

## Quick Possession

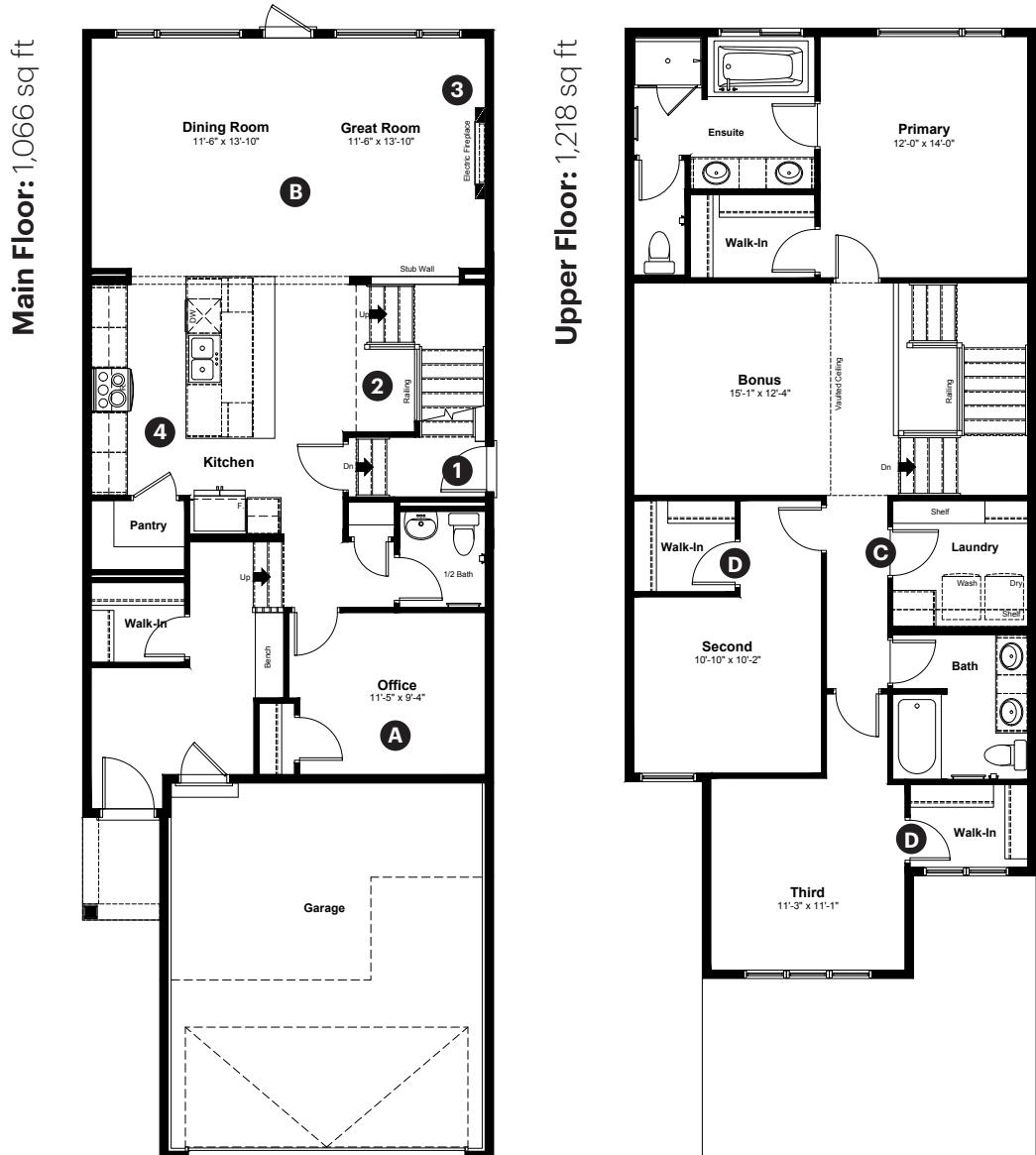
# GLENRIDDING RAVINE

**2616 158 Street  
Edmonton, AB**

2,284 sq ft  
3 bedrooms  
2.5 bathrooms

## Prairie Elevation

# Front Drive 120



## Quick Possession Home Options

- 1 Side entrance
- 2 Main floor railing
- 3 Electric fireplace and mantel
- 4 Level 2 kitchen cabinet layout

## Quick Possession Home Highlights

- A** Main floor office
- B** 9' high main floor ceilings
- C** Spacious laundry room
- D** Walk-in closet in bedrooms

Quick  
Possession

**g** GLENRIDDING  
RAVINE

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Prairie  
Elevation

**Front Drive 120**

**Anthem** 



## 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 a 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 the fridge

### The Interior

- Ceilings are finished with a splatter texture
- Luxury vinyl plank flooring on main floor
- Elevated level luxury vinyl tile flooring in upper bathrooms and laundry

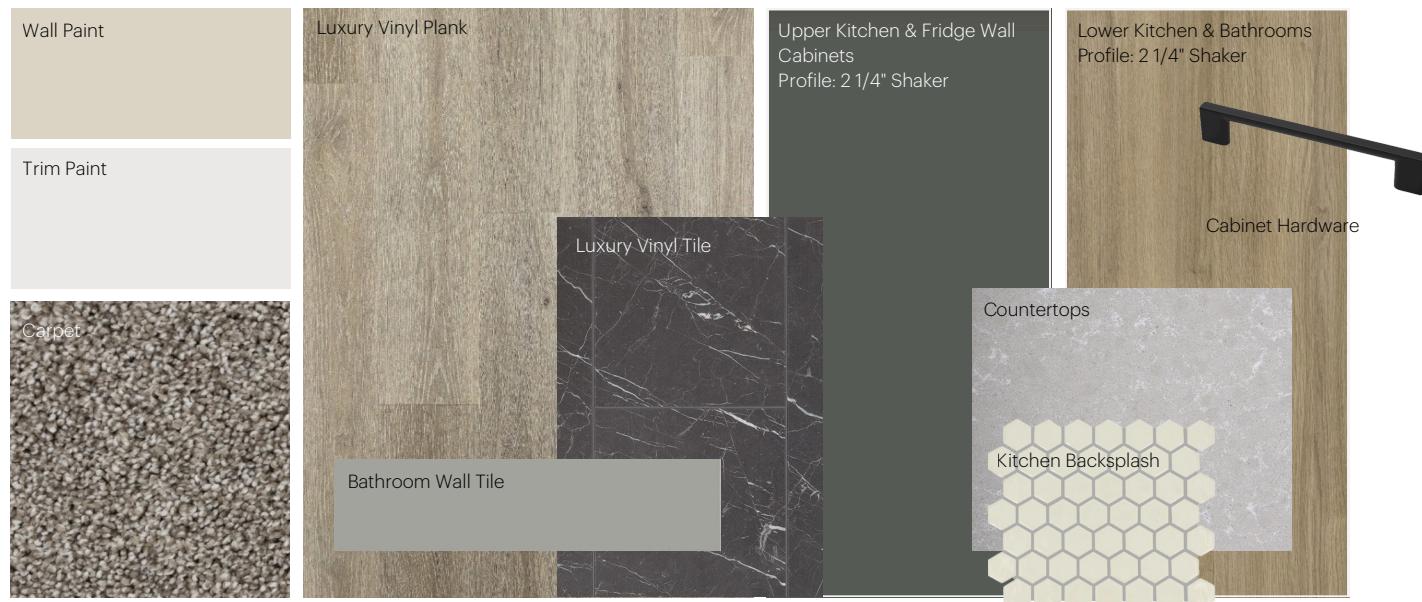
- Carpet on finished stairs and upstairs with an 8lb underlay
- Elevated level cabinet finishing and hardware selections
- Secondary cabinet color
- Elevated level 3 CM quartz countertops in kitchen and bathrooms
- Executive level kitchen backsplash selection
- Undermount silgranit kitchen sink
- Undermount bathroom sinks
- Stainless steel appliance package including a chimney hoodfan and built in microwave
- Rough in gas line added to kitchen
- Iron railing on main floor stairwell
- Additional disc lights added to living room
- Fully tiled ensuite shower walls
- 9' high basement foundation
- Additional windows added to side elevation and basement

# Anthem Home Palette Selections

**Model:** Front Drive 120

**Address:** 2616 158 Street, Edmonton AB

## Cabinets, Flooring and Countertops



## Plumbing



Kitchen Sink



Pedestal Sink

\*faucet shown is not included



Kitchen Faucet



Bathroom Faucet



Bathroom Sink



Roman Tub Faucet



Tub / Shower Faucet

## Finishing



Deadbolt



Interior Door Knob



Bathroom Accessories



Interior Doors

# Anthem Home Palette Selections

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## Lighting



Dining Room



Island Pendants



Stairwell

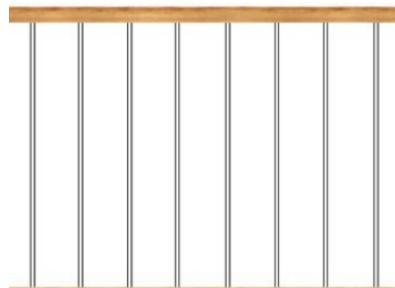


Bathrooms

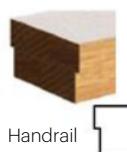


Bedrooms

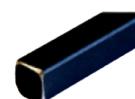
## Railing



Spindle Pattern



Handrail



Iron Color



Post

\* Handrail, post and cap painted to match the trim color

## Appliances



Fridge



Chimney Hoodfan



Electric Range



Dishwasher



Microwave

**Anthem**