

# STELLA K

1796 SQ FT  
3624 6 Ave SW



## THE HILLS AT CHARLESWORTH SHOWHOME

328 40 Street SW, Edmonton

587-521-5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035421  
Lot 72, Block 6, Plan 222-1970

### DETAILS

- Built with a side entry to the basement, 3 bedrooms in the upper level and a central bonus room. Additional square footage increases to 1796 Sq Ft
- Upgrades include, 41" upper soft close kitchen cabinets, fireplace with recessed cable port box added above for TV & audio/visual connection and metal spindle railing in the main and 2nd floor.
- Six Samsung stainless steel kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Home automation package - including smart home console, a video doorbell, and smart lock system for enhanced home security
- High efficiency energy saving LED light bulbs in all light fixtures on the ceiling
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator.
- 41 inches tall bathroom mirrors mounted on top of the countertop, tile around tub/shower units and shower enclosures to the ceiling.
- Equipped with a carbon monoxide detector, high efficiency furnace, humidifier and HRV (Heat Recovery Ventilator)
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs under pad
- Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- Weather resistant precast concrete exterior steps that require no maintenance. Exterior walls and ceilings are vapour sealed.
- Includes community address plaque
- All ductwork is cleaned prior to moving in

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**Main Floor**  
858 SQ FT

**Second Floor**  
938 SQ FT

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