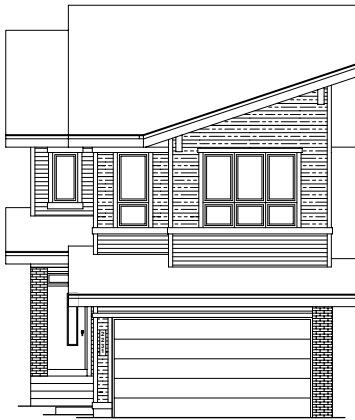


QUICK  
POSSESSION

# THE JEFFERSON

2,358 SQ FT | 4 BED | 3 BATH

2231 194 ST NW



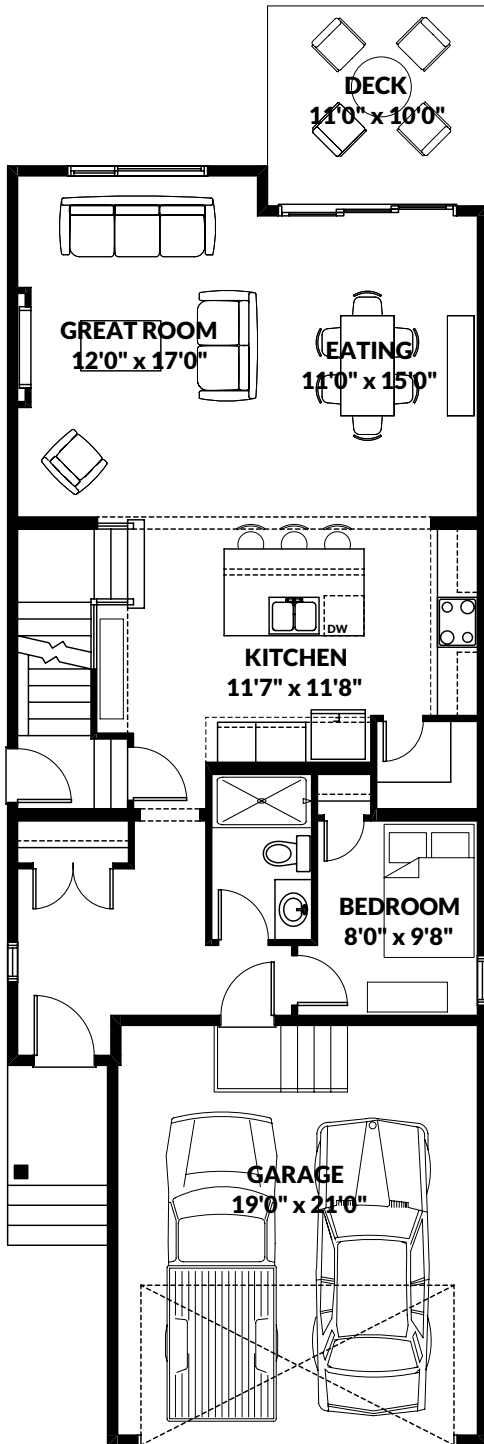
## THIS FRONT DRIVE HOME FEATURES

- Regular lot with additional side windows.
- Separate entrance with future 2 bedroom legal basement roughed-in.
- Upgraded kitchen with cabinet glass door, chimney hood fan and build in microwave.
- Main floor bedroom with walk in shower full bath
- Spindle railing.
- Fireplace in great room.
- Quartz throughout.
- Deck included.

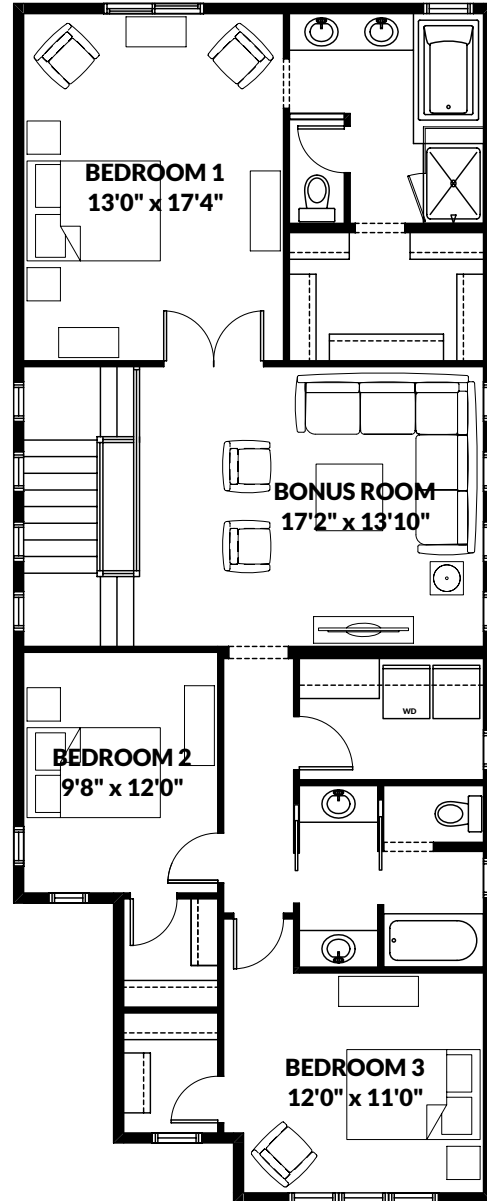
BETTER VALUE BY DESIGN  
SINCE 1978 | HOMESBYAVI.COM

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# FLOOR PLAN



**MAIN**  
1,021 SQ FT



**UPPER**  
1,337 SQ FT

For more information or to book an appointment please contact us at **587.525.5089**

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**