



BEDROCK
HOMES

JULIA H

1747 SQ FT
440 Roberts Crescent



ROBINSON SHOWHOME

30 Roberts Close, Leduc
780-980-8506
robinson@bedrockhomes.ca

Job # ROB-0-035002
Lot 31, Block 8, Plan 222-0154

DETAILS

- Our beautiful Julia model includes 3-bedrooms, 2.5 bathrooms, upstairs bonus room as well as a side entry to the basement with 9' ceiling height for potential income suite.
- Designer kitchen with central island eating bar that includes quartz countertops, under-mounted sinks, tiled backsplash with ceiling height cabinets.
- Walk through pantry is functional and provides lots of space. Entry from the kitchen follows through to a spacious mudroom and garage.
- Great room and dinette flow openly into one another and into the kitchen.
- Included Samsung stainless steel appliances keeps the kitchen chic looking.
- Upstairs you'll find a central bonus area for added privacy
- Front facing primary bedroom with large walk in closet. Lovely three-piece ensuite includes double undermounted sinks.
- Both secondary bedrooms are at the rear of the home.
- Conveniently equipped with second floor laundry.
- Included Amazon Echo Hub Smart Home package. Control lights, front door lock, garage door and thermostat all on the panel or a convenient phone app.
- This home would not be complete without the front attached double car garage.

BUILT TO LAST \\ **BEDROCKHOMES.CA**

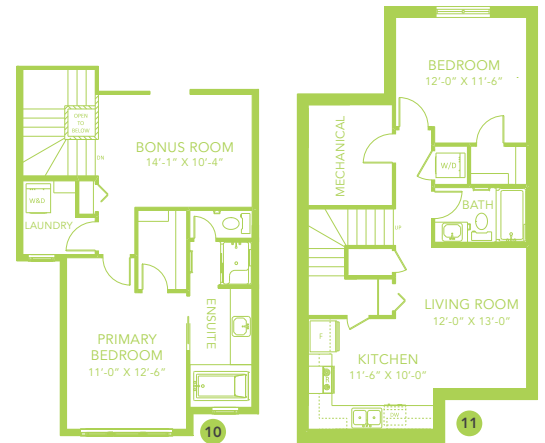
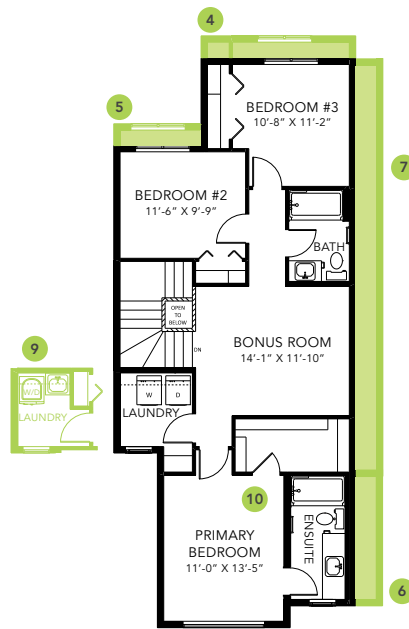
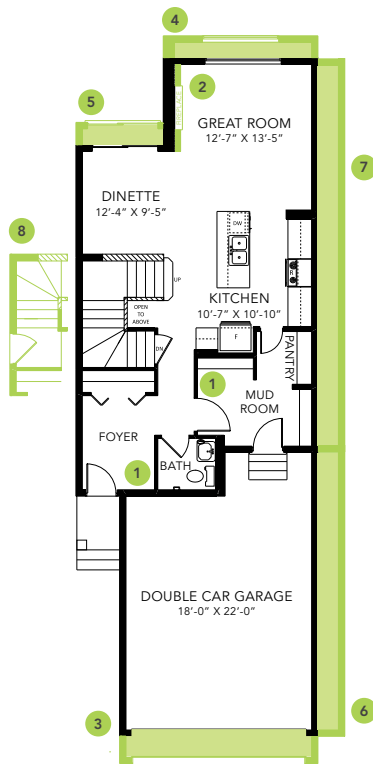
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