

# Avalon Duplex

1,320 Sq. Ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 1420

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

### Features:

- Contemporary architectural design
- Single attached garage
- Full-yard Landscaping
- 10' x 10' pressure treated rear deck
- 9' ceilings on Main Floor
- 3 bedroom, 2½ bath
- Large kitchen Island with corner pantry
- Laminate & vinyl tile flooring on Main Floor
- Carpet on Second Floor
- Quartz countertops & ceramic tile backsplash in kitchen
- Stainless steel Whirlpool appliance package
- Main floor laundry
- 3-piece ensuite and large walk-in closet off Master Suite
- HRV – Heat Recovery Ventilator
- 92% Hi-efficiency direct-vent gas furnace
- Power humidifier & programmable thermostat

### Also:

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

### Exterior Colours:

- Still to be determined



## SPECIAL SALE PRICE: Listing Sold

(Price includes: House, Lot, GST)

### Model:

Avalon Duplex

### Availability:

No longer available

### Address:

70 Roberge Close  
St. Albert, Alberta

### Legal Description:

Lot: 48 Block: 2 Plan: 182-0717

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

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