



BEDROCK
HOMES

ATHENA H

1660 SQ FT
5226 Lark Crescent



KINGLET SHOWHOME

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

Job # KNG-035295
Lot 29, Block 5, Plan 222-0235

DETAILS

- This stunning single family home has it all! 4 bedrooms, 3 full bathrooms - one on the main floor, second floor bonus room and more!
- This is an excellent home for anyone! The main floor bedroom can double as a guest room, office, play room etc.
- The side entrance has been added to this home for a future suite development or entry to the basement!
- Open concept main floor is perfect for entertaining guests or cooking up a storm with family.
- Watch a movie in front of your sleek linear electric fireplace that is centrally located in the great room.
- This single family home is situated on a corner lot which allows us to add plenty of windows. Enjoy the natural light this home offers.
- The main and second floor are complete with beautiful open spindle railing. Visually appealing and functional!
- 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, mold, mildew, etc.
- Situated steps away from a pond with walking trails - perfect for evening walks!
- Enjoy a spacious pantry with tons of storage and a contemporary frosted glass pantry door
- Tons of storage space in your kitchen accompanied by luxurious 41" upper cabinets complete with a bulk head - no dusting the top of the cabinets anymore for you!
- No appliance shopping needed! Bedrock sets you up with all the appliances you need including front load washer and dryer.

BUILT TO LAST \\ [BEDROCKHOMES.CA](https://www.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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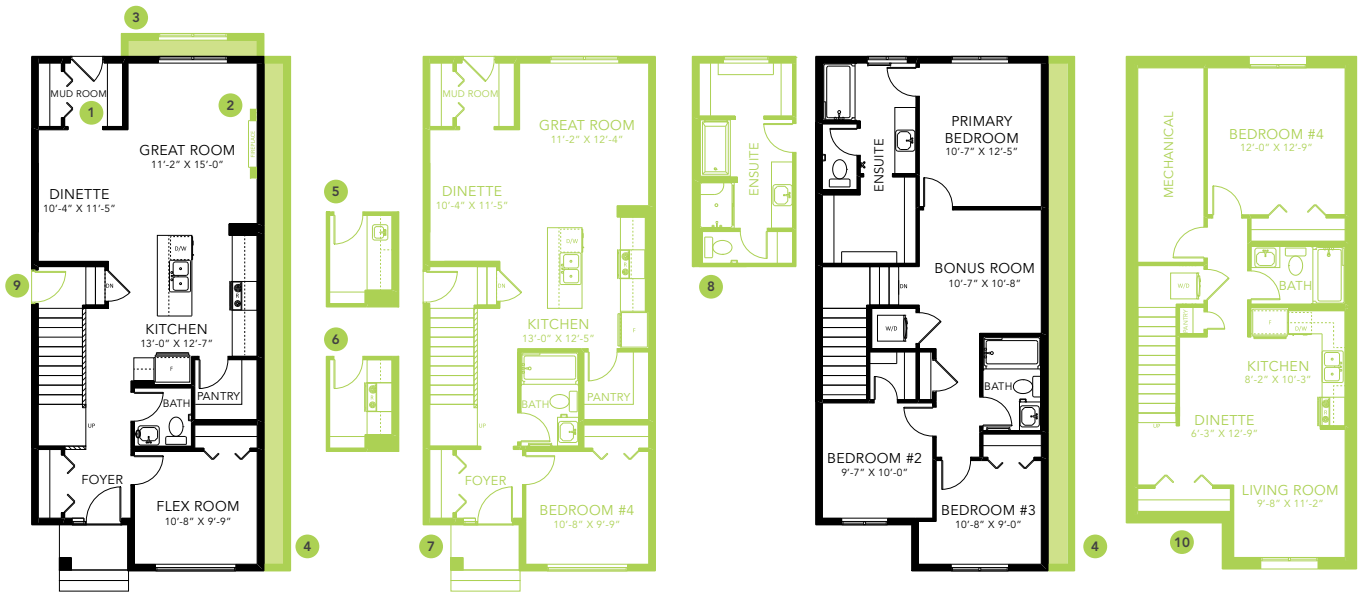
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Main Floor
857 SQ FT

Second Floor
803 SQ FT