



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

hillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034812
Lot 21, Block 14, Plan 192-2728

DETAILS

- Gorgeous 3-bedroom, 2.5 bath laned home with oversized central kitchen island with flushed eating bar.
- Built with a side entry to the basement, 9.4 ft foundation walls and rough-ins for future a future suite.
- Spacious living room perfect for entertainment and family gathering.
- Includes six brand new energy rated Samsung appliances. Four stainless steel 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.
- High quality, low maintenance luxury vinyl flooring on the main floor, second floor laundry and bathrooms. This easy to maintain flooring, is water-proof and stain resistant.
- Equipped with a heat recovery ventilator (HRV) is a ventilation device that helps make your home healthier, cleaner, and more comfortable by continuously replacing stale indoor air with fresh outdoor air.
- 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.
- Weather resistant precast concrete exterior steps that requires no maintenance, and the exterior walls and ceilings are vapor sealed.
- Includes community address plaque.

MIA P



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Main Floor
824 SQFT SQ FT

Second Floor
760 Sqft SQ FT

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