

1935 SQ FT
459 41 Ave NW



MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton
587.524.2160
maplecrest@bedrockhomes.ca

Job # MPC-0-034600
Lot 1, Block 18, Plan 162 3032

Over
\$26,000
in Designer
Upgrades

DETAILS

- Over \$19,370 off the listed price
- Exceptional interior upgrades worth over \$26,240
- Beautiful 3 bedroom home with a 21'x22' double attached garage, 2.5 baths, an extra spacious kitchen counter. You will love the walk-through pantry with frosted glass French door and metal wire shelving in white.
- Built with a side entrance including sidewalk and lighting. The basement is roughed in for a 3 piece bath for future development.
- Kitchen sink is a stainless steel, double compartment undermount with pull down handle sprayer.
- Includes six brand new energy rated Samsung appliances. Four stainless steel finish appliances complete the kitchen and a white finish front load washer and dryer with advanced moisture drying sensor compliment your laundry area.
- Décor pleasing 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.
- 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.
- 9' ceiling on the main floor, 41" tall bathroom mirrors,
- 41" upper cabinets with riser and pot and pan drawers, and 1¼" thick quartz counter top in the kitchen.
- Upgraded overhead garage door with 8 panel stockton glass and Wi-Fi enabled garage door opener with two remotes.
- Painted basement floor and the removable 5'x2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- 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.
- Weather resistant precast concrete exterior steps that requires no maintenance and the exterior walls and ceilings are vapour sealed.
- Built to last. Garage foundation is poured at the same depth as the basement to prevent garage slab damage and reduce shifting of the living space above garage.

1935 SQ FT
459 41 Ave NW



MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton
587.524.2160
maplecrest@bedrockhomes.ca

Job # MPC-0-034600
Lot 1, Block 18, Plan 162 3032

