



WOODBEND SHOWHOME

303 Balsam Link, Edmonton
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-4664
Lot 26, Block 1, Plan 172-2010

Over
\$5,000
in Designer
Upgrades

DETAILS

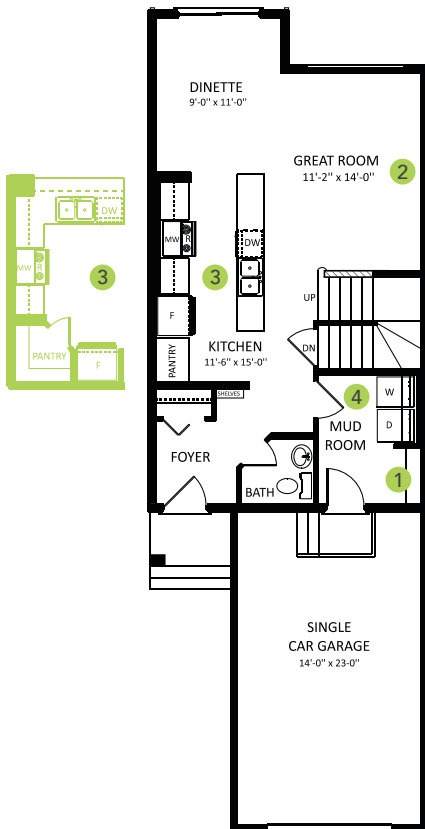
- Original Price \$324,040
- Current Price \$305,900
- Instant savings \$18,140
- Additional value of upgrades \$5,755
- Gorgeous open-concept, 3 bedroom, 2.5 bath duplex boasts an upgraded railing with metal spindles, luxury vinyl plank flooring throughout the main floor, and lush tootsie-loving carpet on the second floor.
- The kitchen is cheerfully dressed with white cabinets and grey quartz countertops with undermount sinks, similarly echoed in the second floor bathrooms.
- The well-dressed, L-shaped kitchen also features to-the-ceiling cabinets, a corner pantry for extra storage, and upgraded subway tile backsplash!
- Change your dirty clothes right in the garage and put straight into the laundry - it's so easy when the washer and dryer are conveniently located just inside the main floor mudroom off the garage!
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- Hate those ugly TV cords? This great room main wall features a recessed HDMI box with 2 ports for wall mounting your TV and hiding the cords!
- Cant find your charging block? Outlets in the master bedroom and kitchen have USB charging ports!
- Added peace of mind with driveway and sidewalk already sealed for added protection from road salt, saving you time and money.
- 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.
- Forgot to buy milk? Fear not - it's just a wee scuttle to the Woodbend Market currently being developed - and just a little further to Leduc Common!
- Experience this gorgeous home in person and/or see more photos at hgoldstein@bedrockhomes.ca



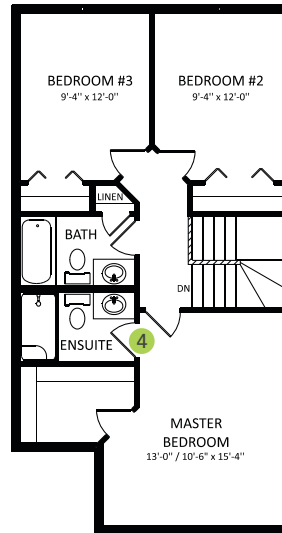
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Main Floor
680 SQ FT



Second Floor
680 SQ FT

