

# Manhattan II - C20 /w Suites

1,530 sq.ft. + basement & garage suites

Promo Listing: BL211

## Availability:

September 2026

## Model:

Manhattan II - C20 /w Suites

## SPECIAL FEATURES:

 (Included in Sale Price\*)

### General Features:

- End unit with 1-bedroom 507 sq.ft. garage suite
- Contemporary architectural design
- 662 sq.ft. basement suite with 1-bedroom plus den w/ side entrance
- Full yard landscaping & fencing
- Custom window coverings
- Double detached garage

### Main Home:

- 7' x 10' private balcony off master suite
- 9' basement & main floor
- 3 bedroom, 2.5 baths
- Large kitchen with custom cabinetry, prep island and pantry
- Quartz countertops in kitchen and bathrooms
- Vinyl plank flooring throughout main floor & both suites
- Custom built bench and storage in back entry
- Generous appliance allowance
- Second floor laundry
- Ensuite and walk-in closet in master suite

### Heating & Cooling:

- Geothermal heating and cooling
- Smart room thermostats
- HRV – Heat Recovery Ventilator

### Warranty & Legal:

- Legal fees & closing costs when using builders lawyer
- Alberta New Home Warranty coverage



## SPECIAL SALE PRICE:

**\$927,000\***

(Price includes: House, Lot, GST)

### Bedrooms:

3 + Suite Bedrooms

### Bathrooms:

2.5 Bathrooms

### Address:

8137 Lois Argue Road  
Edmonton, Alberta

### Legal Description:

Lot: 28 Block: 7 Plan: 252-1472

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

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