

1,457 sq.ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 4349

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

### Main Home:

- "Suite Ready" includes 9' basement ceilings, side entrance, and rough-ins
- Contemporary exterior
- 9' ceilings on main
- Office on main floor
- 3 Bedrooms, 2½ baths
- Laundry on second floor
- Granite countertops and ceramic backsplash in kitchen
- Large kitchen with prep island and 42" uppers
- Laminate flooring on main floor
- Vinyl-plank tile flooring in bathrooms
- Carpet flooring on second floor
- EnergyStar Low Emission windows
- Whirlpool stainless steel appliances, front load washer/dryer
- Concrete parking pad and driveway
- Optional 20' x 20' detached garage

### Also includes:

- 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:**  
Azalea

**Availability:**  
No longer available

**Address:**  
363 West Haven Drive  
Leduc, Alberta

**Legal Description:**  
Lot: 8 Block: 15 Plan: 172-2909

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

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



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



info@encorehomes.ca  
EncoreHomes.ca



11344 - 119 Street  
Edmonton, AB T5G 2X4