

# DAYA B

1493 SQ FT  
312 Balsam Link



## WOODBEND SHOWHOME

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

Job # WDB-0-034886  
Lot 40, Block 3, Plan 172-2010

## DETAILS

- Additional value of upgrades \$10,770
- Relax and take a deep breathe in this roomy, open-concept 3-bdrm, 2.5 bath, laned home, dressed in attractive vinyl plank flooring throughout the main floor and lush smart strand carpet on the second floor.
- You will feel safe and secure with this automated smart home bundle that includes: a 'Brilliant' 4-switch light control, Ecobee thermostat, Ring Video doorbell, and wifi garage door opener!
- This home says elegance with its airy "open to above" stairwell that leads to the second floor where you will find 3 bedrooms, laundry, and main bathroom.
- Need a renter to help with the mortgage? This home is already prepped for basement suite development with its 9 foot foundation, roughed in plumbing, and side entrance!
- This galley style Kitchen will awaken the chef in you with it's long island topped with elegant grey quartz and undermount sink, dreamy light grey cabinets, upgraded white backsplash, and huge walk-in galley-style pantry!
- The luxury of having your laundry machines on your second floor means no more stair climbing - you can leave that for the gym!
- A 6-pc Samsung appliance package completes the home's ensemble!
- Relax and melt the stress of the day away in your primary bedroom 3-pc ensuite with contemporary quartz countertop, undermount sink, and tub/shower combination.
- The luxurious exterior features upgraded stone accents that say "I'm a sophisticated buyer!"
- 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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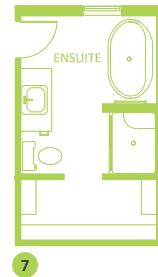
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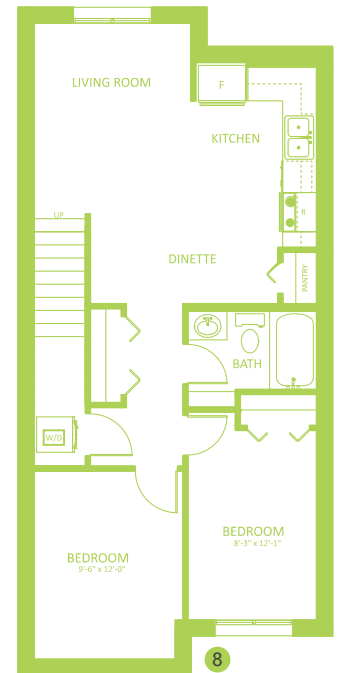
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**Main Floor**  
808 SQ FT



7



**Second Floor**  
685 SQ FT