



WOODBEND SHOWHOME

303 Balsam Link, Edmonton
780-612-5455
woodbend@bedrockhomes.ca

Job # WDB-0-034310
Lot 25, Block 2, Plan 172-3299

DETAILS

- Original Price \$567,129.84
- Current Price \$525,900
- Instant savings \$41,229.84
- Additional value of upgrades \$74,010.66
- This beautiful former showhome has all of the amenities you need! Open-concept, 3-bdrm, 2.5 bath home with a triple tandem front attached garage. Also includes a spacious central second floor bonus room.
- This unique home has a heated, oversized 26'x 33' attached tandem garage with durable epoxy floor to satisfy all of your needs.
- The bright, open and inviting main floor has a captivating design, and features an attractive stacked stone gas fireplace. Luxury vinyl plank flooring, metal spindle railing leading upstairs to a cozy, thick carpet on the second floor for comfy feet and warmth on cold days
- The heart of your new home would not be complete without 41" two-tone maple cabinets, undermounted sink, designer backsplash, pot and pan drawers as well as a large walk-in corner pantry for added convenience.
- 9' upgraded splatter texture ceilings on the main floor and a secluded bonus room with vaulted ceilings upstairs.
- Rear facing master suite has plenty of space for a king bed, massive walk in closet, and a spa like ensuite
- Escape to the spa like 5 piece master ensuite which features his and hers vanities, tiled shower and soaker tub.
- Enjoy the oversized laundry room upstairs conveniently located just steps from where you store your clothes!
- This home has a south facing yard backing onto a walking trail with a large 12x13 treated spruce deck, with gas line for future BBQ and fully finished landscaping.
- Included upgraded Samsung stainless steel appliances and luxury vinyl plank flooring make the kitchen as functional as it is stylish.
- Our home includes all window coverings triple pane windows that provide lots of natural light and additional protection from heat loss.
- 3.0 Ton Central Air conditioner keeping your home cool throughout the summer months.
- Steps from the Woodbend Market currently being developed -- and just a little further to Leduc Common!
- Exterior Soffit Plug for easy set up of Christmas lights.
- Included main floor Brilliant Smart Home Package controls smart dimmer lights, front door lock, garage door, Ecobee Thermostat and panel camera from one convenient app on your phone.
- Experience this gorgeous home in person and/or see more photos at bedrockhomes.ca/community/woodbend/quick-possessions



WOODBEND SHOWHOME

303 Balsam Link, Edmonton
780-612-5455
woodbend@bedrockhomes.ca

Job # WDB-0-034310
Lot 25, Block 2, Plan 172-3299



Main Floor
820 SQ FT

Second Floor
1205 SQ FT

SEVILLE H