

Quick Possession



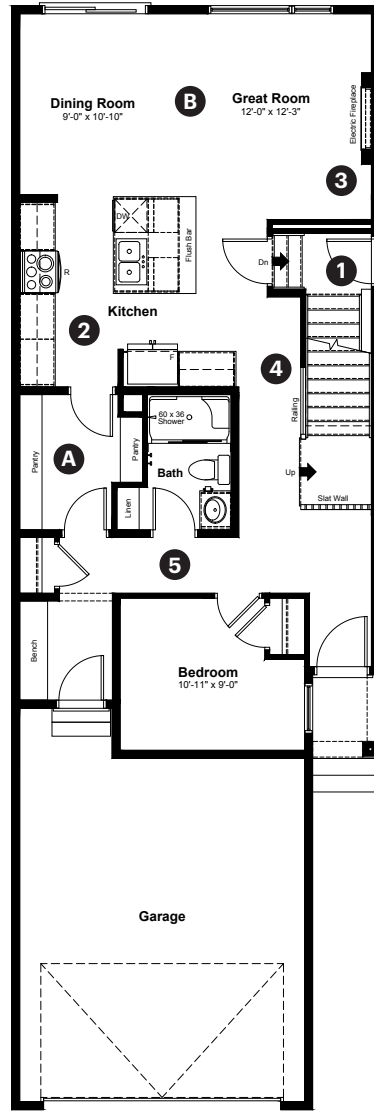
Weston  
AT EDMONTON

2426 Egret Loop NW  
Edmonton, AB

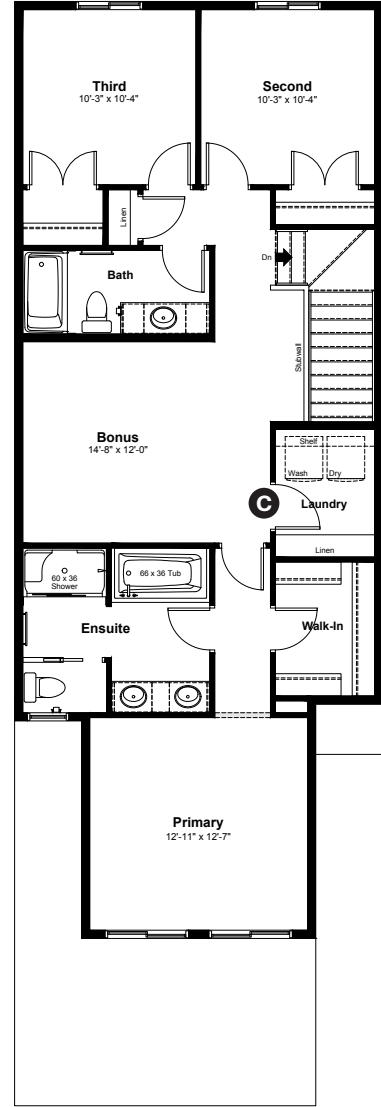
2,076 sq ft  
4 bedrooms  
3 bathrooms

Prairie Elevation

Main Floor: 952 sq ft



Upper Floor: 1,124 sq ft



**Quick Possession Home Options**

- 1 Side entrance
- 2 Level 2 kitchen cabinet layout
- 3 Electric fireplace
- 4 Main floor railing
- 5 Main floor bedroom and bathroom option

**Quick Possession Home Highlights**

- A Walk through pantry
- B 9' high main floor ceilings
- C Upper floor 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 240

Quick  
Possession

**Anthem** 

*Weston*  
AT EDMONTON

**2426 Egret Loop NW  
Edmonton, AB**

2,076 sq ft  
4 bedrooms  
3 bathrooms

Prairie Elevation



Artists interpretation only. May not reflect actual colours.

Prairie

## 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
- Secondary cabinet color
- Elevated level 2 CM quartz countertops in kitchen and bathrooms
- Undermount silgranit kitchen sink
- Upgraded kitchen faucet
- Elevated level kitchen backsplash
- Elevated level interior door hardware selections
- Stainless steel appliance package including a chimney hoodfan and built in microwave
- Handshower added to main floor bathroom
- Undermount bathroom sinks
- Iron railing on main floor stairwell
- Upgraded chandelier in the dining room
- 9' high basement foundation
- Rough ins added for future basement suite development

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Front Drive 240