

1370 SQ FT  
4020 - 3 St NW



## MAPLE CREST SHOWHOME

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

Job # MPC-0-034515  
Lot 64, Block 12, Plan 165 3032

## DETAILS

- Simple yet functional living space. This 3 bedroom, 2.5 bath home has a corner kitchen with flush eating bar.
- The spacious treated spruce front veranda is perfect for holiday decorating.
- Additional front yard landscaping included in the package.
- Complete with 20' x 22' rear detached garage to save you more money.
- Furnished with 6 energy rated Samsung appliances, 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.
- Adapt with the modern technology with your 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.
- Kitchen, main floor hallway, foyer, and second floor hallway includes energy saving surface mount LED pot light package.
- Low VOC, 1¼" thick maintenance free quartz countertop in the main kitchen and second floor bathrooms with undermount sink.
- High quality luxury vinyl flooring on the main floor, second floor laundry, and bathrooms. The floor is easy to maintain and is water and stain resistant.
- Recessed HDMI box with duplex outlet & two HDMI cables added above fireplace for TV electrical & audio/visual connection.
- Painted basement floor and the removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Upgraded splatter texture ceiling, 41" upper cabinets with riser throughout the kitchen and additional pot and pan drawer.

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