

2,045 sq.ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 1434

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

### Main Home:

- Show Home
- Fully developed basement: with Fitness Gym, Rec Room, Full Bathroom
- Security system
- Air-conditioning
- Rear Deck
- Contemporary exterior
- 3 bedrooms & 2½ bathrooms
- Large mudroom with walk-through pantry
- Porcelain countertops & backsplash in kitchen
- Vinyl-plank flooring on main floor
- Vinyl tile in bathrooms
- Kitchen features a large prep island and upgraded appliances
- 50" linear fireplace with custom feature wall in Great Room
- Iron-spindle railings on stairs
- Vaulted ceiling in upper Bonus Room
- Custom built-in bookcase in Bonus Room
- Soaker tub, tiled shower & double sinks in Ensuite Bath
- Panolam shelving in Primary Suite closet
- Second floor laundry room with window
- Energy Star low-E windows

### Included in price:

- Legal fees and closing costs (when using Builder's lawyer and approved lender)
- Alberta New Home Warranty coverage

### Exterior Colours:

- See Photo Gallery



## SPECIAL SALE PRICE: Listing Sold

(Price includes: House, Lot, GST)

### Model:

Tyler Show Home

### Availability:

No longer available

### Address:

192 Redwing Wynd  
St. Albert, Alberta

### Legal Description:

Lot: 40 Block: 10 Plan: 212-2033

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

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