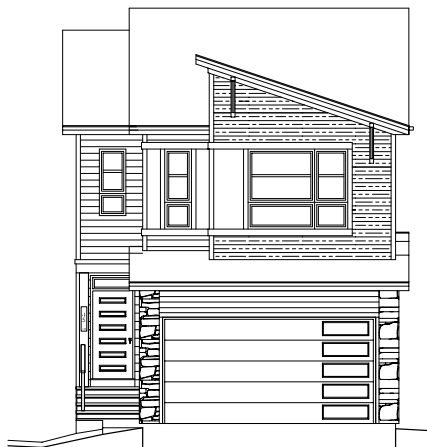


QUICK  
POSSESSION

# THE GABRIEL

2,037 SQ FT | 3 BED | 2.5 BATH

45 ROYSTON GROVE NW



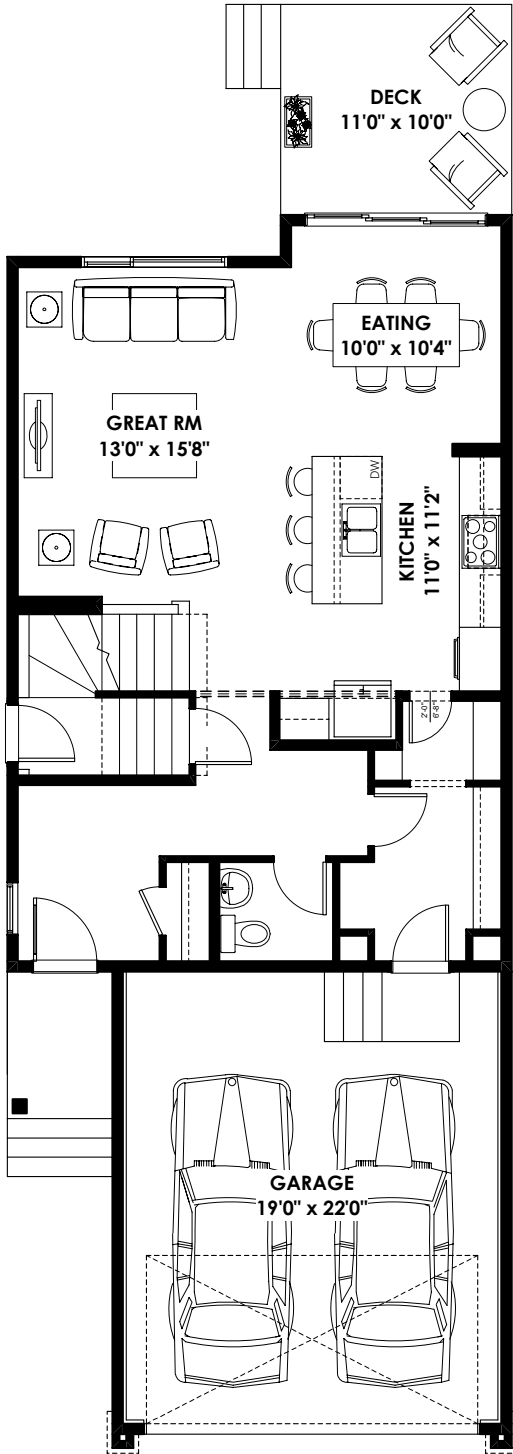
## THIS FRONT DRIVE HOME FEATURES

- Upgraded ensuite & main bath
- Kitchen/nook extension
- 3 Section patio door to rear deck
- Side entry door
- Pocket office
- Gas cooktop, wall oven & microwave
- Contemporary elevation

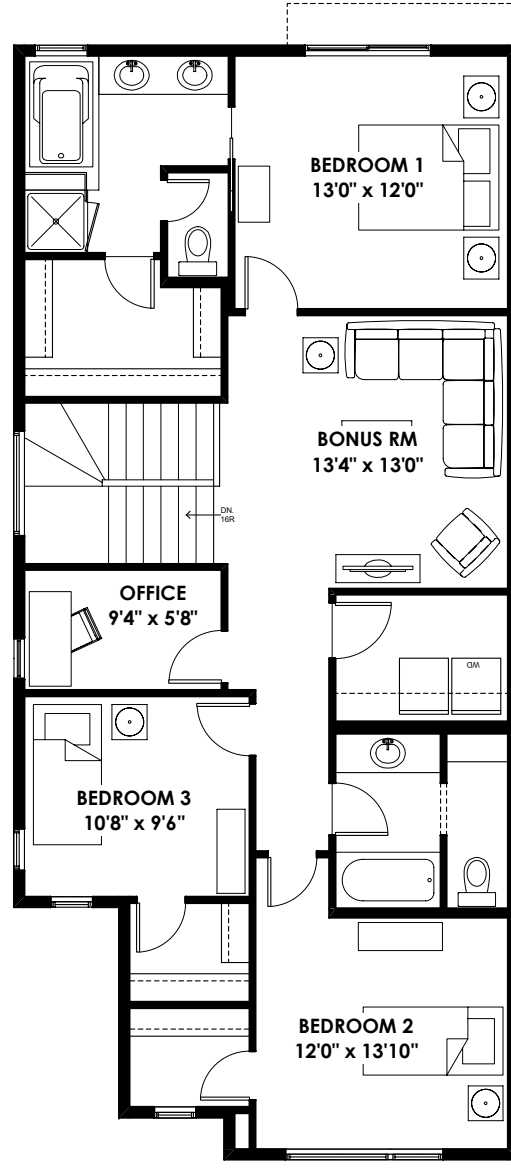
BETTER VALUE BY DESIGN  
SINCE 1978 | HOMESBYAVI.COM

Homes by **AVI**

# FLOOR PLAN



**MAIN**  
838 SQ FT



**UPPER**  
1,199 SQ FT

For more information or to book an appointment please contact us at **403.536.7215**

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**