



## KINGLET BY BIG LAKE SHOWHOME

5708 Lark Point NW, Edmonton

587.589.0372

kinglet@bedrockhomes.ca

Job # KNG-0-034642  
Lot 8, Block 3, Plan 202-0424

Over  
**\$35,000**  
in Designer  
Upgrades

## DETAILS

- 4 spacious bedrooms with 2.5 bathrooms, second floor bonus room, and more!
- Widened garage for additional storage or space for vehicles.
- All countertops throughout the home are gorgeous 1¼" quartz.
- Durable luxury vinyl plank flooring carried through main floor and second floor wet areas.
- Open spindle railings on the first and second floor providing a sleek visual appeal and design.
- Beautiful modern French door with frosted glass on pantry providing a stylish upgrade.
- Convenient USB ports in kitchen and master bedroom for ease of charging devices.
- 6 piece Samsung appliance package included; stainless steel kitchen appliances, white front load washer and dryer.
- Functional main floor den. You could use this space as an office, play room, or fourth bedroom.
- Electric fire and ice linear fireplace with timer and various settings located in the great room.
- Recessed HDMI box located above linear fireplace in great room for ease of TV mount.
- Conduit added for future media cables included in master bedroom.
- Triple pane low E argon filled Energy Star rated windows; contributing to cost and energy efficiency
- HRV providing a continuous air flow throughout entire home to not only exhaust stale, humid air and odours from home but also reduce condensation, mould, mildew, etc.
- Brilliant Smart Home - What does it do? Almost everything! Ask it to control the Ecobee Thermostat, lock the door using a smart lock, and more!



**BEDROCK**  
HOMES

# KENNEDY P

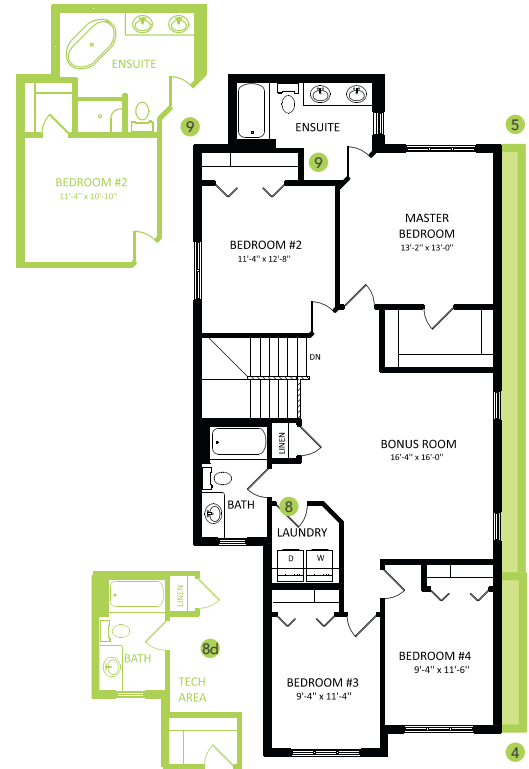
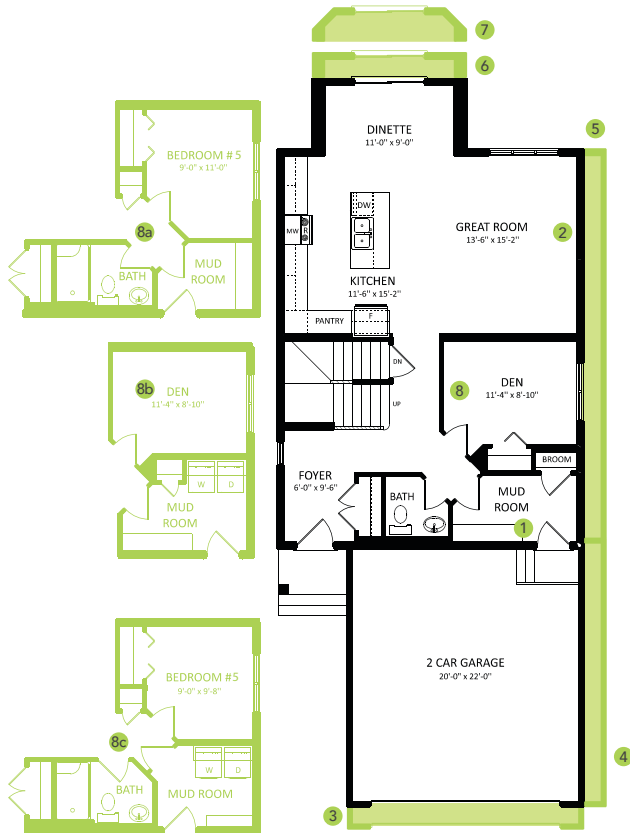
2203 SQ FT  
724 Kinglet Blvd



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