



MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034347
Lot 9, Block 16, Plan 162 2333

Over
\$11,380
in Designer
Upgrades

DETAILS

- You're getting a discount of over \$27,500 off the original price.
- Over \$11,380 in designer upgrades included.
- Single attached garage home with 3 bedrooms and 2.5 bath. The kitchen is completed with a long flushed island with 1¼" thick quartz countertop, and stainless steel undermount sink, a big ensuite with walk-in closet, and main floor laundry.
- Keep your kitchen clutter-free with the cabinet pantry and 36" upper cabinets with riser throughout the kitchen and added pot and pan drawer.
- The side yard fence with gate is included with your purchase, therefore you can move into your new home with lesser expenses.
- Your new home is complete with top rated Samsung appliances. We furnished your kitchen with four stainless steel finish appliances, and your laundry area has a white finish front load washer and dryer with advanced moisture drying sensor.
- Great party walls make great neighbours! Each half of the duplex has it's own 2' x 4' wall which means no shared studs and floor joist eliminating vibration.
- Equipped with a 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.
- Energy efficient triple pane low E-Argon filled Energy Star rated windows and doors to achieve and maintain a comfortable temperature, and minimize outside noise.
- Upgraded paint grade railing with metal spindles on main floor, recessed duplex outlet with 2 HDMI cables above the linear electric fireplace for TV electrical and audio visual connection.
- Weather resistant precast concrete exterior steps that require no maintenance, and exterior walls and ceilings are vapour sealed.
- High efficiency mechanical system controlled by a NEST thermostat which has the ability to communicate remotely through it's own app for maximum efficiency.
- 10 year structural warranty. Coverage for structural defects such as frame and foundation.
- Painted basement floor with a 3 piece bathroom roughed in. The removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.

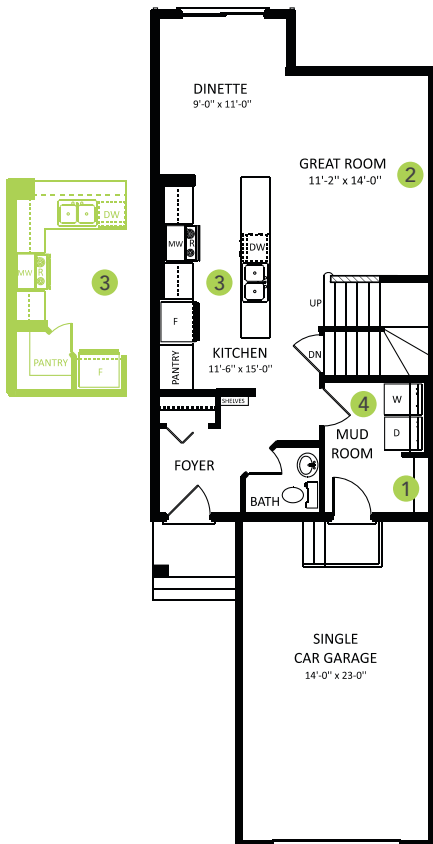
1360 SQ FT
309 - 39 Ave NW



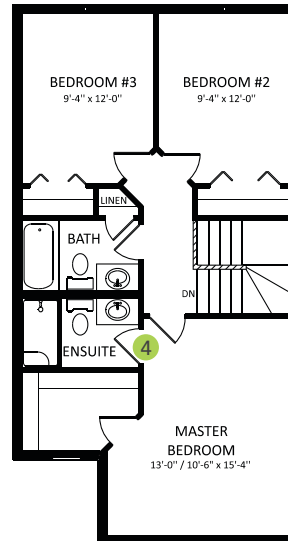
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Main Floor
680 SQ FT



Second Floor
680 SQ FT

