



BEDROCK
HOMES

ATHENA H

1660 SQ FT
3511 - 6th Avenue SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035139
Lot 26, Block 7, Plan 202-2902

DETAILS

- Completed with a 20"x22" finished rear detached garage with wi-fi wall mount controls and Two remotes
- Built with a side entry to the basement, 9 ft. main floor and 8.4 basement foundation walls.
- 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
- Home automation package - including smart home console, a video doorbell, and smart lock system for enhanced home security
- And also comes with Six Samsung appliances. Four stainless steel kitchen appliances, and white finish front load washer and dryer
- Additional upgrades are 400 CFM chimney hoodfan w/ glass canopy, main floor railing, linear electric fireplace, & 4 pc. with stand up shower
- 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
- Includes community address plaque
- All ductwork is cleaned prior to moving in

BUILT TO LAST \\ 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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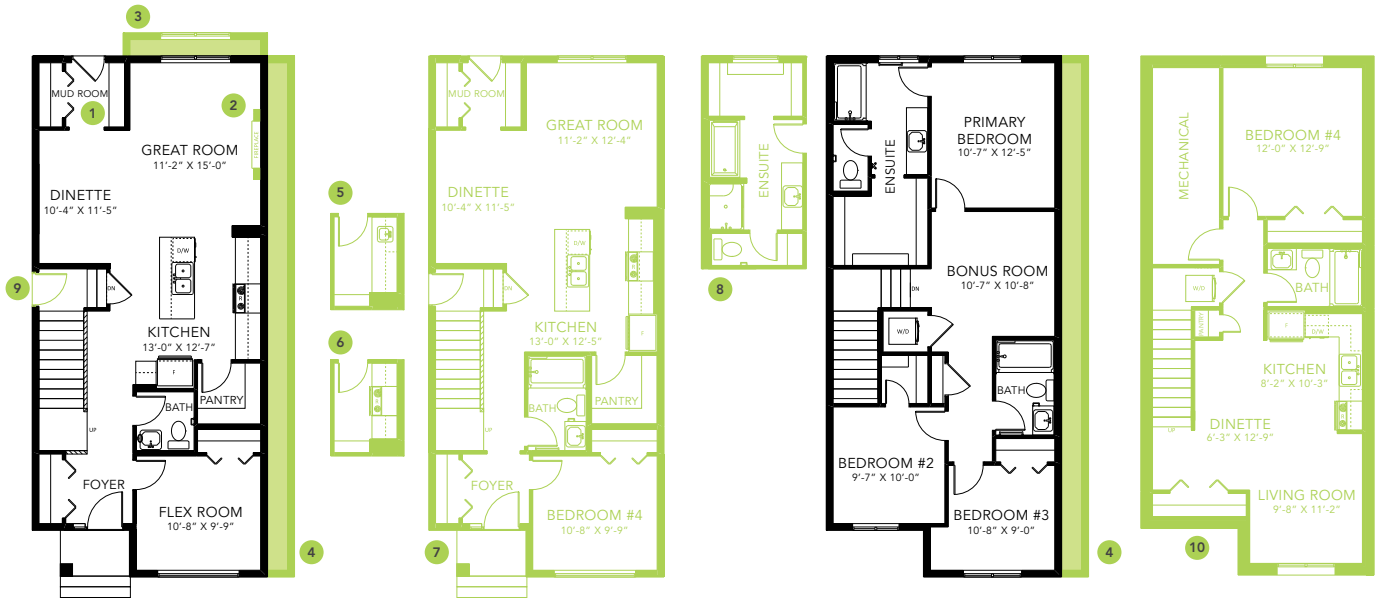
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Main Floor
857 SQ FT

Second Floor
803 SQ FT