



## WOODBEND SHOWHOME

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

Job # WDB-0-034734  
Lot 4, Block 1, Plan 172-2010

## DETAILS

- Relax and take a deep breathe in this roomy, open-concept, 3-bdrm, 2.5 bath townhome dressed in attractive vinyl plank flooring throughout the main floor, and lush smart strand carpet on the second floor.
- Tired of paying condo fees? You don't have to with this home -- there are NO CONDO FEES! YIPPEE!
- This gorgeous kitchen sports plenty of cabinets, a corner pantry for more storage, quartz countertops, and an upgraded subway tile backsplash!
- This home is equipped with a TV backing and recessed HDMI box above the stunning "fire and ice" fireplace! No more ugly media cords showing!
- Use the fireplace remote to choose between a choice of single colours or combination coloured flames, flame height settings, and two timer settings.
- Laundry Day becomes so much easier with your second floor laundry room -- no more tackling stairs with hampers of clothes!
- A 6-pc Samsung appliance package completes the home's ensemble!
- Modern exterior has beautiful colour coordinated siding with gorgeous stone accents for a unique look you can be proud of.
- 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
- Just a stones throw from the Woodbend Market currently being developed -- and just a little further to Leduc Common!

# SUMMIT A

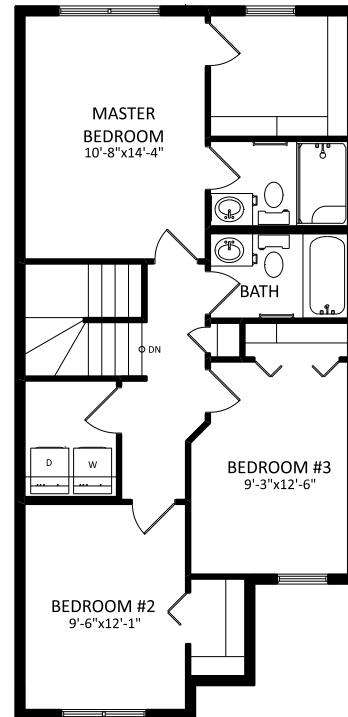
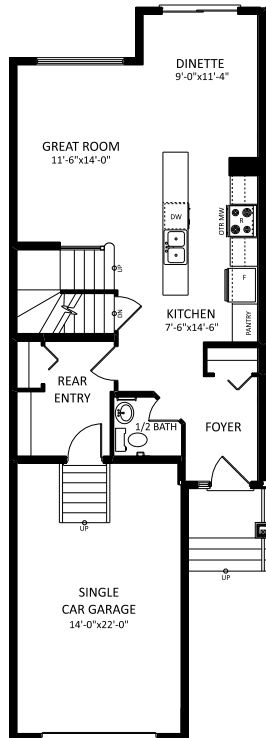
1423 SQ FT  
293 Larch Crescent



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SUMMIT A