

Quick  
Possession

McConachie  
HEIGHTS

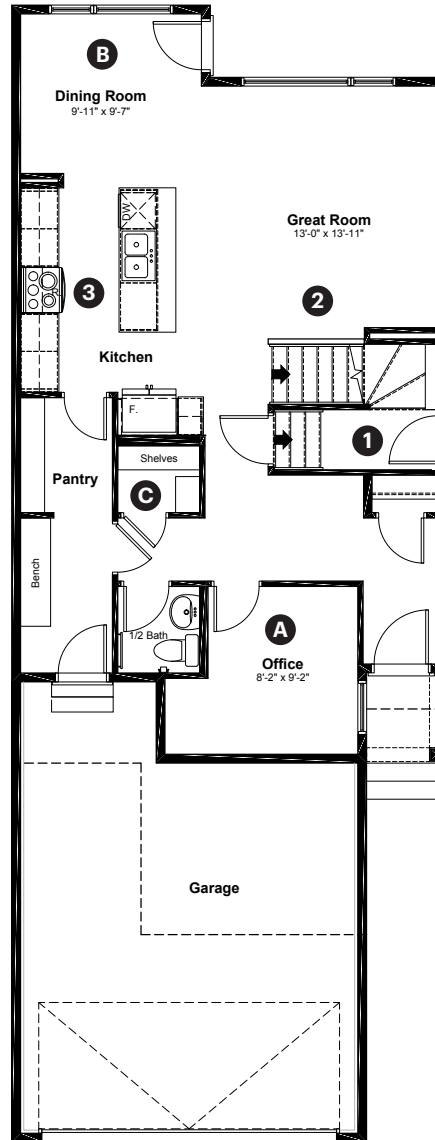
17545 62A Street NW  
Edmonton, AB

1,961 sq ft  
3 bedrooms  
2.5 bathrooms

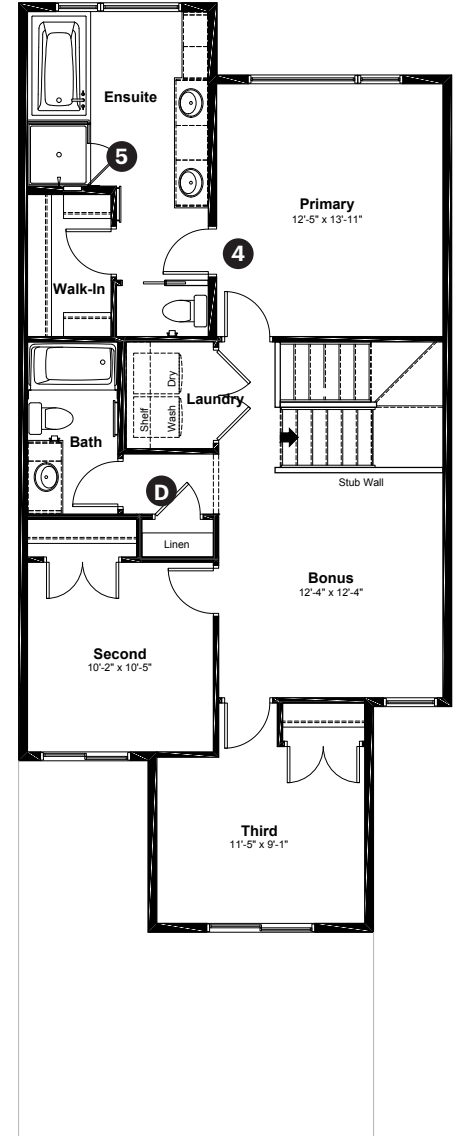
Prairie  
Elevation

Anthem

Main Floor: 899 sq ft



Upper Floor: 1,062 sq ft



#### Quick Possession Home Options

- 1 Side entry
- 2 Main floor railing
- 3 Level 2 cabinet layout including a built in microwave and chimney hoodfan
- 4 Primary ensuite option 1
- 5 Tiled walls with niche in ensuite shower

#### Quick Possession Home Highlights

- A Main floor office with window
- B 9' high main floor ceilings
- C Oversized main floor closet
- D Large upstairs linen closet

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 110

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**Anthem** 

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## Features

### Anthem Construction Standards

- Low maintenance 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
- Black matte lighting package
- Spindle railing on main floor stairwell

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**Front Drive 110**