



WOODBEND SHOWHOME

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

Job # WDB-4322
Lot 35, Block 3, Plan 172-2010

DETAILS

- Gorgeous 2.5 bath, 3-bedroom home includes an insulated, rear-detached, double garage.
- The front entry with a built-in bench and coat hooks leads right into the gorgeous open-concept main floor with a 9-ft ceiling and luxury vinyl plank flooring that will last years.
- Visitors are immediately greeted with the very modern, wall inserted "fire and ice" fireplace on a gorgeous black feature wall flanked by contemporary floral wallpaper panels. The TV's unsightly media cords are hidden by a recessed HDMI box.
- This galley-type kitchen will take your breath away with its ceiling height cabinets, double cabinet pantries for extra storage, and upgraded subway tile backsplash!
- The generous island features a two-sides undermount stainless steel sink and beautiful upgraded 1 1/4" quartz. It also has tons of prep space and can easily seat five people across the length.
- The second floor has lush, smart-strand, stain-resistant, cozy carpet for cold winter toes!
- Enjoy the luxury of having convenient laundry facilities just outside the master bedroom on the second floor.
- Don't worry about appliances -- we've got you covered with a 6-pc Samsung appliance package included!
- The master bedroom ensuite is trendsetting with its very unique walk-in style and features a double-sink vanity, soaker tub, upgraded tiled shower, separate toilet room, modern and functioning crank style window, and walk-in closet.
- Privacy is already yours -- this former showhome includes all window coverings throughout!
- Modern exterior for the trend-setting buyer.
- Energy-efficient features (like triple pane, low E, Argon-filled, 'Energy Star' rated windows that provide lots of natural light and additional protection from heat loss) will save you money!
- Save even more money! Heat recovery ventilator (HRV) keeps air fresher and heating bills lower.
- This home has a 96% efficient two-stage furnace and power vent hot water tank.
- This driveway and sidewalk have already sealed for added protection from road salt -- and that saves you time and -- you guessed it -- money!
- Located within minutes of the Woodbend Market currently being developed -- and just a little further to Leduc Common!

CASCADE P

1401 SQ FT
302 Balsam Link



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Main Floor
782 SQ FT



Second Floor
823 SQ FT