

# Manhattan C20 w/ Suites

1,532 sq.ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: BL114

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

### Main Home (with 2 Suites):

- End unit with 2-bedroom Garage Suite
- Contemporary architectural design
- 1-bedroom plus den basement suite c/w side entrance
- Full-yard landscaping & fencing
- Double detached garage
- 7' x 10' private balcony off Primary Suite
- 9' basement & main floor ceilings
- 3 bedroom, 2½ baths
- Large kitchen with custom cabinetry, prep island and pantry
- Quartz countertops in kitchen and bathrooms
- Vinyl-plank flooring throughout main floor
- Custom built bench and storage in back entry
- Generous appliance allowance
- Second-floor laundry
- Ensuite and walk-in closet in Primary Suite
- Geothermal heating and cooling
- Smart Room thermostats
- HRV – Heat Recovery Ventilator

### Included in Price:

- 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)

### Model:

Manhattan C20 w/ Suites

### Availability:

No longer available

### Address:

6704 Alpha Boulevard  
Edmonton, Alberta

### Legal Description:

Lot: 21 Block: 7 Plan: 232-2482

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

**Encore**  
**MASTER BUILDER**  
EXPECT TO BE IMPRESSED



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