# Tyler

2,045 sq.ft.

## Promo Listing: 1453

**Availability:**

No longer available

**Model:**

Tyler



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

**Main Home:**

- Contemporary Exterior
- South facing rear yard
- 3 bedroom & 2½ bathroom
- Large mudroom with walk-through pantry
- Quartz countertops throughout
- Laminate flooring on Main Floor
- Vinyl-tile in bathrooms
- Kitchen features a large prep island, stacked cabinets
- 50” linear fireplace with custom feature wall in Great Room
- Iron-spindle railings on stairs
- Stairs finished to basement
- 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 pantry & primary closet
- Second-floor laundry room with window
- Energy Star low-E windows

**Price also includes:**

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

**SPECIAL SALE PRICE:**

**Listing Sold**

(Price includes: House, Lot, GST)

**Bedrooms:**

3 Bedrooms

**Bathrooms:**

2.5 Bathrooms

**Address:**

9 Ryegrass Way
St. Albert, Alberta

**Legal Description:**

Lot: 7 Block: 13 Plan: 222-2383

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

Encore® MASTER BUILDER
EXPECT TO BE IMPRESSED

BUILDER OF CHOICE WINNER

BEST CUSTOMER EXPERIENCE

CELEBRATING 40 YEARS

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

info@encorehomes.ca
EncoreHomes.ca

11344 - 119 Street
Edmonton, AB T5G 2X4