

2,003 Sq. Ft.
3 Bedrooms
2.5 Bathrooms

Promo Listing: 3500

SPECIAL FEATURES: (Included in Sale Price*)

- **SHOW HOME**
- **Fully furnished by a Professional Designer**
- 3 bedroom & 2.5 bathroom
- Laminate flooring in ½ bath, kitchen, dining room & great room
- Ceramic tile flooring in foyer, mudroom & bathrooms
- 9-foot main-floor ceilings
- Maple-iron railings throughout
- Gas fireplace with custom maple panel surround
- 24-foot wide garage
- Air-conditioning
- Vaulted ceiling in bonus room
- Full granite slab kitchen island c/w additional cabinets on sides
- Walk-through pantry
- Huge nook with windows overlooking the yard
- Soaker tub & 48-inch shower in master ensuite
- Stainless steel Whirlpool appliance package
- Splatter-coat ceiling throughout
- Full-yard landscaping
- Rear deck
- HRV (Heat Recovery Ventilator) and high-efficiency furnace
- EnergyStar low-emission windows
- Legal fees and closing costs when using Builder's lawyer
- Alberta New Home Warranty coverage

Exterior Colours:

- Shingles: Driftwood
- Siding: Cypress
- Trim: Charcoal
- Exterior Stone: Mystic Green



SPECIAL SALE PRICE: Listing Sold

(Price includes: House, Lot, GST)

Model:

Tyler Show Home

Availability:

No longer available

Address:

12624 – 45 Street
Edmonton, Alberta

Legal Description:

Lot: 30 Block: 24 Plan: 162-0841

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

Encore[®]
MASTER BUILDER
EXPECT TO BE IMPRESSED



**BUILDER OF CHOICE
WINNER 2023**



**BEST CUSTOMER
EXPERIENCE**



TEL: 780-472-8362
ENCORE MASTER BUILDER INC.



info@encorehomes.ca
EncoreHomes.ca



11344 - 119 Street
Edmonton, AB T5G 2X4