

## The Kent (Birk)

1352 SQ FT

17312 – 81 Street NW



- Beautiful 3 bedroom, 2 ½ bath duplex with single car garage
- Welcoming curb appeal with the use of multiple texture, color and stone accents
- Laminate floors throughout the main floor
- Tile floors in the upstairs bathrooms and mud room
- Stunning quartz countertops with upgraded tile backsplash finish the kitchen
- Undermount stainless steel sink in kitchen with spray faucet
- Massive island with plenty of room for eating, cooking and socializing
- Pot and pan drawers and large 36" cabinet pantry offer plenty of storage in the kitchen
- Master bedroom has large walk-in closet and ensuite w/ 5' walk-in shower
- 96% Hi-efficiency furnace and power vent 40 gallon hot water tank
- Smoke detectors on each floor and in every bedroom
- Fully ducted active HRV – Heat Recovery Ventilation System
- Triple pane windows
- Basement roughed-in for future 3 pc bathroom
- Two basement windows offer plenty of natural light
- Two garage door openers
- Rear developer fence included
- Fully covered by the Alberta New Home Warranty Program

### Schonsee Showhome

5525 & 5527 Schonsee Drive NW, Edmonton, AB.

P. 780.457.1956

dhirsch@bedrockhomes.ca

Job # SCH-0-034336 Lot 26, Block 4, Plan 152 5206

### Notes:

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[bedrockhomes.ca](http://bedrockhomes.ca)

VISIT US AT ANY OF OUR SHOWHOMES!

Monday - Thursday 3-8pm, Weekends & Holidays 12-5PM



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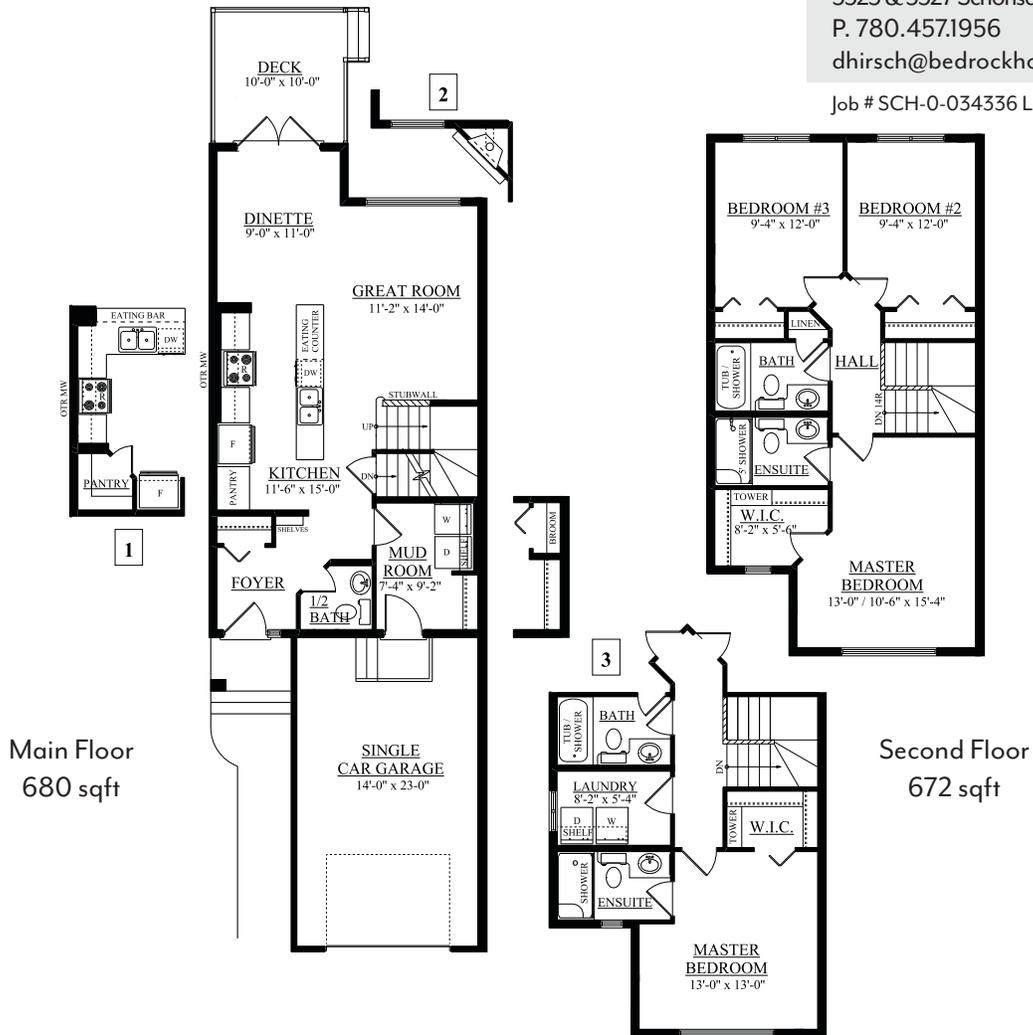
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