

Quick  
Possession

McConachie  
HEIGHTS

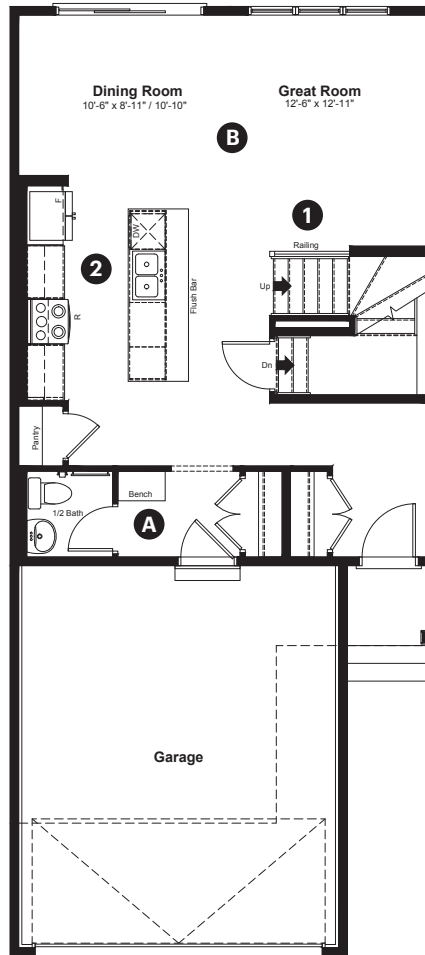
17533 62A Street NW  
Edmonton, AB

1,768 sq ft  
3 bedrooms  
2.5 bathrooms

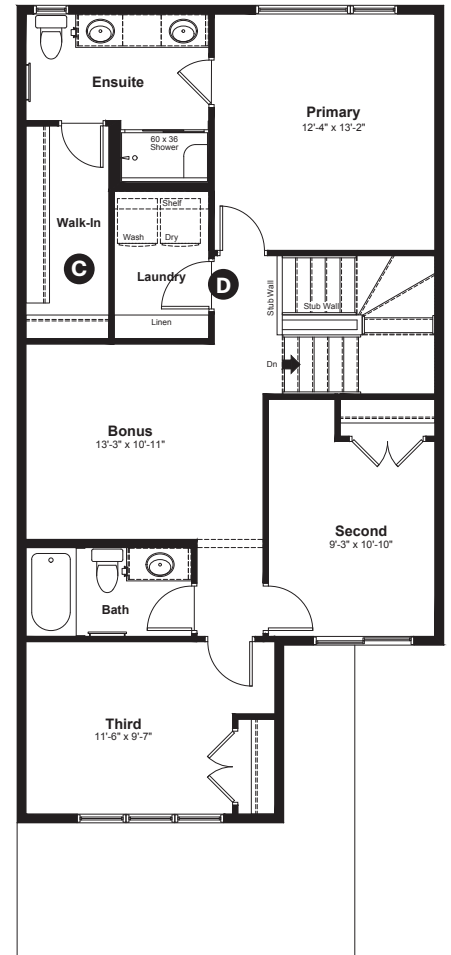
Prairie  
Elevation

Anthem

Main Floor: 756 sq ft



Upper Floor: 1,012 sq ft



#### Quick Possession Home Options

- 1 Main floor railing
- 2 Level 2 cabinet layout including a built in microwave and chimney hoodfan

#### Quick Possession Home Highlights

- A Built-in bench in mudroom
- B 9' high main floor ceilings
- C Large walk-in closet
- D Spacious laundry room

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. The builder reserves the right to make change and modifications to the information contained herein. E.&O.E.

Front Drive 160

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## Features

### Anthem Construction Standards

- Low maintenance, 30-year architectural asphalt shingles
- Anthem maximizes window coverage on every home to provide your home with natural light
- Windows are also triple plane low-E argon filled windows above grade
- Includes an 50 gallon gas water tank and 96% high-efficient gas furnace with dual-stage with variable speeds. It also has an integrated HRV system with dedicated pick up locations in each bathroom with timers for easy use
- Decora type switches throughout the home
- R-50 blown insulation in all attic spaces
- Rough-in waterline to fridge

### The Interior

- Ceilings are finished with a splatter texture
- Luxury vinyl plank flooring on main floor
- Luxury vinyl tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay
- Quartz countertops in kitchen and bathrooms
- Undermount stainless steel kitchen sink
- Undermount bathroom sinks
- Stainless steel appliance package
- Brushed nickel lighting package
- Spindle railing on main floor stairwell

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Front Drive 160