



BEDROCK
HOMES

RUBY P

2096 SQ FT
5397 Lark Landing



KINGLET SHOWHOME

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

Job # KNG-035292
Lot 80, Block 3, Plan 222-0235

DETAILS

- LOCATION LOCATION LOCATION!!! This gorgeous home backs onto a beautiful pond complete with a walkout basement!
- 3 bedrooms, 2.5 bathrooms, a huge mudroom, large second floor bonus room, and more!
- This wide open concept home is perfect for hosting! The kitchen offers ample storage and countertop space! Washing dishes never looked so good - views of the pond can be seen from the window nestled above the sink.
- Step into the mudroom complete with tons of shelving and room for clothes that our lovely Edmonton weather requires!
- Open spindle railing from the main floor up to the second floor adds an airy feel and natural light.
- No appliance shopping required! This home features stunning stainless steel kitchen appliances and a white front load washer and dryer!
- Durable luxury vinyl plank flooring throughout the main floor and the second floor wet areas.
- Step into your ensuite complete with two sinks - no more sharing! Your primary bedroom looks out over the pond providing privacy and a peaceful view before you turn in for the night.
- 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
- Triple pane low E argon filled energy star rated windows; contributing to cost and energy efficiency.
- Soaring 9'4" foundation walls, huge windows and a patio sliding door completes the walkout basement.
- Enjoy your deck in the Summer while taking in the views of the pond with friends and family - this home is the perfect spot for backyard BBQ's.

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

SPEC 2023 - 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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Main Floor
1008 SQ FT

Second Floor
1088 SQ FT

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