

1616 SQ FT
243 - 39 Ave NW



MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton
587.524.2160
maplecrest@bedrockhomes.ca

Job # MPC-0-034350
Lot 20, Block 16, Plan 182 2333

DETAILS

- Beautiful 3 bedroom half duplex with double attached garage, 2.5 baths, second floor flex room & spacious walk-in pantry.
- Also built with a side entrance including sidewalk and lighting. The basement is roughed in for a 3 piece bath for future development.
- Upgraded to 9' main floor and modern splatter texture ceiling.
- Each half of the duplex are built as two separate entities to ensure significantly reduced noise transfer. No shared studs or floor joist.
- Completed 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.
- State of the art mechanical system controlled by Ecobee thermostat and Brilliant Home system with the ability to communicate remotely through its own app for maximum efficiency.
- Keep your kitchen 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.
- High efficient, energy saving LED light bulbs in all light fixtures.
- Easy care, décor pleasing, high quality, luxury vinyl flooring on the main floor, second floor laundry, and bathrooms.
- 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.
- 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.

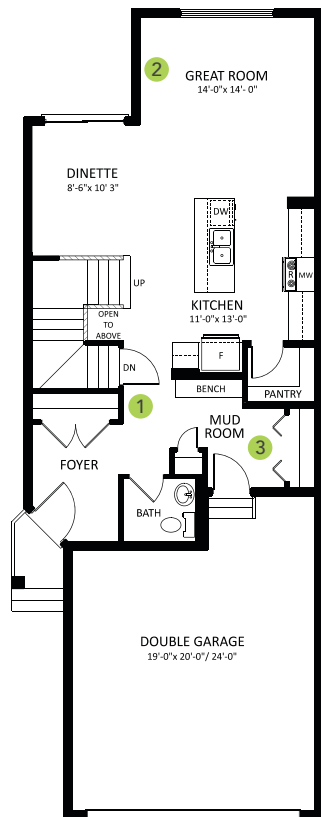
1616 SQ FT
243 - 39 Ave NW



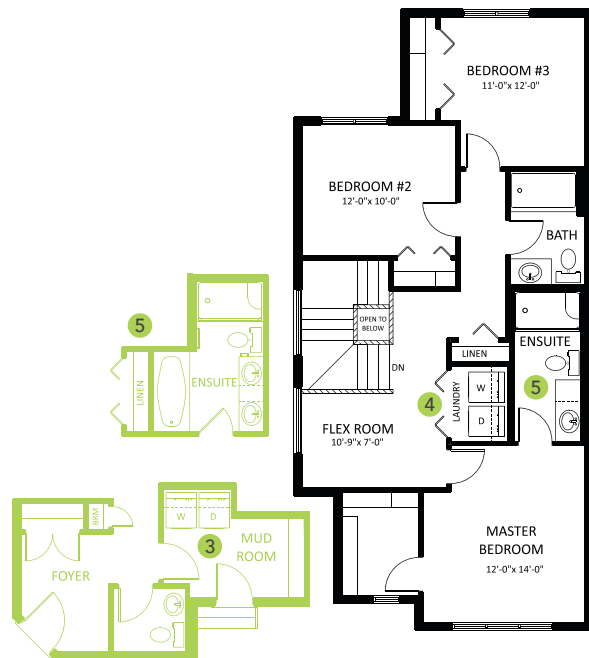
MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton
587.524.2160
maplecrest@bedrockhomes.ca

Job # MPC-0-034350
Lot 20, Block 16, Plan 182 2333



Main Floor
776 SQ FT



Second Floor
840 SQ FT