

1,607 sq.ft. (+689 suite)

3 + Suite: 2 Bedrooms

2.5 + Suite: 1 Bathrooms

Promo Listing: 4359

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

### Main Home:

- 3 Bedrooms, 2½ baths
- Laminate flooring on main floor, carpet on second floor
- Spacious kitchen with island and dropped eating bar
- Quartz countertops and ceramic tile backsplash in kitchen
- Vinyl-plank tile flooring in bathrooms
- Second floor laundry
- 9' ceilings on main floor
- Oversized windows for maximum light
- Stainless steel Whirlpool appliances
- Second floor laundry
- Rear 20' x 22' rear concrete pad
- Rear deck piles and nailer
- Energy Star low-E windows
- HRV (heat recovery ventilator) for high efficiency air exchange

### Also includes:

- 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:

# Listing Sold

(Price includes: House, Lot, GST)

### Model:

Magnolia II

### Availability:

No longer available

### Address:

554 Kleins Crescent  
Leduc, Alberta

### Legal Description:

Lot: 31 Block: 15 Plan: 182-2724

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

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



**BUILDER OF CHOICE  
WINNER 2023**



**BEST CUSTOMER  
EXPERIENCE**



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



info@encorehomes.ca  
EncoreHomes.ca



11344 - 119 Street  
Edmonton, AB T5G 2X4