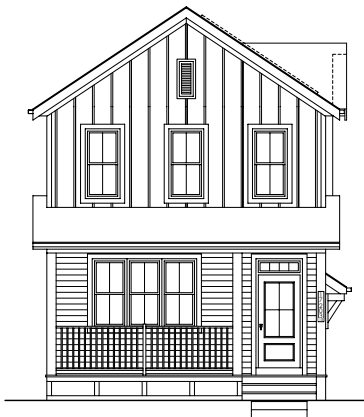


QUICK  
POSSESSION

# THE LEONARD

1,632 SQ FT | 3 BED | 2.5 BATH

17203 - 3 STREET NW



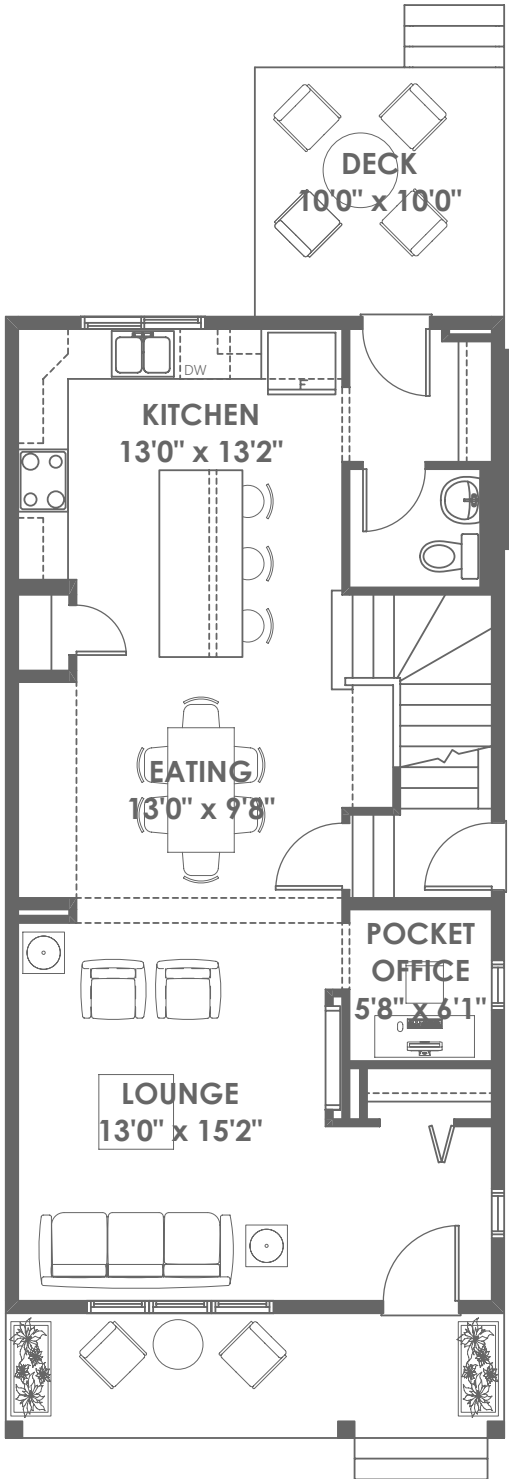
## THIS LANED HOME FEATURES

- 39" upper cabinets in kitchen with chimney hood fan.
- Upgraded kitchen island with built-in microwave.
- Electric fireplace in great room.
- Upgraded ensuite shower with sliding glass door and double sinks in vanity.
- 10' x 10' pressure treated deck with aluminum railing and BBQ gas-line.
- Side entry, 9' basement ceiling height and drains for future suite.

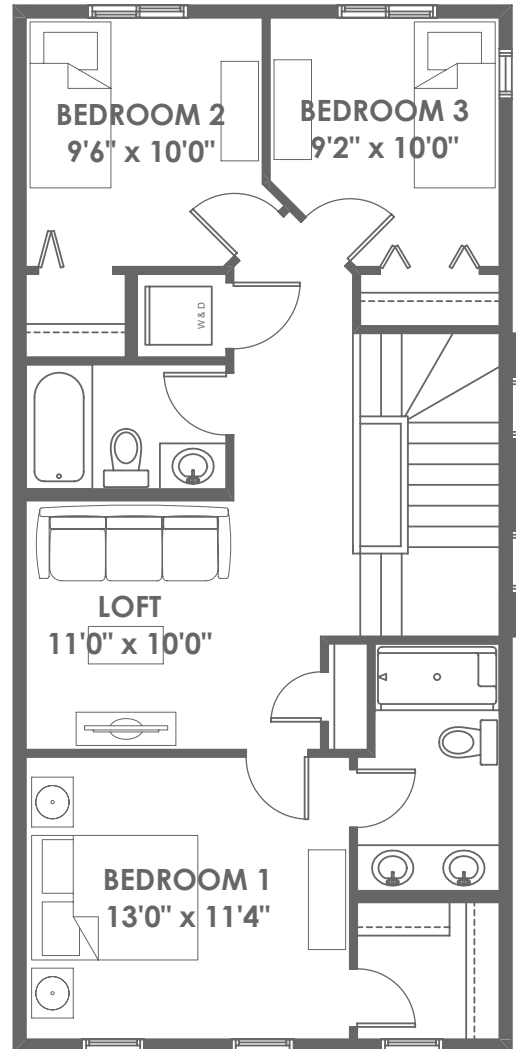
BETTER VALUE BY DESIGN  
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## FLOOR PLAN



**MAIN**  
800 SQ FT



**UPPER**  
832 SQ FT

For more information or to book an appointment please contact us at **587.525.5079**

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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