

# Kiera K at 17423 2 Street NW

BED	BATH	SQ FT	HOME STYLE
3	2.5	1991	FRONT ATTACHED GARAGE HOME

GARAGE TYPE

DOUBLE ATTACHED



QUICK POSSESSION

BLOCK: 1 LOT: 34

STAGE: 1B JOB: MAR-0-035472

COMMUNITY



SHOWHOME ADDRESS

Single Family Home with Front Attached Garage  
17215 2 Street NW

SHOWHOME HOURS

Monday - Thursday  
from 3 - 8PM  
Weekend and  
Holidays  
from 12 - 5PM

CONTACT

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## Model Features

- Marquis West is away from the hustle and bustle, yet close to Edmonton's main ring road for quick access to amenities and an easy commute.
- This stunning home has a 9' main floor with an open to above great room which includes a 50" linear electric fireplace.

- The beautiful corner kitchen is bright and features quartz counters and a nice size island and a 4 piece Samsung Stainless steel appliance package.
- A side entrance is included for a potential Legal Suite, with the basement ceiling height upgraded to 9' for a more spacious feel.
- The flex room on the main floor is perfect for an office or playroom for the little ones.
- Metal spindle railing on the main and second floor.
- Upstairs you will find 3 bedrooms and a central bonus room area that overlooks the great room below.
- The primary suite is private with a 4 piece ensuite & includes double sinks in the vanity, a free standing soaker tub and stand up shower.
- Bedrock Homes are smart! Enjoy controlling your thermostat, video doorbell, front door lock and much more with our included Smart Home System.
- Includes a 4-piece appliance package; Stainless Steel Samsung Kitchen appliances.
- Durable and stylish luxury vinyl plank flooring on the main floor, bathrooms and laundry room.
- Advanced stain and wear protection carpet with 35oz weight and 8lb. underlay on the second floor.
- No neighbors behind.

## Floor Plans

MAIN FLOOR



SECOND FLOOR



LEGAL BASEMENT SUITE

