

1406 SQ FT
307 - 39 Ave NW



MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034348
Lot 10, Block 16, Plan 182 2333

Over
\$11,000
in Designer
Upgrades

DETAILS

- Save over \$31,100 off the original price.
- Over \$11,000 in designer upgrades included.
- Single attached garage duplex with 3 bedrooms, 2.5 bath, cabinet pantry, spacious built-in ensuite walk-in closet, and convenient second floor laundry.
- 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
- Includes 6 piece 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.
- Bedrock Homes has developed a party wall system noise reduction on duplex homes, where there is no shared studs or floor joists to substantially reduce the transference of sound vibration.
- Built to last with durable full height garage foundation to prevent garage slab damage, and reduce shifting of the living space above garage.
- Upgraded splatter texture ceilings, paint grade railing with metal spindles on the main floor. 36" upper cabinets with riser and additional pot & pan drawer.
- Cutting edge technology mechanical system controlled by NEST thermostat with the ability to communicate remotely through its own smartphone app for maximum efficiency.
- Attractive low maintenance yet high quality, luxury vinyl (water-proof and stain resistant) flooring on the main floor, second floor laundry, and bathrooms.
- Low VOC, 1 1/4" thick maintenance free quartz countertop in the main kitchen and second floor bathrooms with undermount sink.
- 10 year structural warranty. Coverage for structural defects such as frame and foundation.
- Clean and 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.
- 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.

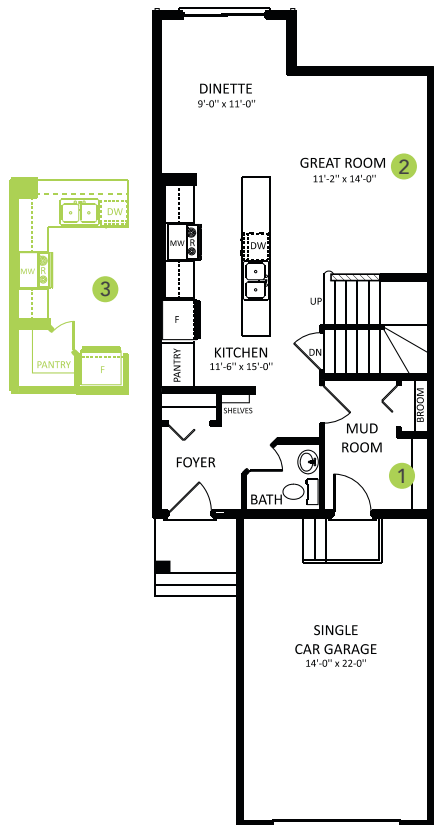
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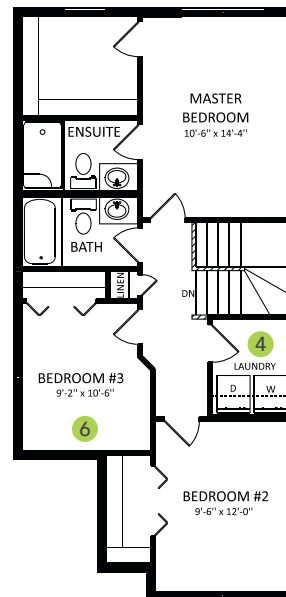
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Main Floor
680 SQ FT



Second Floor
726 SQ FT

