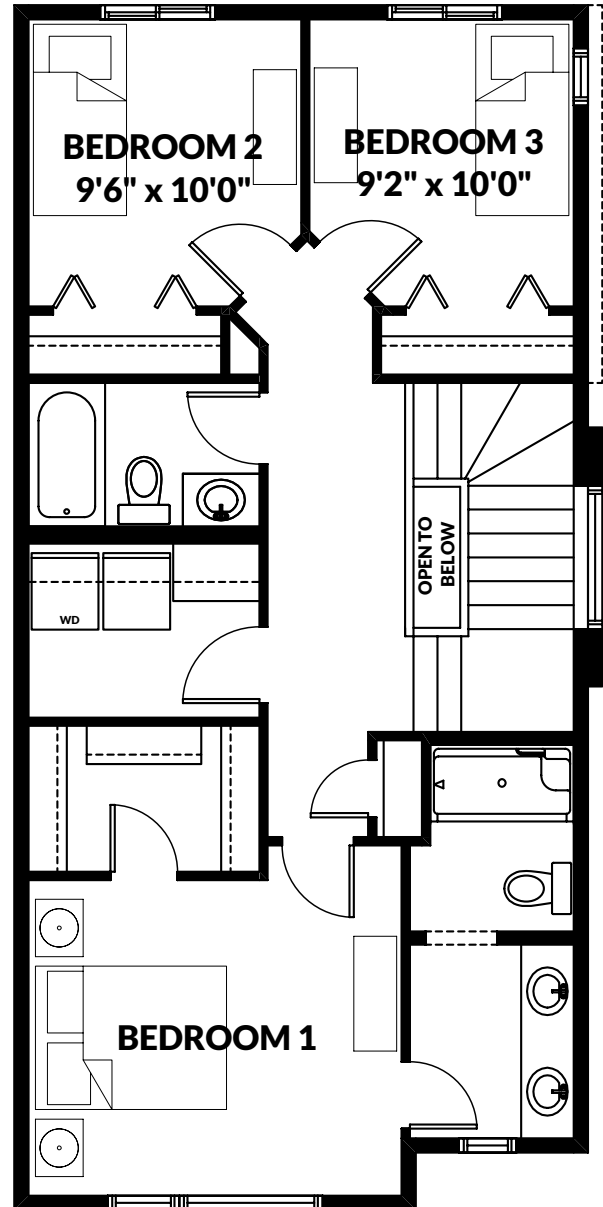
BETTER VALUE BY DESIGN  
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## FLOOR PLAN



**MAIN**  
788 SQ FT



**UPPER**  
820 SQ FT

For more information or to book an appointment please contact us at **587.525.5095**

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.

Homes by **AVI**