

THE SEVILLE B

1980 SQ FT
4120 - 5 Street NW



MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton
587.524.2160
maplecrest@bedrockhomes.ca

Job # MPC-0-033975
Lot 137, Block 6, Plan 162 3032

Over
\$22,000
in Designer
Upgrades

DETAILS

- Contemporary home backing onto a walking trail, features a attached 31.6'x22' triple tandem garage, spacious bonus room with vaulted ceiling and upgraded railing with spindles on both main and second floor.
- This 3 bedroom, 2.5 bath home is built to last with durable full height garage foundation to prevent garage slab damage and reduce shifting of the living space above garage.
- With Bedrock Homes' hot box technology, the temperature in the bonus room stays warm and comfy even when it's chilly. The ceiling above the garage (commonly the floor for a bonus room or bedrooms) utilizes ducting and insulation to create a warm living space over any unheated garage.
- State-of-the-art mechanical system controlled by NEST thermostat with the ability to communicate remotely through its own app for maximum efficiency.
- Enter into a spacious foyer complimented with beautiful tile flooring as it continues into your mudroom, kitchen, and dining area, transition to engineered hardwood flooring in the great room.
- Includes 6 brand new energy rated Samsung appliances. 4 stainless steel appliances compliment your kitchen, and a white finish front load washer and dryer with advanced moisture drying sensor in your laundry space.
- Advanced triple pane low E-Argon Energy Star rated windows and doors for high energy efficiency and minimal outside noise
- Painted basement floor with a 3 piece bathroom roughed-in. The removable 5'x2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Low VOC, 1 1/4" thick maintenance free quartz counter top in the main kitchen and second floor bathrooms with undermount sink.
- Equipped with carbon monoxide detector, high efficiency 2-stage furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements.
- Weather resistant precast concrete exterior steps that requires no maintenance, and exterior walls and ceilings are vapour sealed.
- 10 year structural warranty. Coverage for structural defects such as frame and foundation.

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