

RUNDLE H

1430 SQ FT
4036 - 3 Street NW



MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034511
Lot 60, Block 12, Plan 162 3032

Over
\$34,300
in Designer
Upgrades

DETAILS

- Save over \$34,300 off the original price.
- Exceptional interior upgrades worth over \$18,700.
- Cozy up to your main floor linear electric fireplace in the living room. This modern 12' high ceiling, split-level style home, with 3 bedrooms, 2.5 bath, and second floor laundry is a stunner.
- Front yard landscaping included and a 20' x 22' concrete garage pad which features electrical rough-ins.
- State of the art Samsung appliance package includes four stainless steel finish kitchen appliances and a white finish front load washer and dryer with advanced moisture drying sensor.
- You will love the large front porch, perfect for relaxing on during those warm summer nights.
- Durable and environmentally advanced treated wooden exterior steps.
- High efficient, energy saving LED light bulbs in all light fixtures, two GFI weatherproof outlets. Duplex outlets include USB charging ports in the kitchen and master bedroom.
- 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.
- Maintenance free 1¼" thick matching quartz countertops in the kitchen and second floor bathrooms with undermount sinks.
- 10 year structural warranty. Coverage for structural defects such as frame and foundation.
- 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.
- Keep your kitchen organized 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.

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