

# Trinity 3-Bed

1,878 sq.ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 7655

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

### Main Home:

- 3 Bedrooms, 2½ Bathrooms
- Large center Bonus Room on second floor
- Quartz countertops throughout
- Custom feature wall with 50" electric fireplace in Great Room
- Laminate flooring on main floor
- Vinyl-plank tile flooring in bathrooms
- Open main floor with large kitchen and walk-through pantry
- Panolam shelving in pantry and ensuite closet
- Dining nook surrounded by large windows
- Generous appliance allowance
- Stainless-steel canopy hood fan & build-in microwave
- Iron-spindle railing on stairs
- Double doors to Primary Suite
- Double sinks, tiled shower and separate toilet in ensuite
- Laundry room on second floor
- Oversized windows across back of home
- Heat recovery ventilator (HRV)
- Energy Star Low E windows
- Deck nailer and piles

### Price also covers:

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

### Exterior Colours:

- Still to be determined



## SPECIAL SALE PRICE:

**\$579,900\***

(Price includes: House, Lot, GST)

### Model:

Trinity 3-Bed

### Availability:

March 2024

### Address:

127 Edison Drive  
St. Albert, Alberta

### Legal Description:

Lot: 6 Block: 10 Plan:

\* 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