

1601 SQ FT
4024 - 3 St NW



MAPLE CREST SHOWHOME

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

Job # MPC-0-034514
Lot 63, Block 12, Plan 164 3032

DETAILS

- This contemporary 3 bedroom, 2.5 bath home welcomes you into spacious living room with cozy fireplace. Ample of storage with 41" upper cabinets throughout main floor kitchen with riser from cabinets to ceiling.
- Live in a "Brilliant Home" equipped with Brilliant Home System (Alexa built-in), Ring video doorbell, Weiser Halo Wi-Fi Smart Lock with touch screen and Ecobee thermostat, with the ability to communicate remotely through its own app for maximum efficiency.
- 20' x 22' concrete garage pad includes electrical rough-ins.
- Six energy rated Samsung appliances included - 4 stainless steel kitchen appliances and white finish front load washer and dryer.
- Clutter-free kitchen with 41" upper cabinets, smooth action metal drawer hardware with soft-close (no slam) mechanism on all doors and drawers.
- Attractive, high quality, luxury vinyl flooring on the main floor, second floor laundry, and bathrooms. This easy to maintain flooring is water-proof and stain resistant.
- Home upgrades include the addition of linear electric fireplace, brick pattern kitchen backsplash, and splatter texture ceiling.
- 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.
- Pot lights with LED bulbs in all light fixtures – maximizes energy savings by providing optimal light output for the lowest energy usage.
- Low VOC, 1¼" thick maintenance-free quartz counter top in the main kitchen and second floor bathrooms with undermount sink.
- Recessed HDMI box with duplex outlet & two HDMI cables added above fireplace for TV electrical & audio/visual connection.
- Durable precast concrete exterior steps that requires no maintenance and exterior walls and ceilings are vapour sealed.
- Painted basement floor and the removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.

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CASCADE P



Main Floor
782 SQ FT



Second Floor
819 SQ FT