



MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034599
Lot 150, Block 6, Plan 162 3032

DETAILS

- Cozy up to your main floor linear electric fireplace in this modern attached home, with 3 bedrooms upstairs, 4 piece ensuite, 2.5 bath and a spacious bonus room, and second floor laundry.
- Built with a side entrance including a sidewalk and lighting to the undeveloped basement for future income property.
- Added main floor bedroom with full bathroom for your guests.
- Includes 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.
- Clutter-free kitchen with 41" upper cabinets, smooth action metal drawer hardware with soft-close (no slam) mechanism on all doors and drawers.
- Kitchen, main floor hallway, foyer, and second floor hallway includes energy saving surface mount LED pot light package.
- Easy care yet attractive, high quality luxury vinyl flooring on the main floor, second floor laundry and bathrooms.
- 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 it's own app for maximum efficiency.
- Advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency and minimal outside noise.
- Removable 5' x 2' dual slider basement windows wide enough to fit drywall through for future basement development.
- Stay warm on winter nights with hot box technology. The ceiling above the garage (commonly the floor for a bonus room or bedrooms) utilizes ducting and insulation to create a warm living space over any unheated garage.
- Equipped with carbon monoxide detector, 96% 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.
- Weather resistant precast concrete exterior steps that requires no maintenance and exterior walls and ceilings are vapour sealed.

HENDRICK B

1987 SQ FT
4004 - 5 Street NW



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Main Floor
866 SQ FT

Second Floor
1121 SQ FT