



BEDROCK
HOMES

KENNEDY K

2208 SQ FT
9103, 183 Ave, NW



COLLEGE WOODS SHOWHOME

18144, 89 St, NW, Edmonton
587-920-7863
collegewoodsatlakeview@bedrockhomes.ca

Job # LKV4705
Lot 55, Block 31, Plan 1922067

DETAILS

- The community features a beautiful, spacious storm water lake and wetland. The lake offers peaceful and relaxing views, and the chance to connect with an abundance of wildlife.
- College Woods at Lakeview is nestled in the prestigious Klarvatten (Clear Water in Swedish) neighbourhood in North Edmonton's Lake District.
- 9 ft. ceilings on the main floor
- Main floor flex room - perfect for a home office, studio or guest room
- Navy cabinets throughout (KitchenCraft Soho Starless), finished to the ceiling in the kitchen, with contrasting black pulls and soft close action
- 6 piece stainless steel Samsung appliances with high efficiency front load washer/dryer
- Corner pantry in the kitchen with a flush island and eating bar
- Linear electric fireplace in the great room
- Spindle metal railing on the staircase
- Upgraded Ensuite with dual vanities, stand-alone tub and shower
- Luxury vinyl plank flooring throughout main floor and wet areas
- Brilliant Home Technology (includes built-in control panel, video doorbell, smart Ecobee thermostat, programmable LED pot lights, keyless entry, built-in Alexa capability, and access to the Brilliant Home app)
- Heat recovery ventilator, high efficiency gas furnace and 80 gallon electric hot water tank
- Triple pane, low-E argon filled Energy Star rated windows
- Two elementary schools are located in the adjacent Lago Lindo neighbourhood
- Klarvatten features several parks, many of which are connected by strolling pedestrian pathways

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SPEC 2022 - 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.

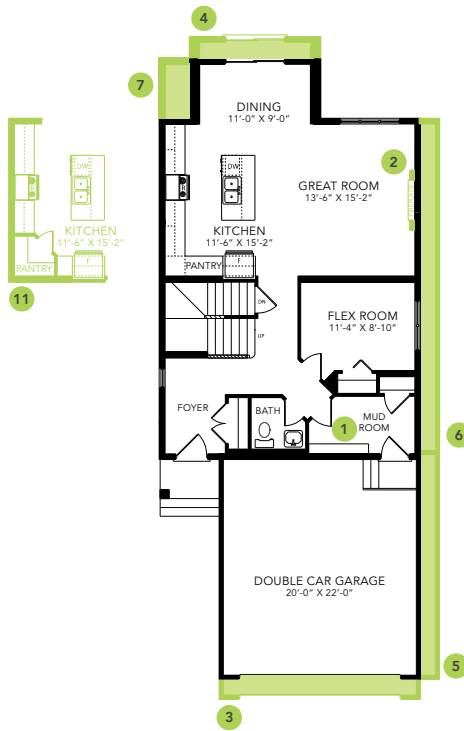
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Main Floor
962 SQ FT



Second Floor
1246 SQ FT

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