

1730 SQ FT
247 - 39 Ave NW



MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034349
Lot 19, Block 16, Plan 182 2333

DETAILS

- Double front attached garage duplex with upgraded 9' ceiling on main floor, 3 bedrooms, 2.5 bath, complete with a spacious bonus room and second floor laundry.
- Upgraded splatter texture ceiling, 36" upper cabinets with riser throughout the kitchen, and additional pot and pan drawer.
- Includes six brand new energy rated Samsung appliances. Four stainless steel finish kitchen appliances, and white finish front load washer and dryer with advanced moisture drying sensor to complete your laundry space.
- Leading edge high efficiency mechanical system controlled by Ecobee smart thermostat and Brilliant Home System (Alexa built-in), Ring video doorbell, Weiser Halo Wi-Fi Smart Lock with touch screen.
- Built with a side entrance including sidewalk and lighting. The basement is roughed in for a 3 piece bath for future development.
- Built to last. Garage foundation is poured at the same depth as the basement, to prevent garage slab damage and reduce shifting of the living space above garage.
- 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.
- Weather resistant precast concrete exterior steps that require no maintenance, and exterior walls and ceilings are vapour sealed.
- Low VOC, 1/4" thick maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sink.
- Each half of the duplex are built as two separate entities to ensure significantly reduced noise transfer. No shared studs or floor joist.
- High quality, low maintenance luxury vinyl flooring on the main floor, second floor laundry, and bathrooms. This easy to maintain flooring, is water-proof and stain resistant.
- Equipped with a carbon monoxide detector, 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.
- Clean and painted basement floor with a 3 piece bath roughed-in. The removable 5'x2' dual slider basement windows, are wide enough to fit drywall through for future basement development.

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