

## Renzo II w/ Rental Suite

2,054 Sq. Ft.  
4 Bedrooms  
3.5 Bathrooms

Promo Listing: 3512

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

#### Main House:

- 3 Bedrooms, 2½ baths
- Second floor laundry
- Granite countertops in kitchen
- Ceramic backsplash in kitchen
- Laminate flooring in Foyer, Flex Room, Kitchen, Dining Room, and Great Room
- Vinyl-plank flooring in bathrooms
- Double-attached garage c/w door remotes
- Heat recovery ventilator (HRV)
- Hot water on demand
- Energy Star Low-Emission windows
- Stainless-steel Whirlpool appliances
- White Whirlpool washer and dryer

#### Lower Suite:

- Separate entrance
- 1 Bedroom, 1 bath
- Full kitchen including all appliances
- Laundry
- High efficiency furnace

#### Also:

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

#### Exterior Colours:

- Siding (Horizontal) - Flagstone
- Siding (Vertical) - Wedgewood
- Trim - White
- Exterior Stone - Ivory Coast
- Shakes - Colonial Gray



### SPECIAL SALE PRICE:

**\$449,900\***

(Price includes: House, Lot, GST)

#### Model:

Renzo II w/ Rental Suite

#### Availability:

Immediate

#### Address:

12620 – 43 Street  
Edmonton, Alberta

#### Legal Description:

Lot: 23, Block: 27, Plan: 162-0841

\* 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