

# The Hendrick N

2024 SQ FT

4116 - 6 Avenue SW



- North facing backyard
- 3 bedrooms, 2.5 bath with second floor bonus room
- Tandem garage 22' x 22' x 31'
- Side entry to the basement with concrete sidewalk
- 9' basement ceiling with rough in for future basement suite
- Open concept main floor with 9' ceiling
- Gas fire place with stone surround accent
- Handrail with metal spindles on main floor
- Laminate and tile flooring in the main floor
- Maple cabinets with riser in the kitchen
- Glass canopy chimney style hood fan
- Built-in microwave and pot and pan drawer
- Beautiful quartz counter top in the kitchen and second floor bathrooms
- Pot & pendent lights in the kitchen
- Massive pantry with frosted glass French door
- Laundry room conveniently located on the 2nd floor
- 4 piece master ensuite features double sink and rectangular soaker tub
- Gas line for BBQ
- Stainless steel kitchen appliances and white front load washer and dryer
- HRV, 50 US gallon hot water tank, and triple pane windows with low E, & argon
- Exposed aggregate on the front step

## The Hills at Charlesworth Showhome

714 Charlesworth Way SW, Edmonton

587.521.5869

thehillsatcharlesworthsales@bedrockhomes.ca

Job # CHH-0-033756 Lot 71, Block 1, Plan 172 0664

### Notes:

---

---

---

---

---

---

**bedrockhomes.ca**

VISIT US AT ANY OF OUR SHOWHOMES!

Monday - Thursday 3-8pm, Weekends & Holidays 12-5PM



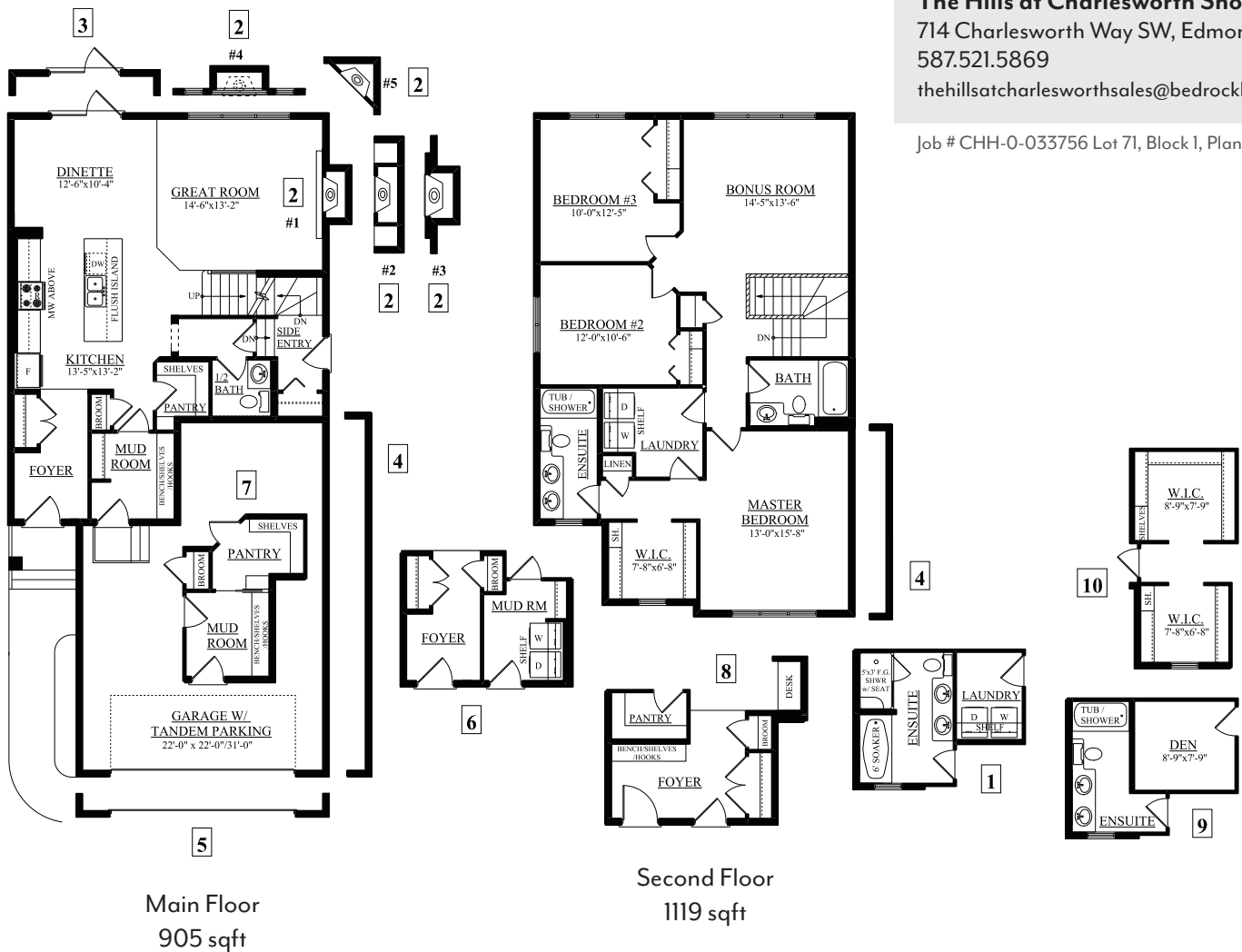
# The Hendrick N

2024 SQ FT  
4116 - 6 Avenue SW



**The Hills at Charlesworth Showhome**  
714 Charlesworth Way SW, Edmonton  
587.521.5869  
thehillsatcharlesworthsales@bedrockhomes.ca

Job # CHH-0-033756 Lot 71, Block 1, Plan 172 0664



[bedrockhomes.ca](http://bedrockhomes.ca)

VISIT US AT ANY OF OUR SHOWHOMES!  
Monday - Thursday 3-8pm, Weekends & Holidays 12-5PM

