



MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034508
Lot 57, Block 12, Plan 162 3032

DETAILS

- Contemporary 3 bedroom, 2.5 bath, split-level home, with a 12' high ceiling living room, separated from the dining area.
- Front yard landscaping included, 20'x22' concrete garage pad includes electrical rough-ins.
- Move in ready home with 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.
- Easy to maintain water and stain resistant and yet attractive, high quality, luxury vinyl flooring on the main floor, second floor laundry, and bathrooms.
- Modern clutter-free kitchen with the convenient and easy to use pot and pan drawers and 41" upper cabinets throughout the kitchen.
- Save money on electricity with advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency, and minimal outside noise.
- Painted basement floor with a 3 piece bathroom roughed in. The removable 5'x2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Maintenance free 1 1/4" thick matching quartz countertops in the kitchen and second floor bathrooms with undermount sinks.
- Pot lights with LED bulbs in all light fixtures - maximizes energy savings by providing optimal light output for the lowest energy usage. Light bulbs only need replacing every few years.
- Feel that cozy atmosphere in the living room with the linear electric fireplace. The home is also equipped with recessed HDMI and power wall plate and USB charging ports.
- Equipped with 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.
- Keep up with the modern technology with your NEST thermostat, it has the ability to communicate remotely through it's own app for maximum efficiency.
- Your home has durable & environmentally advanced treated wooden exterior steps to achieve a homey country feel.



BEDROCK
HOMES

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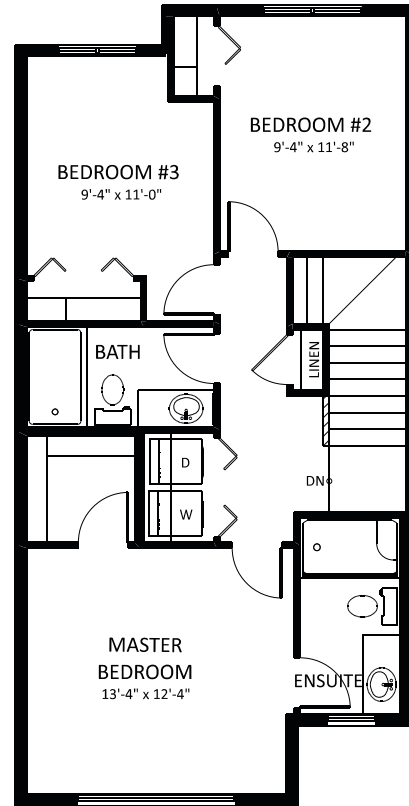
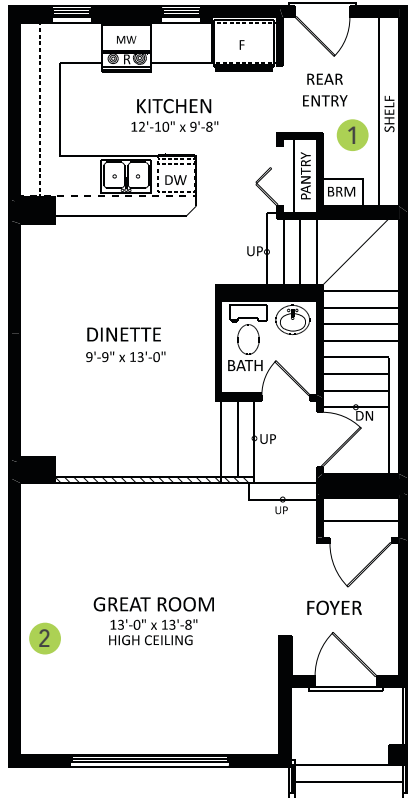
1430 SQ FT
4048 - 3 Street NW



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