



## WOODBEND SHOWHOME

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

Job # WDB-0-034884  
Lot 38, Block 3, Plan 172-2010

## DETAILS

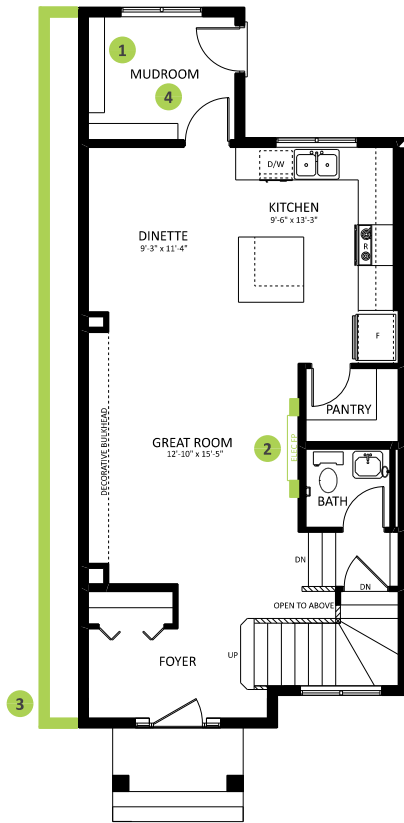
- Additional value of upgrades \$10,295
- Stunning open-concept 3-bdrm, 2.5 bath laned home is an economic and good-looking home, inside and out!
- You will feel safe and secure with this automated smart home that includes a 'Brilliant' 4-switch light control, Ecobee thermostat, Ring Video doorbell, and wifi garage door opener.
- Front foyer features an airy "open to above" stairwell that leads to the second floor where you will find 3 bedrooms, a bonus room, and main bathroom.
- Primary bedroom features an upgraded 4-piece ensuite and walk-in closet! You'll love those long soaks in your free-standing tub!
- Your sparkling new designer kitchen is a dream with plenty of 41" white cabinets, grey quartz countertops, undermount sink, corner pantry, and upgraded black backsplash!
- Windows above your kitchen sink allow you to daydream or keep an eye on your backyard while you do dishes .
- Talk about convenience! You can shed those muddy gardening clothes or sandy lake clothes right in your back door mudroom and throw them straight into your main floor stacking laundry machines!
- And you don't have to worry about appliances -- we've got you covered with a 6-pc Samsung appliance package already included!
- This home is dressed in luxury vinyl plank flooring throughout the main floor with lush stain resistant carpet on the second floor.
- Rear private 2-car parking pad with curb. Ask us to build your garage, or you can build later when you are ready.
- 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.
- Added peace of mind with driveway and sidewalk already sealed for added protection from road salt, saving you time and money.
- Close to Leduc firehall, schools, Woodbend Market, and Leduc Common! And just a little further to The Edmonton International Airport, Leduc Premium Outlet Mall, and Costco!



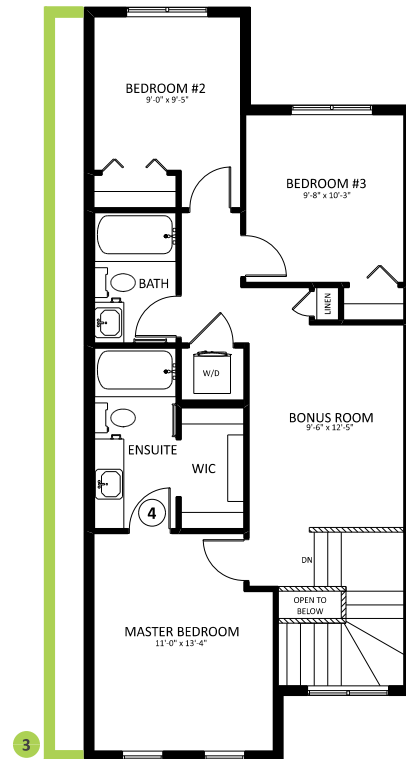
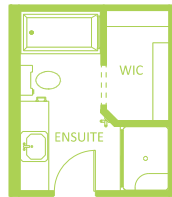
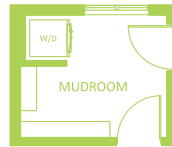
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**Main Floor**  
784 SQ FT



**Second Floor**  
780 SQ FT

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