

Magnolia II /w 2-Bed Suite

1,607 sq.ft (+689 suite)

3 + Suite: 2 Bedrooms

2.5 + Suite: 1 Bathrooms

Promo Listing: 1614

SPECIAL FEATURES: (Included in Sale Price*)

Main Home:

- 2-bedroom legal basement suite
- Contemporary exterior
- 9' ceilings on main
- 3 Bedrooms, 2½ baths
- Laundry on second floor
- Granite countertops and ceramic backsplash in kitchen
- Large kitchen with prep island, cabinet pantry and 42" uppers
- Laminate flooring on main floor
- Vinyl-plank tile flooring in bathrooms
- Carpet flooring on second floor
- EnergyStar™ Low-E windows
- Whirlpool™ stainless steel appliances, front load washer/dryer
- 20'x22' concrete parking pad and driveway
- Optional 20' x 20' detached garage
- Legal fees & closing costs when using builder's lawyer & approved lenders
- Alberta New Home Warranty coverage

Exterior Colours:

- To be determined



SPECIAL SALE PRICE:

\$565,845*

(Price includes: House, Lot, GST)

Model:

Magnolia II /w 2-Bed Suite

Availability:

July 2023

Address:

19 Raspberry Road
St. Albert, Alberta

Legal Description:

Lot: 11 Block: 5 Plan: 222-1233

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

Encore
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