

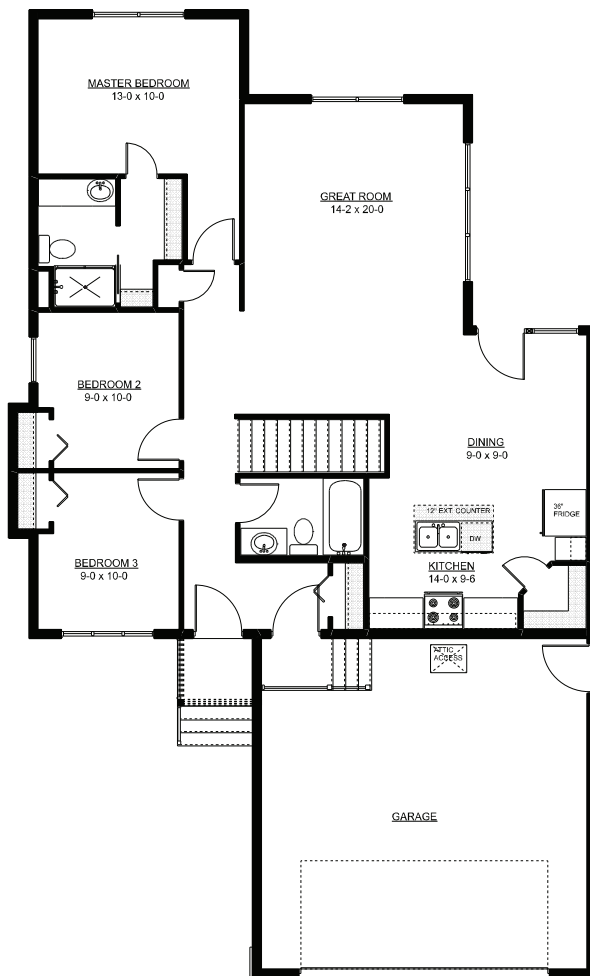
# THE ATHABASCA | 1246 SQ FT



STARTING AT  
**\$274,900**  
PLUS LOT

vinlandhomes.com

*Building Smart Investments*



**MAIN FLOOR PLAN**  
AREA = 1246 SQ FT

- \* Open Concept
- \* 9' Ceilings on Main Floor
- \* Optional 3 car attached Garage
- \* Optional Separate Suite Entrance
- \* Master Bedroom with Ensuite and Walk-in Closet
- \* Triple Pane Windows
- \* R60 Attic Insulation
- \* Envelope Seal
- \* Watchdog Foundation Waterproofing
- \* Full Synthetic Roof Underlay
- \* HRV
- \* 10 Year Warranty

*Optional  
Legal 2 Bedroom  
Basement Suite*