

# HENDRICK B

2129 SQ FT  
710 Kinglet Boulevard, NW



## KINGLET SHOWHOME

5708 Lark Point NW, Edmonton  
825-512-1050  
kinglet@bedrockhomes.ca

Job # KNG-0-034638  
Lot 9, Block 3, Plan 202-0424

## DETAILS

- Located in the breathtaking community of Kinglet! This newly developing community has numerous walking paths, greenery, and a picturesque environmental reserve filled with lush greenery that surrounds the area!
- Location, location, location! Located along side beautiful pond. Commute easily to amenities, schools and public transit all within a minutes drive.
- This house has a prestigious exterior feel with corner lot treatment, high visibility treatment, and additional windows.
- Retreat from the modern world in a desirable community offering vast greenery that will never be developed.
- Bedroom on the main floor with a full bathroom that can also be used as an office.
- Open floorplan in greatroom, dining and kitchen. Extra main floor bedroom with large walk in shower with seat.
- Features elegant 1-1/4" quartz countertops throughout the home. Upgraded melamine shelves for walk-in pantry.
- Upper and lower cabinets for lots of kitchen storage upgraded to the highend Tamarind stain.
- Includes a side entry for future legal suite or basement development.
- Complete 6 Piece Appliance Package Included -Stainless Steel Samsung Kitchen Appliances & White Front Load Washer and Dryer.
- Including a modern colour changing electric fireplace for the perfect ambiance.
- Popcorn ceilings are a thing of the past! This house has upgraded splatter ceilings throughout.
- Open spindle railing leading up to the second floor offers optimal lighting and a spacious feel throughout.
- Enjoy your master bedroom retreat with this upgraded 5 piece ensuite. Luxurious corner tub with frosted windows welcoming natural light.
- Spacious walk-in ensuite closet.
- Utilize the wide, open cozy bonus room to fit your personal lifestyle.
- Convenient outlets to include USB ports in the kitchen and master bedroom.
- HRV system proving continuous air flow to cancel out stale humid air and odours as well as reduces condensation, mould and mildew.

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## KINGLET SHOWHOME

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Job # KNG-0-0344639  
Lot 9, Block 3, Plan 202-0424



**Main Floor**  
1008 SQ FT

**Second Floor**  
1121 SQ FT