



KINGLET SHOWHOME

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

Job # KNG-4639
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! Commute easily to amenities, schools and public transit all within a minutes drive.
- This house has a prestigious exterior feel with premium coloured siding, and generous stone surrounding garage.
- Retreat from the modern world in a desirable community offering vast greenery that will never be developed.
- Desirable main floor office/bedroom with full bathroom. Upgraded mudroom option with convenient shelving and full closet perfect for storage.
- Aesthetically pleasing upgraded subway tile in kitchen, completed with durable 1-1/4" quartz counter tops.
- Upper and lower cabinets for lots of kitchen storage upgraded to the highend Tamarind stain.
- Sleek frosted glass pantry door.
- 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 ceiling who? 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.
- Wide, open cozy bonus room perfect for lounging with family or a play space for your little ones.
- 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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