



MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton
587.524.2160
maplecrest@bedrockhomes.ca

Job # MPC-0-034231
Lot 35, Block 14, Plan 162 3032

Over
\$7,000
in Designer
Upgrades

DETAILS

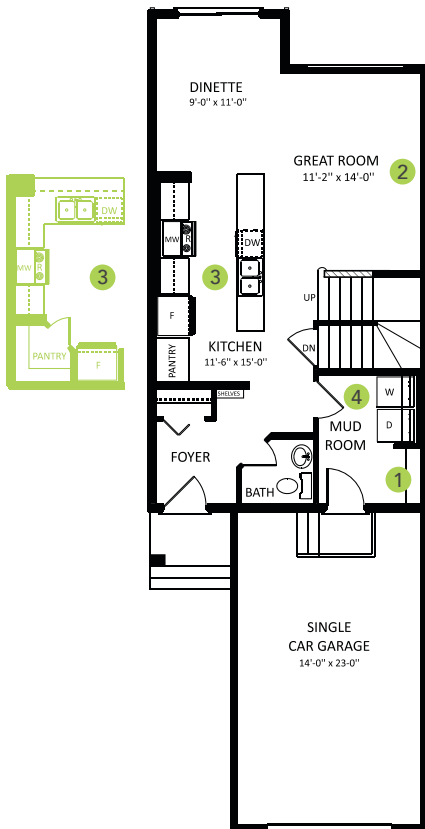
- Exceptional discount worth over \$28,530
- Over \$7,700 in designer upgrades included
- Cozy up to your main floor linear electric fireplace, in this single attached garage half-duplex with 3 bedrooms, 2.5 bath, and main floor laundry.
- Upgraded tile flooring on second floor bathrooms and durable luxury vinyl flooring throughout the main floor.
- Kitchen sink is stainless steel, double compartment undermount sink with a pull down handle sprayer.
- Move in to a new home with 6 brand new Samsung appliances, which include 4 stainless steel finish kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Side yard fence is included - down in between the duplex lot, a maximum of 3 meters from the front of the home and completed in between units along common lot line.
- Keep your kitchen clutter-free and organized with the convenient and easy to use pot and pan drawers and 36" upper cabinets throughout the kitchen.
- Advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency, and minimal outside noise.
- Low VOC, 1¼" thick maintenance free quartz counter top in the main kitchen and second floor bathrooms with undermount sink.
- State of the art mechanical system controlled by NEST thermostat with the ability to communicate remotely through its own app for maximum efficiency.
- Weather resistant precast concrete exterior steps that requires no maintenance, and exterior walls and ceilings are vapour sealed.
- Equipped with carbon monoxide detector, 96% high efficiency 2-stage furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements.
- Each half of the duplex are built as two separate entities to ensure significantly reduced noise transfer. No shared studs or floor joist.



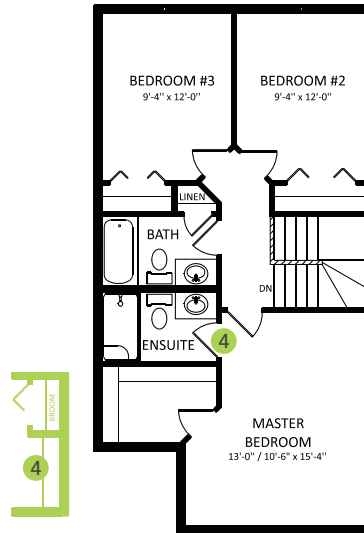
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Main Floor
680 SQ FT



Second Floor
680 SQ FT

