



**BEDROCK**  
HOMES

# STELLA H

2005 SQ FT  
3622 5A Ave SW



## THE HILLS AT CHARLESWORTH SHOWHOME

328 40 Street SW, Edmonton

587-521-5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035423  
Lot 17, Block 15, Plan 222-1970

## DETAILS

- Built with spacious walk through, pantry and a total of 4 bedrooms and a central bonus room in the 2nd floor,
- The 4th bedroom is in the main floor with full bathroom, along with spacious living room, dinette and designer kitchen
- Additional Width to the floorplan increases size to 2005 Sq Ft
- Built with a 20'x22' double front attached garage, 9.4 ft basement foundation walls and rough-ins for a future 3 piece bath
- Six Samsung appliances. Four stainless steel kitchen appliances, and white finish front load washer and dryer
- Home automation package - including smart home console, a video doorbell, and smart lock system for enhanced home security
- Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator.
- Completed with 96% high efficiency furnace system, also equipped with a humidifier, and HRV (Heat Recovery Ventilator)
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs under pad
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- Weather resistant precast concrete exterior steps that requires no maintenance, and the exterior walls and ceilings are vapour sealed.
- 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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**Main Floor**  
1006 SQ FT

**Second Floor**  
999 SQ FT

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