

# Magnolia II /w 2-Bed Suite

1,607 sq.ft (+689 suite)

3 + Suite: 2 Bedrooms

2.5 + Suite: 1 Bathrooms

Promo Listing: 1614

## SPECIAL FEATURES: (Included in Sale Price\*)

### Main Home:

- 2-bedroom legal basement suite
- Contemporary exterior
- 9' ceilings on main
- 3 Bedrooms, 2½ baths
- Laundry on second floor
- Granite countertops and ceramic backsplash in kitchen
- Large kitchen with prep island, cabinet pantry and 42" uppers
- Laminate flooring on main floor
- Vinyl-plank tile flooring in bathrooms
- Carpet flooring on second floor
- EnergyStar™ Low-E windows
- Whirlpool™ stainless steel appliances, front load washer/dryer
- 20'x22' concrete parking pad and driveway
- Optional 20' x 20' detached garage
- Legal fees & closing costs when using builder's lawyer & approved lenders
- Alberta New Home Warranty coverage

### Exterior Colours:

- To be determined



## SPECIAL SALE PRICE:

**\$565,845\***

(Price includes: House, Lot, GST)

### Model:

Magnolia II /w 2-Bed Suite

### Availability:

July 2023

### Address:

19 Raspberry Road  
St. Albert, Alberta

### Legal Description:

Lot: 11 Block: 5 Plan: 222-1233

\* Pricing, specifications, and availability are all subject to change without notice.

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