



**BEDROCK**  
HOMES

# ATHENA P

1660 SQ FT  
3603 - 6th Avenue SW



## THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

[thehillsatcharlesworth@bedrockhomes.ca](mailto:thehillsatcharlesworth@bedrockhomes.ca)

Job # CHH-0-035130  
Lot 22, Block 5, Plan 202 2902

## DETAILS

- Built with a main floor bedroom with full bathroom, spacious living room, dinette and central kitchen with a walk-in pantry, and 41" soft close upper cabinets
- Second floor has the central bonus room, Three spacious bedrooms, and 2 full bathrooms
- Built with a side entry to the basement, 9 ft. main floor and basement foundation walls.
- Completed with a 20'x22' rear detach garage with wi-fi wall mount controls and Two remotes
- Home automation package - including smart home console, a video doorbell, and smart lock system for enhanced home security
- Six Samsung appliances included, Four stainless steel kitchen appliances, and white finish front load washer and dryer.
- LED potlights throughout the majority of the home, saving big on energy expenses.
- Completed with 96% high efficiency furnace system, also equipped with a humidifier, and HRV (Heat Recovery Ventilator)
- E-Argon filled triple pane windows to achieve and maintain a comfortable temperature
- Weather resistant precast concrete exterior steps that require no maintenance. Exterior walls and ceilings are vapour sealed.
- Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- Includes community address plaque
- All ductwork is cleaned prior to moving in

BUILT TO LAST \ \ [BEDROCKHOMES.CA](http://BEDROCKHOMES.CA)

SPEC 2023 - Bedrock Homes Ltd. reserves the right to modify floorplans, renderings, elevations and features in a continuing effort to improve product quality. Floorplans, specifications & prices are subject to change without notice. Errors & omissions exempt.

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**Main Floor**  
857 SQ FT

**Second Floor**  
803 SQ FT