

1,766 sq.ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: BL052

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

### Main Unit:

- 3-Storey contemporary townhome
- 180 sq.ft. private deck off owner's suite
- Full yard landscaping and fencing
- Double detached garage
- Ivory stone exterior
- 9' main floor
- 3 large bedrooms on the second floor
- Loft/games room on third floor with access to private deck
- Large L-shaped kitchen with custom cabinetry, prep island and pantry
- Quartz countertops throughout
- Vinyl plank flooring on main floor
- Custom iron railings
- Second floor laundry
- Stainless steel Energy Star appliance package
- Full unfinished basement
- Composite rear deck
- Geothermal heating and cooling
- Smart room thermostats
- HRV – Heat Recovery Ventilator

### Also included:

- 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:**  
Soho - Unit C

**Availability:**  
No longer available

**Address:**  
7807 Yorke Road  
Edmonton, Alberta

**Legal Description:**  
Lot: 8 Block 1 Plan: 922-0135

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

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



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