## **The Birk (Windsor)** 1**368 SQ FT** 9456-209 St. NW



- 3 Bedroom, 2.5 bath home
- Engineered hardwood with flush mount vents on main floor
- 12" x 24" Ceramic tile in laundry room / mudroom and upstairs bathrooms
- Quartz countertops in Kitchen with extra-long island
- Maple cabinets throughout, 36" high upper cabinets in kitchen with soffit panel to ceiling
- Glass tile backsplash in Kitchen
- Paint grade railing with straight metal spindles on main floor
- Faucets upgraded to Kohler Honesty
- Oversized 8' patio door
- Superior Silence shared wall system no shared studs or floor joists
- Garage Foundation poured full depth as basement
- Triple Pane Low E Argon filled Energy Star rated windows
- Heat Recovery Ventilator, high efficiency furnace and hot water tank
- 259.53 Sq M lot with west facing backyard

Webber Greens Showhome 9511 209 ST NW, Edmonton, AB. 780 .760.4188 webbergreenssales@bedrockhomes.ca

Job # WBR-0-034012 Lot 74, Block 44, Plan 162-4038

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## bedrockhomes.ca

VISIT US AT ANY OF OUR SHOWHOMES! Monday - Thursday 3-8pm, Weekends & Holidays 12-5PM



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## The Birk (Windsor) 1368 SQ FT

9456-209 St. NW





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