

QUICK  
POSSESSION

# THE GABRIEL

2,058 SQ FT | 4 BED | 3 BATH

2251 - 194 STREET NW



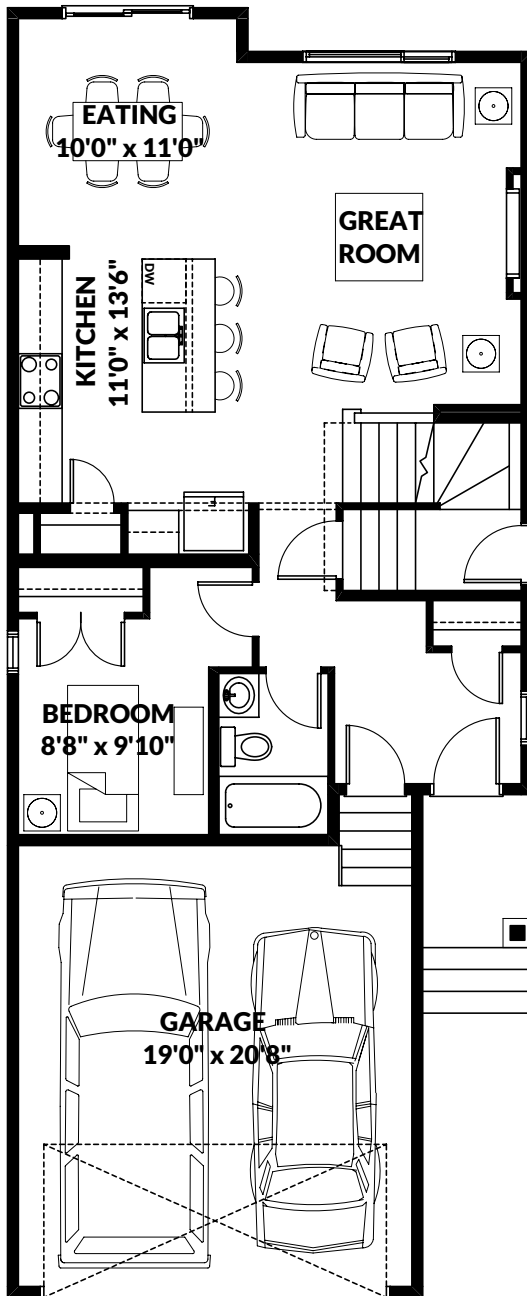
## THIS FRONT DRIVE HOME FEATURES

- Traditional lot with lots of added windows.
- Upgraded kitchen with chimney hood fan, microwave shelf, pot & pan drawers, and cabinets to upper bulkhead.
- Quartz countertops throughout with undermount sinks.
- 5-piece ensuite soaker tub, double sinks, and glass shower with tiled walls & seat.
- Railing with iron spindles.
- Suite ready for future 1 bedroom legal suite.

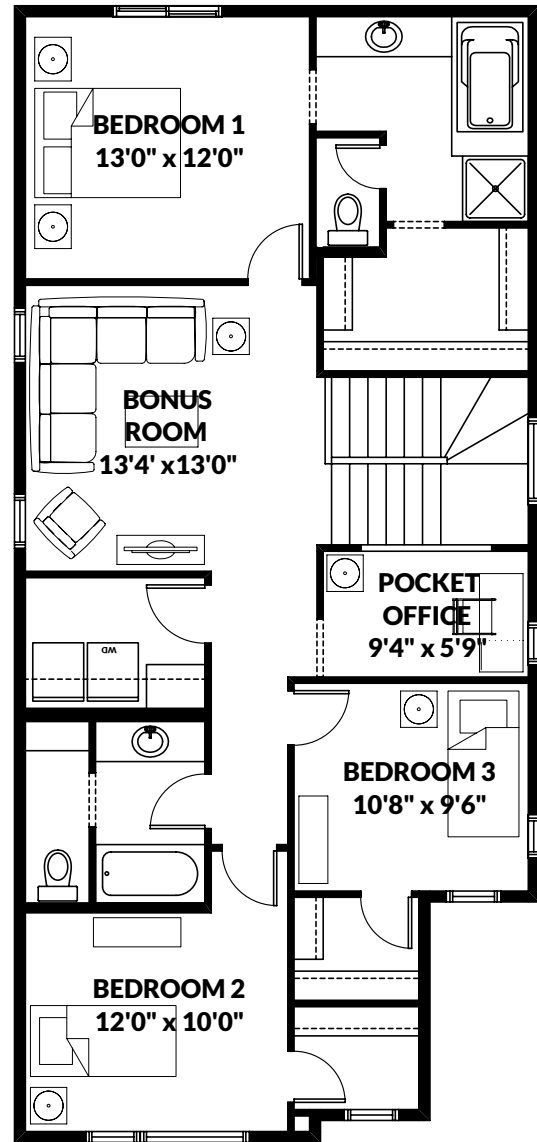
BETTER VALUE BY DESIGN  
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## FLOOR PLAN



**MAIN**  
873 SQ FT



**UPPER**  
1,185 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**