

## The Aspen (Griffin)

1555 SQ FT

2362 Wonnacott Crescent SW



- 3 bedroom, 2.5 bath, attached double car garage duplex
- Luxury vinyl plank flooring on entire main floor
- Luxury vinyl plank flooring in laundry room and second floor bathrooms
- Quartz countertops in kitchen with undermount sink
- 36" upper cabinets w/ floor to ceiling cabinet pantry in kitchen
- Pot and pan drawers
- Beautiful tile backsplash in kitchen.
- LED pot lights in kitchen and main and second floor hallways
- Paint grade railing with straight metal spindles on main and second floor
- Kitchen has stainless steel appliance package w/ white washer and dryer
- Second floor bathrooms have quartz countertops with undermount sinks
- USB port outlet in master bedroom and kitchen
- Upgraded faucets throughout home
- Party Wall System noise reduction – no shared studs or floor joists
- Garage foundation poured full depth as basement
- Triple pane low E argon filled energy star rated windows
- Heat recovery ventilator, high efficiency furnace and hot water tank
- Premium siding color selection
- South facing backyard

### Walker Lakes Aurora Showhome

2021 & 2023 Wonnacott Way SW, Edmonton  
780.232.6084

[cbeuerlein@bedrockhomes.ca](mailto:cbeuerlein@bedrockhomes.ca)

Job # WKR-0-034050 Lot 46, Block 21, Plan 162 4309

Notes:

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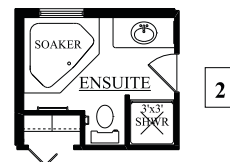
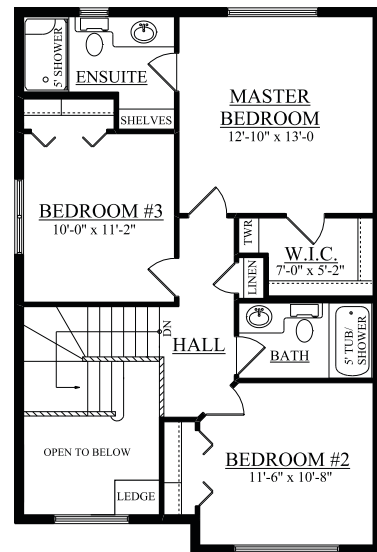
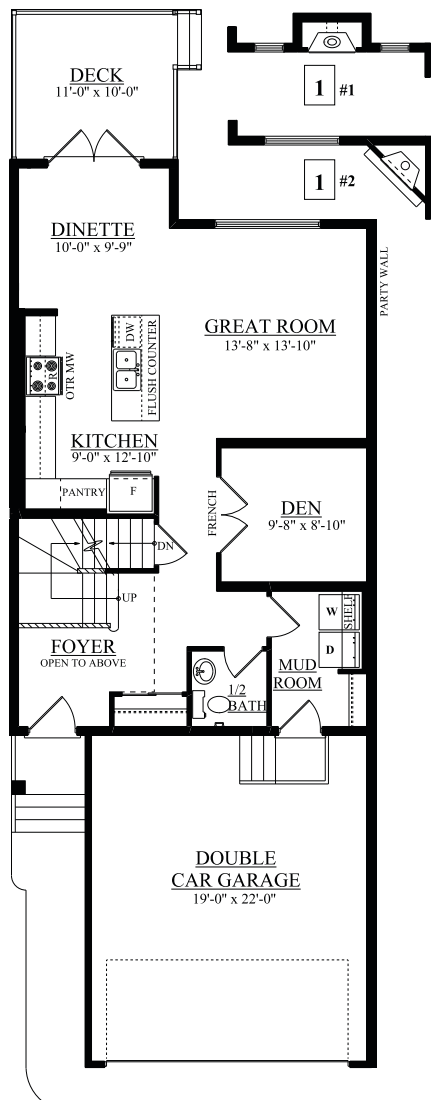
Monday - Thursday 3-8pm, Weekends & Holidays 12-5PM



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