## **Kingston C** 1932 SQ FT 313 Balsam Link, Leduc AB

- 3 Bedroom, 2.5 bathroom with bonus room
- Separate entrance to basement with finished concrete sidewalk & rough ins for future basement suite
- 9ft main floor & basement ceilings
- 5 LED surface mount pot lights in kitchen
- Walk through pantry
- Kitchen features an 11 ft quartz flush eating bar
- 41" upgraded maple cabinets in kitchen
- 2nd floor laundry room
- 4pc ensuite with 2 sinks and 5' tiled shower with 10mil glass door
- Linear electric fireplace in great room
- South-facing yard backing onto walkway
- Triple pane windows
- 96% efficient furnace and power vent hot water tank
- Active Heat Recovery Ventilator (HRV)
- Fully covered by Alberta New Home Warranty



vvoodbend Showhome 303 Balsam Link 780.612.5455 woodbend@bedrockhomes.ca

Job # WDB-0-034311, Lot 20, Block 2, Plan172-2010

Notes:

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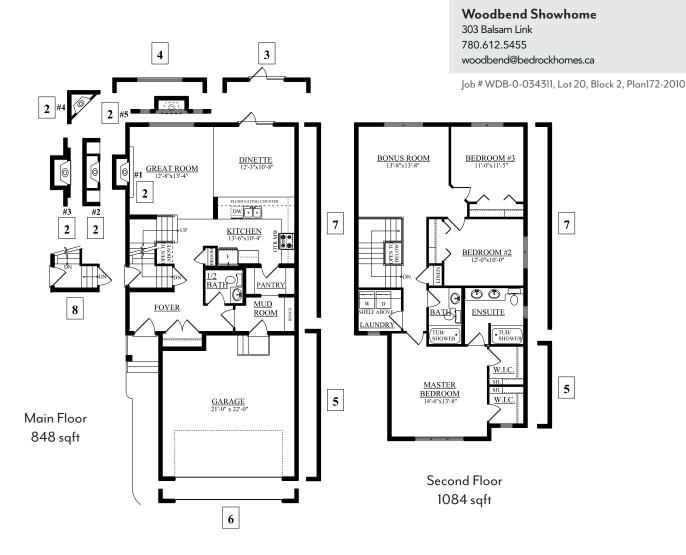


SPEC 2018 - Bedrock Homes Ltd. reserves the right to modify floorplans, renderings, elevations and features in a continuing effort to improve product quality. Floorplans, specifications & prices are subject to change without notice. Errors & omissions exempt.

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