



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

hillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034809
Lot 18, Block 14, Plan 192-2728

DETAILS

- Built with 3 bedroom, 2.5 bath, 9 ft main floor and basement foundation walls, added side entry to the basement and rough-ins for a future suite.
- Weather resistant precast concrete exterior steps that requires no maintenance, and exterior walls and ceilings are vapor sealed. 20'x22' garage pad included.
- Completed with 6 brand new Samsung appliances - 4 stainless steel finish kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Modern home technology package includes Brilliant Home System (Google assistant or Alexa built-in), Ring video doorbell, Weiser Halo wi-fi Smart keyless lock with touch screen.
- State of the art mechanical system controlled by Ecobee thermostat with the ability to communicate remotely through its own app for maximum efficiency.
- Save money on electricity with advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency, and minimal outside noise.
- High efficient, energy saving LED light bulbs in all light fixtures on the ceiling.
- Easy care, décor pleasing, high quality, luxury vinyl flooring on the main floor, second floor laundry and bathrooms.
- Equipped with carbon monoxide detector, 96% high efficiency furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements.
- Clean and painted basement floor with a 3 pc bath roughed in. The removable 5' x 2' dual slider basement windows, are wide enough to fit drywall through for future basement development.
- Includes community address plaque.



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Main Floor
808 SQFT SQ FT

Second Floor
685 Sqft SQ FT