

# Phoenix I (Cavell)

1560 SQ FT

2773 Koshal Place SW



- 3 bedroom, 2.5 bath, attached double car garage duplex
- Laminate floor in foyer, ½ bath, kitchen, dinette and great room
- Tile floor in mudroom, laundry room and second floor bathrooms
- Quartz countertops in kitchen
- 36” upper cabinets w/ floor to ceiling cabinet pantry in kitchen
- Hunter Douglas 1” aluminum blind package, with dust shield treatment
- Beautiful tile backsplash in kitchen
- LED pot and pendent lights in kitchen
- Kitchen has stainless steel Samsung appliance package w/ white front load washer and dryer
- Second floor laundry
- Party Wall System – each half of the duplex has no shared studs or floor joists
- Front and rear landscaping
- 10’ x 8’ pressure treated wood deck with natural gas line for BBQ

## One at Keswick Showhome

2113 Koshal Way SW, Edmonton AB.

587.521.6580

oneatkeswick@bedrockhomes.ca

Job # KWK-0-033912 Lot 14 Block 7, Plan 162 2397

### Notes:

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[bedrockhomes.ca](http://bedrockhomes.ca)

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



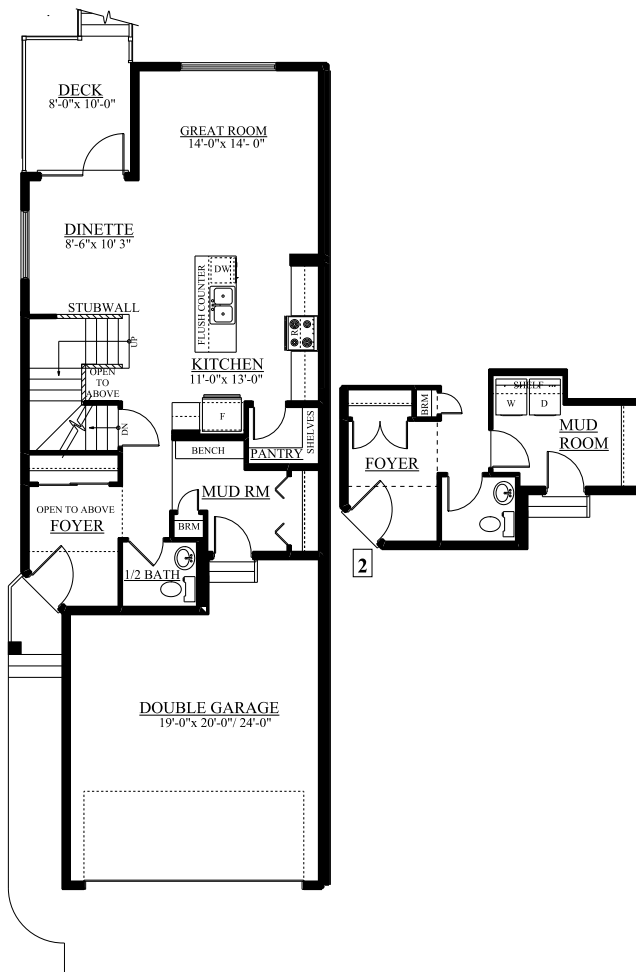
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Main Floor  
776 sqft



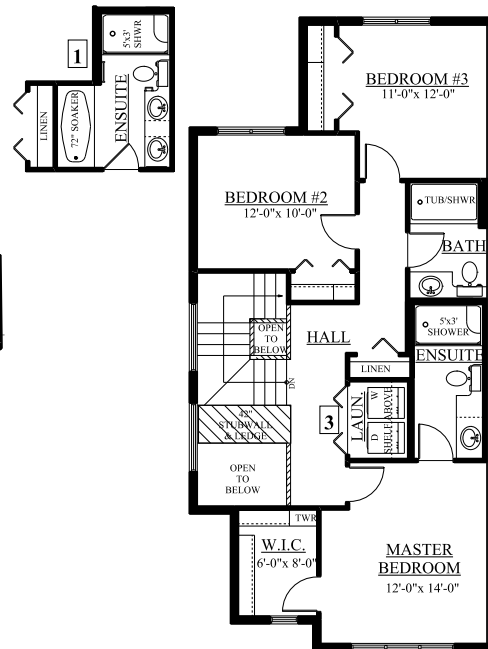
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Second Floor  
784 sqft

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