



**BEDROCK**  
HOMES

# JULIA P

1713 SQ FT  
5343 Lark Landing NW



## KINGLET SHOWHOME

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

Job # KNG-0-035077  
Lot 55, Block 3, Plan TBD

## DETAILS

- Additional Value of Upgrades \$45,800
- Featuring 3 bedrooms, 2.5 baths, and a spacious bonus room. The Julia's open floor plan and sophisticated finishes are what dream homes are made of.
- Highly durable luxury vinyl plank flooring is carried throughout the main floor, bathrooms and laundry room.
- This home features a walk through pantry. They take the cake when it comes to sheer volume of storage space.
- Your kitchen is made for a cook! Tons of counter and cabinet space for you to prepare your creations or store your small appliances.
- No need to shop for appliances! Bedrock Homes includes Stainless Steel kitchen appliances and a white front load washer - conveniently located on the second floor.
- The great room is complete with a sleek linear electric fireplace and a recessed HDMI box for your wall mounted Television.
- Modern open railing on the main floor provides you with a polished visual and appealing design.
- Beautiful Quartz Counter tops though out the home.
- HRV providing a continuous air flow throughout entire home to not only exhaust stale, humid air and odours from home but also reduce condensation, mold, mildew, etc.
- No need to brush off snow during messy winters when you are keeping your vehicle in a double front attached garage!
- Don't worry about high heating costs with your triple pane low E argon filled energy star rated windows; contributing to cost and energy efficiency.
- Your walkout basement offers tons of natural light with soaring 9 ft ceilings and patio doors accessing your backyard.
- Host summer BBQ's on your deck just outside your dining room.
- Elegant "Prairie" exterior elevation has upgraded your home with stone accents for a luxurious look.

BUILT TO LAST \ \ **BEDROCKHOMES.CA**

SPEC 2021 - Bedrock Homes Ltd. reserves the right to modify floorplans, renderings, elevations and features in a continuing effort to improve product quality. Floorplans, specifications & prices are subject to change without notice. Errors & omissions exempt.



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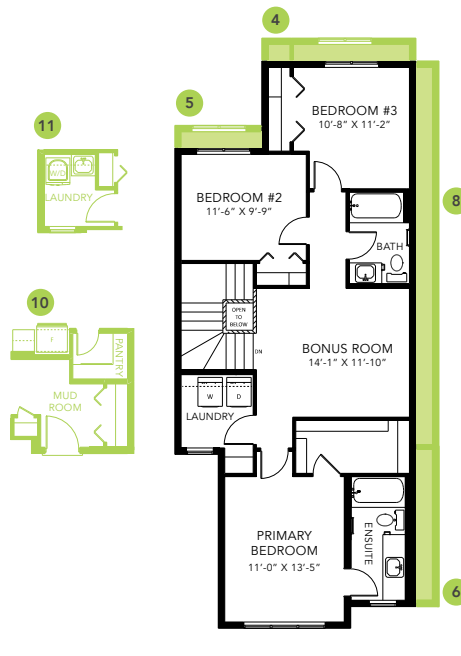
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**Main Floor**  
774 SQ FT



**Second Floor**  
939 SQ FT

