



CONSTRUCTION SPECIFICATIONS TO COMPLY WITH ALBERTA BUILDING CODE LATEST EDITION BY CONTRACTOR. CONTRACTOR SPEC'S TO SUPERCEDE THOSE AS SHOWN IF NOT COMPLEX.

- VENTED SOFFIT WHERE ANY PROJECTING IS GREATER THAN 12m TO PROPERTY LINE.
- NON-VENTING SOFFIT WHERE ANY PROJECTING IS LESS THAN 12m TO PROPERTY LINE.

PROVIDE ROOF VENTS AS PER BUILDING CODE REQUIREMENTS

WINDOW WELL AS REQUIRED & TO COMPLY WITH ALBERTA BUILDING CODE REQUIREMENTS LATEST EDITION (TYP)

TOLENS DESIGN INC.
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LEGAL DESCRIPTION
 LOT: 4 BLOC: 9 PLANG 25/2450
 MUNICIPAL ADDRESS:
 7867 - 168 AVENUE NW
 EDMONTON, ALB. T5C 1Y1
 PROJECT: RESIDENTIAL CLIENT: KELLY'S SIGNATURE

FOR BUILDING PERMIT

THE CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS AND ENLARGED DRAWING DIMENSIONS. CONTRACTOR IS NOT LIABLE FOR ERRORS SINCE CONTRACTOR HAS REVIEWED THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE FULLY RESPONSIBLE THEREAFTER.

DRAWN BY: A.M.
 DATE: MAR. 15, 2024
 REVISION DATE:
 SCALE: AS SHOWN
 PROJECT'S DRAWING NAME: FRONT & REAR ELEVATIONS
 SHEET NO.: A4

7007 169 Avenue Edmonton AB

\$650,000

Welcome to your dream home in the sought-after neighborhood of Schonsee! The main floor boasts an open to below concept, 9-foot ceilings and elegant 8-foot doors, enhancing the airy atmosphere. This level includes a bedroom with a full bathroom, ideal for guests or multi-generational living. The kitchen is a chef's delight, ample cabinetry, and a large island. Upstairs, the primary bedroom with a beautiful ensuite and a walk in closet, two additional bedrooms are also on this floor. The home allows for a separate entrance allowing for a future legal suite.

Listing Presented By:



Originally Listed by:
 Sable Realty

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