

2,003 Sq. Ft.  
3 Bedrooms  
2.5 Bathrooms

## Promo Listing: 3513

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

- Large lot that backs onto play park and green space
- Show Home model
- 3 bedrooms & 2½ bathroom
- Laminate flooring in ½ bath, kitchen, dining room & great room
- Vinyl Plank flooring in foyer, mudroom & bathrooms
- 9-foot main floor ceilings
- Vaulted ceiling in bonus room
- Large kitchen island and 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
- 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: Pebble Clay
- Trim: Ironstone
- Exterior Stone: Coffee Bean Cultured Stone



### SPECIAL SALE PRICE: Listing Sold

(Price includes: House, Lot, GST)

#### Model:

Tyler

#### Availability:

No longer available

#### Address:

12624 – 43 Street  
Edmonton, Alberta

#### Legal Description:

Lot: 24 Block: 27 Plan: 162-0841

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

**Encore<sup>®</sup>**  
**MASTER BUILDER**  
EXPECT TO BE IMPRESSED



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



info@encorehomes.ca  
EncoreHomes.ca



11344 - 119 Street  
Edmonton, AB T5G 2X4