



WOODBEND SHOWHOME

303 Balsam Link, Leduc
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-034316
Lot 7, Block 1, Plan 172-2010

Over
\$8,000
in Designer
Upgrades

DETAILS

- Original Price \$334,099
- Current Price \$305,900
- Instant savings \$28,199
- Additional value of upgrades \$8,940
- Fashionable open-concept townhome has 3 spacious bedrooms and 2.5 bathrooms
- Durable and attractive, the luxury vinyl plank flooring stands up to outdoor grit throughout the main floor, plus there's warm and cozy carpet on the second floor for comfy feet.
- This functional L-shaped kitchen has light grey "to-the-ceiling" cabinets for extra storage, white quartz countertops, undermount sinks, bright easy-grip chrome hardware, pots and pans drawer, corner pantry for extra storage, and a waterline for a fancy water-dispensing fridge!
- Tired of running to the basement to do laundry? Enjoy convenient laundry area right on the main floor!
- Conveniently store your meds and toiletries in a recessed, easy-to-reach medicine cabinet.
- Beautiful, full-height stone face, single-car, front-attached garage will fit average-size trucks -- and it's built on full 8-foot foundation walls!
- Upscale garage door has a top row of windows for additional style and natural light. Includes two remote garage door openers.
- Developer has already provided an attractive wood fence (rear only) in the private back yard.
- Added peace of mind with front steps, driveway, and sidewalk already concrete sealed for added protection from road salt, saving you time and money.
- Exterior has medium blue siding with dark blue accents for a contemporary look you can be proud of.
- For the environmentally conscious and financially savvy, energy-efficient features include triple pane, low E, Argon-filled, 'Energy Star' rated windows that provide lots of natural light and additional protection from heat loss.
- Heat recovery ventilator (HRV) keeps air fresher and heating bills lower
- 96% efficient two-stage furnace and power vent hot water tank
- NO CONDO FEES -- means more money in your pocket!



BEDROCK
HOMES

SUMMIT N BIRK

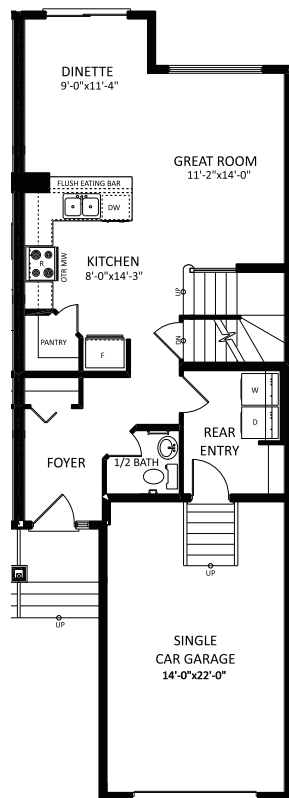
1423 SQ FT
287 Larch Crescent



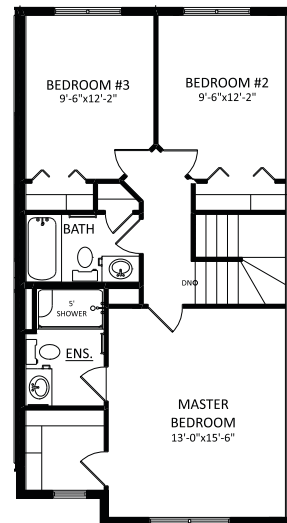
WOODBEND SHOWHOME

303 Balsam Link, Leduc
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-034316
Lot 7, Block 1, Plan 172-2010



Main Floor
690 SQ FT



Second Floor
733 SQ FT

BUILT TO LAST \ \ **BEDROCKHOMES.CA**

SPEC 2020 - 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.