

KINGSTON B

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



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 114" 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.



KINGSTON B

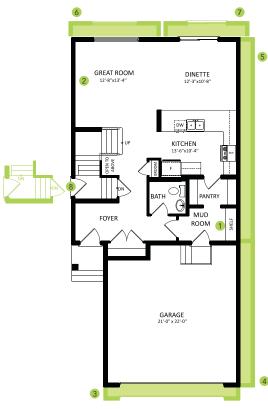
1935 SQ FT 459 41 Ave NW



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



Main Floor 848 SQ FT





Second Floor 1087 SQ FT