

# Mount Royal ZI

1,254 Sq. Ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 7314

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

- 3 Bedrooms, 2½ baths
- Laminate flooring on main floor
- Spacious kitchen with island and corner pantry
- Granite countertops and ceramic tile backsplash in kitchen
- Vinyl plank tile flooring in bathrooms
- Rounded corners throughout
- Spatter-coat ceilings through-out
- Large windows across back of home
- Stainless steel Whirlpool appliances
- Rear 20' x 22' Rear Concrete drive pad (Optional double detached garage)
- Rear deck piles and nailer
- Energy Star Low-E Windows
- Legal fees and closing costs when using approved lender and builders lawyer
- Alberta New Home Warranty coverage

### Exterior Colours:

- To be determined



**SPECIAL SALE PRICE:**  
**Listing Sold**

(Price includes: House, Lot, GST)

### Model:

Mount Royal ZI

### Availability:

No longer available

### Address:

22120 – 85 Ave  
Edmonton, Alberta

### Legal Description:

Lot: 85 Block: 13 Plan: 172-3490

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

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



**BUILDER OF CHOICE  
WINNER 2021**



**BEST CUSTOMER  
EXPERIENCE**



TEL: 780-472-8362  
FAX: 780-472-8343



info@encorehomes.ca  
EncoreHomes.ca



11344 - 119 Street  
Edmonton, AB T5G 2X4