

# The Abbey (Layton)

1562 SQ FT

9425-209A St. NW



- 3 Bedroom, 2.5 bath home
- Den on main floor
- 9' basement foundation
- 9' main floor
- Laminate flooring in great room, dinette, kitchen, foyer and ½ bath
- Ceramic tile in laundry room / mudroom and upstairs bathrooms
- Quartz countertops in Kitchen and upstairs bathrooms
- Maple cabinets throughout, 36" high upper cabinets in kitchen with soffit panel to ceiling
- Beveled subway tile backsplash in Kitchen
- 6 Piece Stainless Steel Samsung Appliance package with 25.5 cu. ft. French Door fridge with internal water dispenser, convection range, OTR, and built in dishwasher with white washer and dryer.
- Paint grade railing with straight metal spindles on main floor
- Pot and Pendent lights in kitchen
- Hunter Douglas 1" aluminum blind package, with dustshield treatment
- Garden Patio doors with integrated blind system
- 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
- Front and rear landscaping
- 10' x 10' pressure treated wood deck with natural gas line for BBQ
- 318.23 Sq M lot with west facing backyard

### Webber Greens Showhome

9511 209 ST NW, Edmonton, AB.

780 .760.4188

[webbergreensales@bedrockhomes.ca](mailto:webbergreensales@bedrockhomes.ca)

Job # WBR-0-034013 Lot 87, Block 44, Plan 162-4038

Notes:

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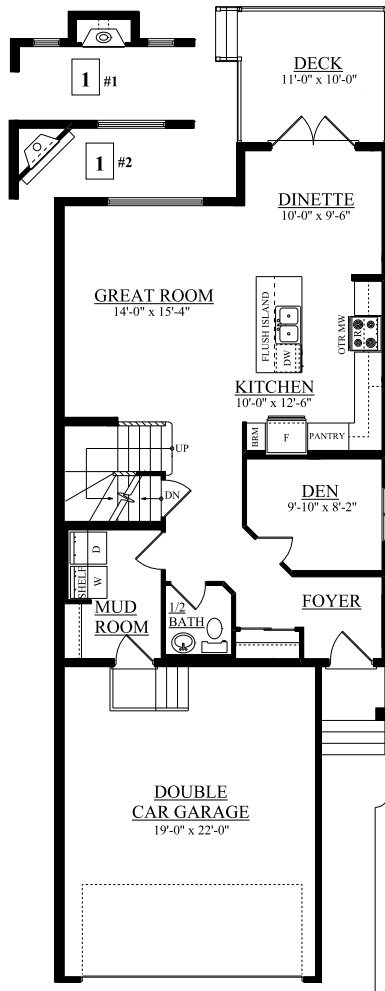
Monday - Thursday 3-8pm, Weekends & Holidays 12-5PM



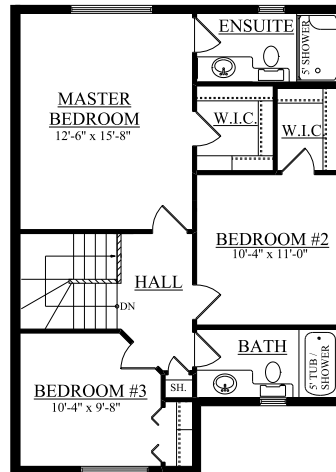
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Main Floor  
855 sqft



Second Floor  
707 sqft

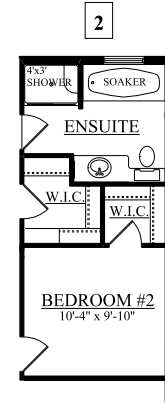
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