

STELLA K

1833 SQ FT
3626 5A Ave SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 40 Street SW, Edmonton
587-521-5869
thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035424
Lot 18, Block 15, Plan 222-1970

DETAILS

- Built with 3 bedrooms in the upper level and a modified den into a bedroom in the main floor, 3 full bathrooms, and a central bonus room.
- Additional length to the floorplan increases size to 1833 Sq Ft
- Also built with a side entry to the basement, 9.4 ft foundation walls and rough-ins for a future suite.
- Upgraded stand up shower with fiberglass walls and floor with a tile surround full height to the ceiling and sliding glass doors in the main floor and ensuite bathrooms.
- Also included are 41" upper cabinets throughout the kitchen, metal spindle railing, in the main floor, and linear electric fireplace.
- Completed with brand new 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
- 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.
- Equipped with a carbon monoxide detector, high efficiency furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements
- Weather resistant precast concrete exterior steps that requires no maintenance, and the exterior walls and ceilings are vapour sealed.
- Painted basement floor and the removable 5' x 2' dual slider basement windows, are wide enough to fit drywall through for future basement development.
- Includes community address plaque
- All ductwork is cleaned prior to moving in

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Main Floor
921 SQ FT

Second Floor
912 SQ FT

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