



BEDROCK
HOMES

ATHENA H

1660 SQ FT
7012-181 Ave



CRYSTALLINA SHOWHOME

7007 - 181 Avenue NW, Edmonton
780-218-1108
gedwards@bedrockhomes.ca

Job # CSA4961
Lot 23, Block 22, Plan 212-2358

DETAILS

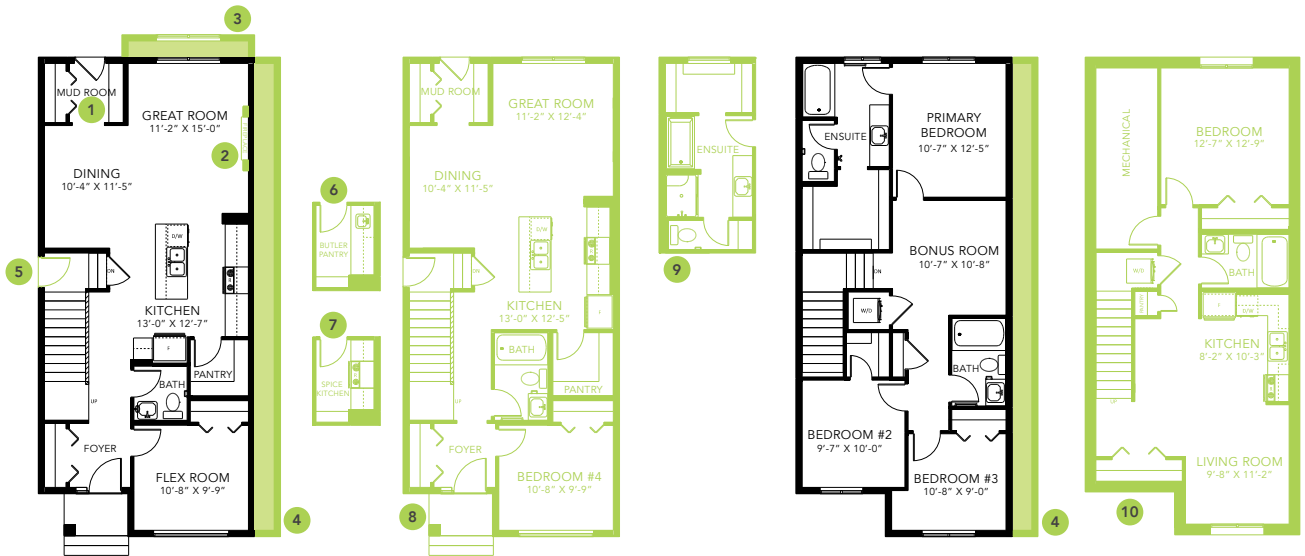
- Relax and take a deep breath in this roomy, open-concept 3 bedroom, 2.5 bath laned home dressed in attractive vinyl plank flooring throughout the main floor and advanced wear and stain protection carpet on the 2nd floor.
- You will feel safe and secure with a modern smart home technology system, Ecobee thermostat, Ring video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen.
- This home says elegance with its airy, open to above stairwell that leads to the 2nd floor where you will find 3 bedrooms, laundry, and main bathroom.
- Need a renter to help with the mortgage? This home comes prepped for future basement suite development with a side entrance.
- This galley style Kitchen will awaken the chef in you with its long island topped with elegant quartz and undermount sink, 41" cabinets, subway tile backsplash and a large walk in pantry.
- The luxury of having your laundry machines on your 2nd floor means no more running up and down the stairs - you can leave that for the gym!
- A 6-pc Samsung appliance package completes the homes ensemble.
- Relax and melt the stress of the day away in your primary bedroom 3-pc ensuite with contemporary quartz countertop, undermount sink and 5' shower.
- Rear private 2-car garage pad with curb. Ask us to build your garage, or you can build later when you are ready.
- For the environmentally conscious and financially savvy, energy efficient features include triple pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator and Bedrock's "Hotbox" system.
- Added peace of mind with driveway and sidewalk already sealed for added protection from road salt, saving you time and money.



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Main Floor
857 SQ FT

Second Floor
803 SQ FT