



## MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034510  
Lot 59, Block 12, Plan 162-3032

## DETAILS

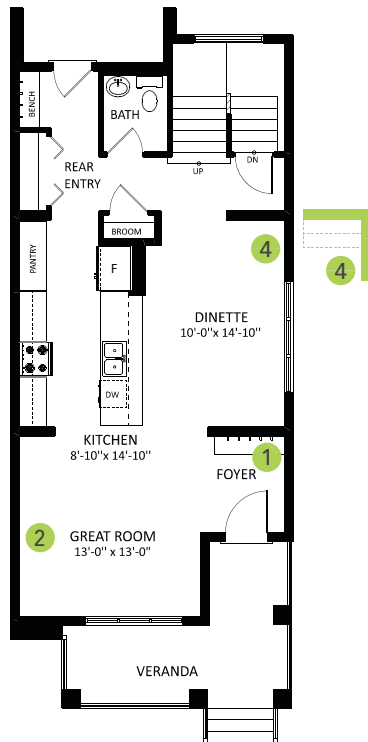
- Contemporary 3 bedroom, 2.5 bath home with spacious dining room and practical cabinet pantry. Also features a detached garage.
- Front yard landscaping included. A 20' x 22' concrete garage pad includes electrical rough-ins. Includes power post trenched to pad location.
- Upgraded 5' fiberglass base shower with tiled shower walls -full height to the ceiling and upgraded kitchen tile backsplash.
- Décor pleasing, easy to maintain, high quality luxury vinyl flooring on the main floor, second floor laundry, and bathrooms. Vinyl flooring is water-proof and stain resistant.
- Includes 6 brand new energy rated Samsung appliances. 4 stainless steel appliances compliment your kitchen and a white finish front load washer and dryer with advanced moisture drying sensor in your laundry space.
- Advanced triple pane low E-Argon Energy Star rated windows and doors for high energy efficiency and minimal outside noise. Energy saving LED light bulbs in all light fixtures .
- Painted basement floor complete with a 3 piece bath roughed in. The removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Low VOC, 1¼" thick, maintenance free quartz counter top in the main kitchen and second floor bathrooms with undermount sink.
- Live in a smart home controlled by your NEST thermostat with the ability to communicate remotely through it's own app for maximum efficiency.
- Keep your kitchen clutter-free and organized with the convenient and easy to use pot and pan drawers and 41" upper cabinets throughout the kitchen.
- 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.
- Durable and environmentally advanced treated wooden exterior steps, and 2 exterior GFI weatherproof outlets



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**Main Floor**  
782 SQ FT



**Second Floor**  
819 SQ FT