

Quick  
Possession

**McConachie**  
HEIGHTS

**17548 63 Street**  
**Edmonton, AB**

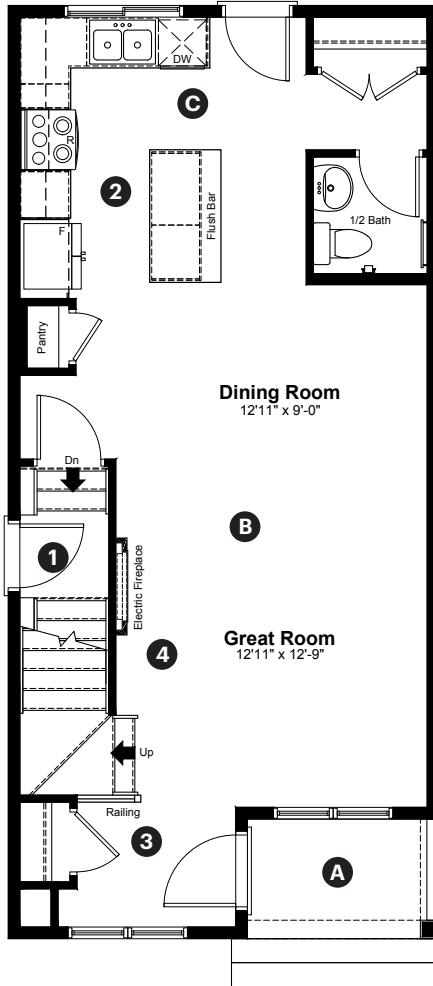
1,364 sq ft  
3 bedrooms  
2.5 bathrooms

Prairie Elevation

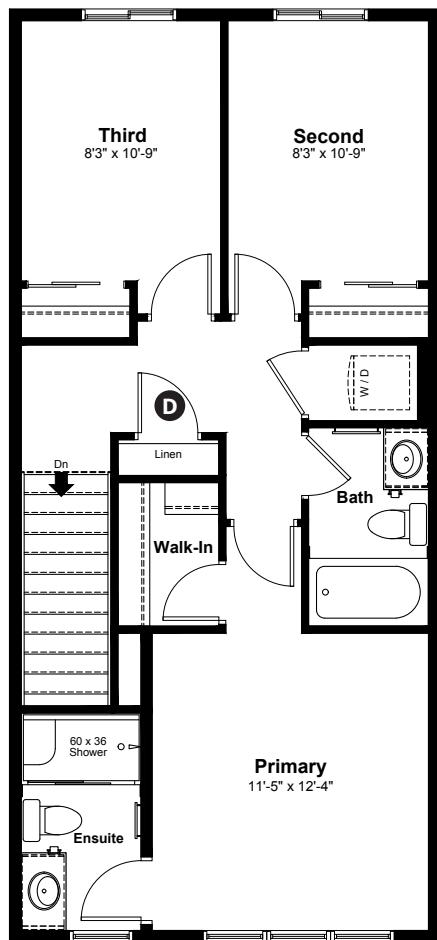
**Landed 150**

**Anthem** 

**Main Floor: 662 sq ft**



**Upper Floor: 702 sq ft**



#### Quick Possession Home Options

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

#### Quick Possession Home Highlights

- ⑤ Front porch
- ⑥ 9' high main floor ceilings
- ⑦ Rear kitchen
- ⑧ 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 changes and modifications to the information contained herein. E.&O.E.

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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 a 50-gallon gas hot 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
- Luxury vinyl tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay
- 2 CM quartz countertops in kitchen and bathrooms
- Undermount stainless steel kitchen sink
- Undermount bathroom sinks
- Stainless steel appliance package
- Iron railing on main floor stairwell

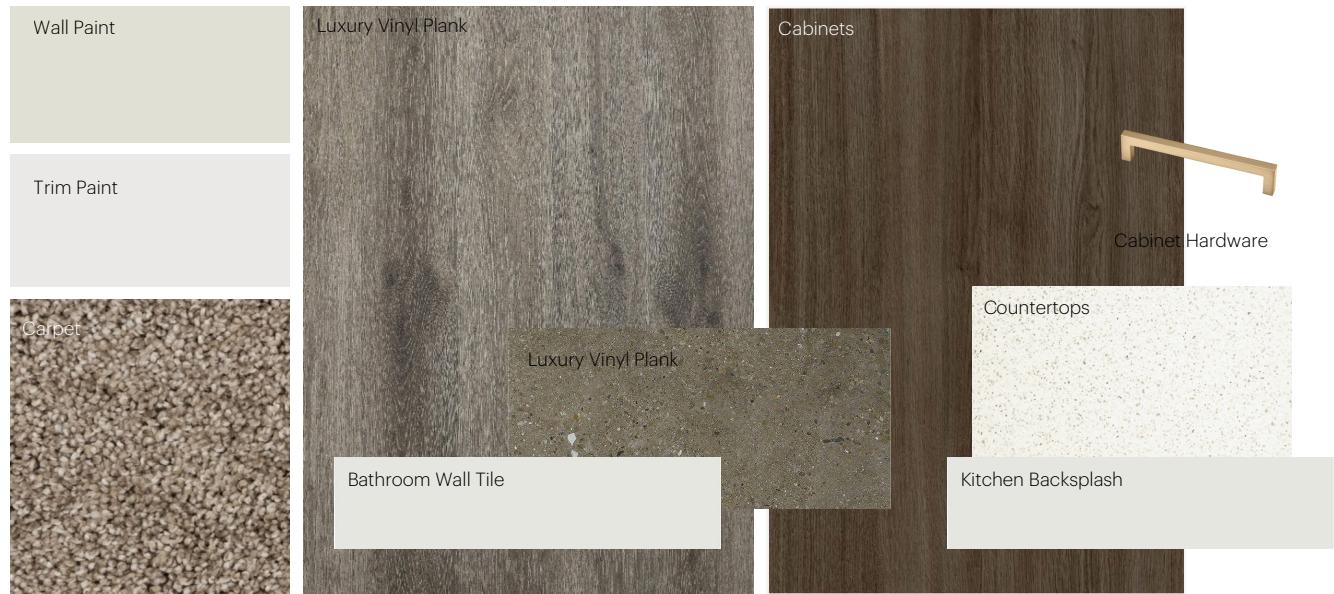
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# Anthem Home Palette Selections

**Model:** Laned 150

**Address:** 17548 63 Street, Edmonton AB

## Cabinets, Flooring and Countertops



## Plumbing



Kitchen Sink



Kitchen Faucet



Pedestal Sink  
\*faucet shown is not included



Bathroom Sink



Tub / Shower Faucet

## Finishing



Deadbolt



Interior Door Knob



Bathroom Accessories



Interior Doors

# Anthem Home Palette Selections

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## Lighting



Dining Room



Island Pendant

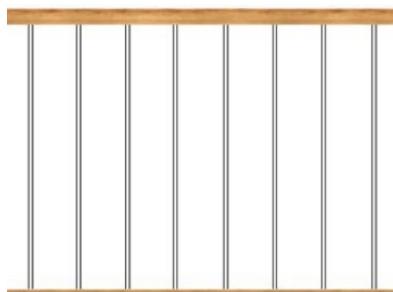


Bathrooms

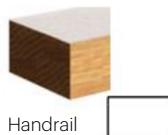


Bedrooms

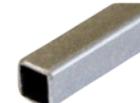
## Railing



Spindle Pattern



Handrail



Iron Color



Post

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

## Appliances



Fridge



Electric Range



Dishwasher



OTR Microwave

**Anthem** 