



BEDROCK
HOMES

ATHENA P

1660 SQ FT
3512-4th Street NW



MAPLE CREST SHOWHOME

451 - 37 Avenue NW, Edmonton
587-521-7744
maplecrest@bedrockhomes.ca

Job # MPC 4918
Lot 85, Block 4, Plan 212-1834

DETAILS

- A modern 3 bedroom, 3 bathroom home with the additional Main Floor Bedroom Option Included.
- Pot lights with LED bulbs in all light fixtures – maximizes energy savings by providing optimal light output for the lowest energy usage.
- Upgrades include 41" Upper Cabinets in the Kitchen and Straight Metal Spindle Railing in the Main and 2nd Floor.
- 20' x 22' concrete garage pad includes electrical rough-ins.
- 6 piece Samsung Appliance Package including Stainless Steel Kitchen Appliances and White Front Load Washer and Dryer.
- A recessed HDMI box located in Great Room for ease of TV mount.
- Attractive, high quality, Luxury Vinyl Plank (LVP) flooring on the main floor and 2nd floor laundry room and bathrooms. This easy to maintain flooring is water-proof, scratch-proof and stain-resistant.
- Clutter-free kitchen with the 41" upper cabinets, smooth action metal drawer hardware with soft-close (no slam) mechanism on all doors and drawers.
- Gorgeous Low VOC and maintenance free Quartz Counter Tops in the main kitchen, and second floor bathrooms with undermount sink.
- Painted basement floor and the removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Triple pane Low E Argon gas filled Energy Star rated windows contributing to increased energy efficiency and outside noise reduction.
- Our energy-efficient, healthier living homes are equipped with a 96% high-efficiency furnace, 80 gal electric high-efficiency HWT, LED bulbs throughout, carbon monoxide detector, humidifier, and HRV (Heat Recovery Ventilator) which provides fresh air and improves climate control while saving energy.
- Brilliant Smart Home Automation. Control your home from the all-in-one app. Control your thermostat, view your video doorbell and lock/unlock your door, Turn off/on, or dim all enabled lights from anywhere.
- Convenient 2nd Floor Laundry Room with ample storage space and a linen closet.
- The Primary Ensuite Bathroom features a beautiful upgraded Standing Shower with Fully Tiled walls and Sliding Glass Doors, as well as His/Her Sinks.
- This home features a Side-Entry Option Included for your future use of it as a separate Legal Income Suite.

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SPEC 2022 - Bedrock Homes Ltd. reserves the right to modify floorplans, renderings, elevations and features in a continuing effort to improve product quality. Floorplans, specifications & prices are subject to change without notice. Errors & omissions exempt.



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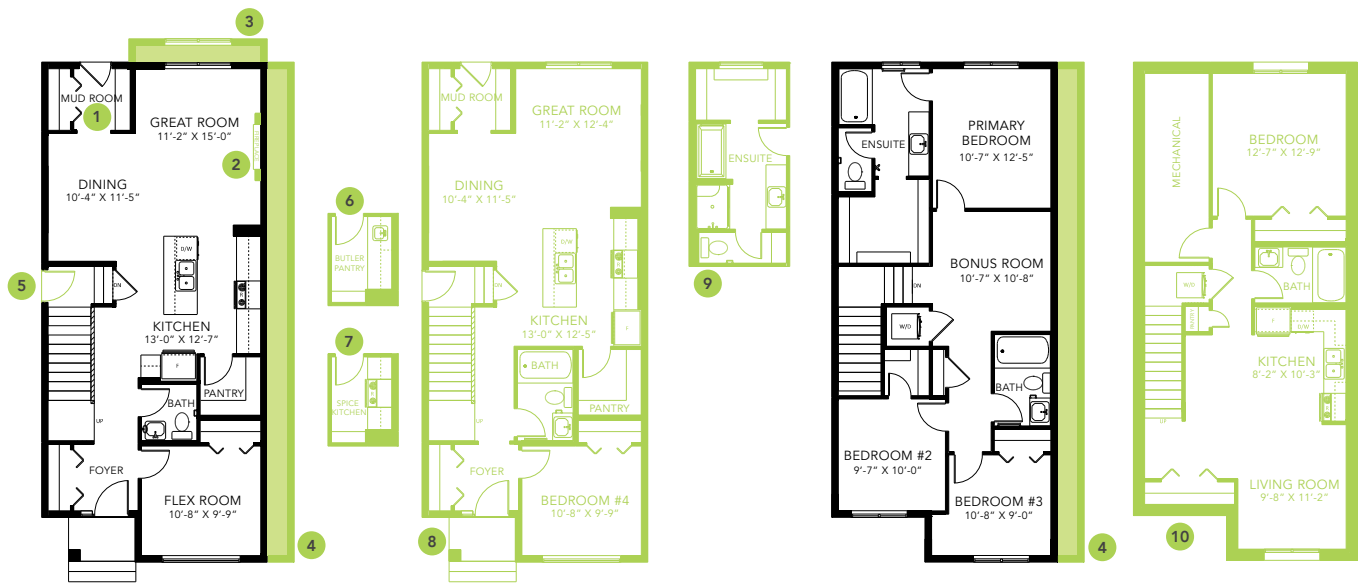
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