



NET-ZERO TOWNHOMES



**CARBON BUSTERS
HOMES**



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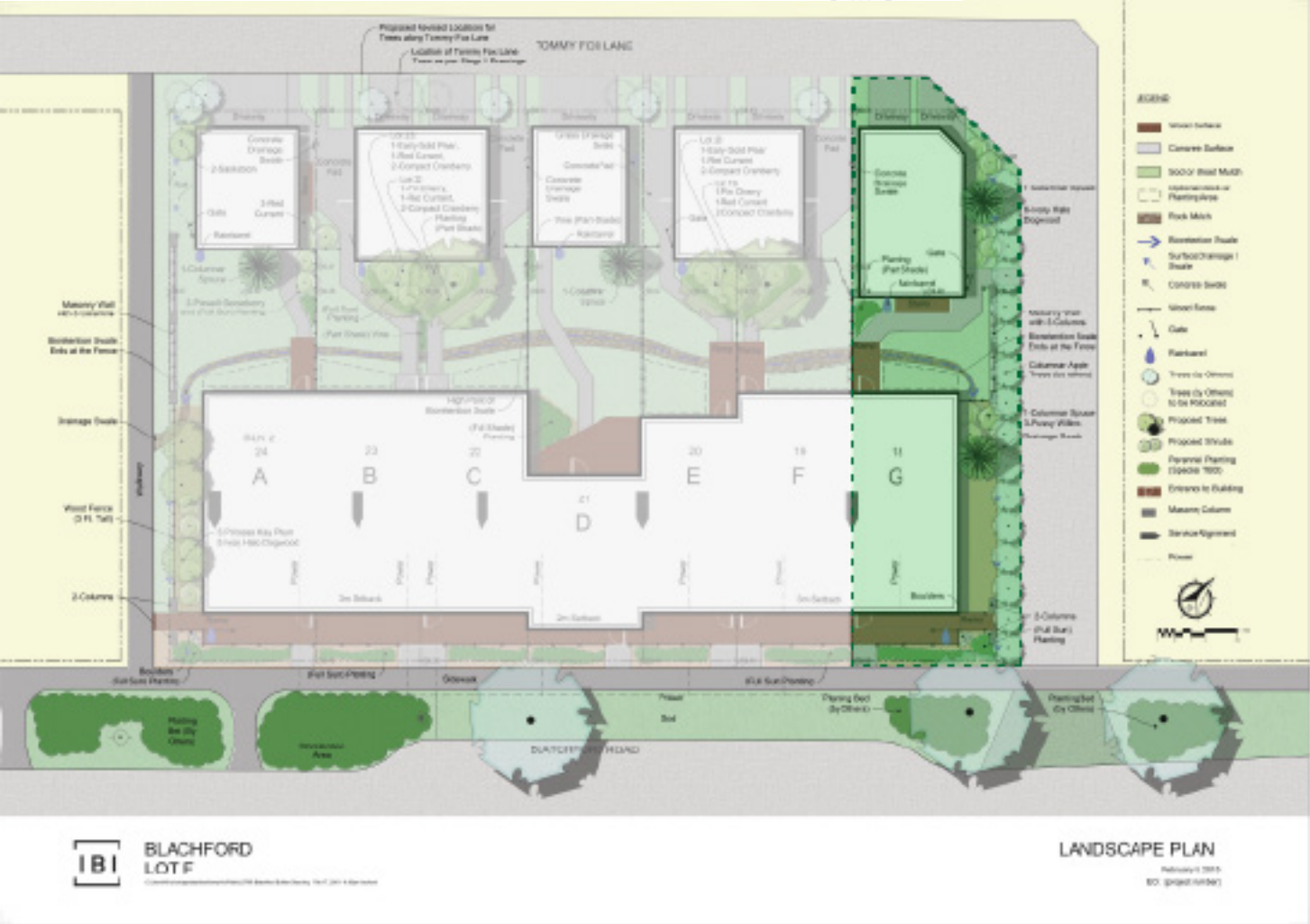
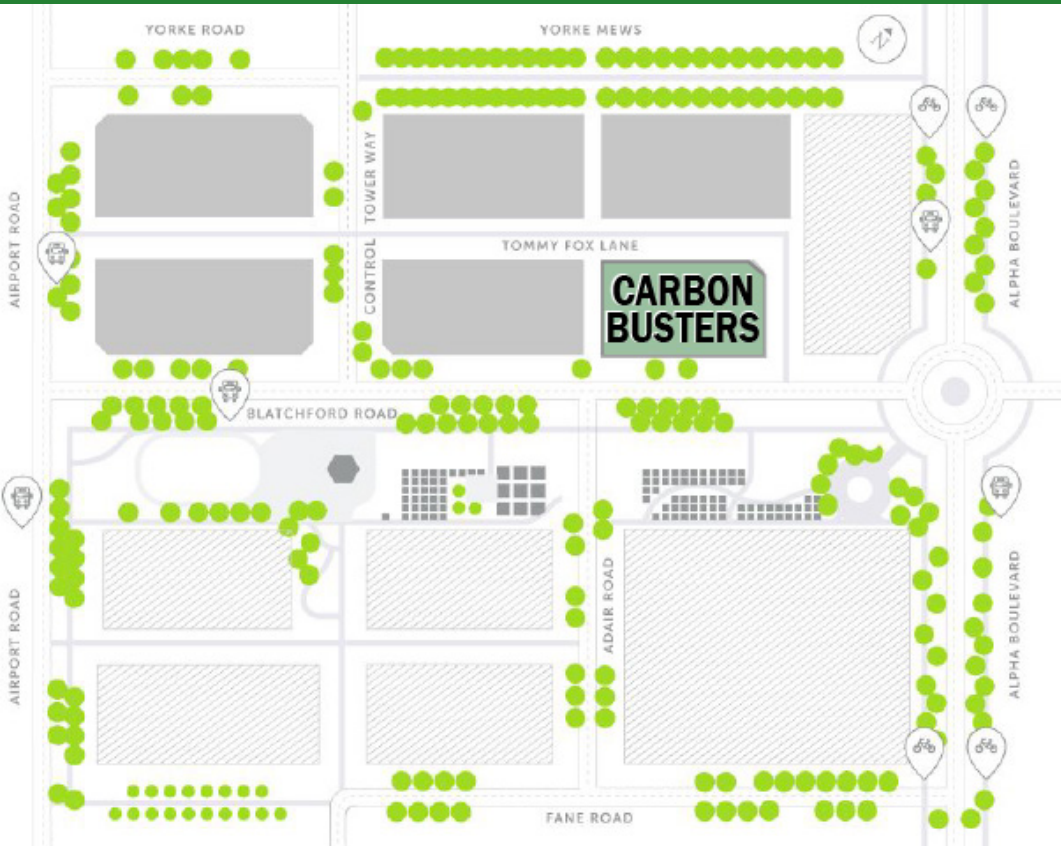
Right across the street from you:

- Community Garden
- Fruit Orchard
- Community Fire Pit
- Mixed Commercial Space

Among much more!

Contact Information:
 contact@carbonbusters.org
 (780) 437-0023
 11340 79 Avenue NW
 Edmonton, AB
 T6G 0P3 - Canada

WWW.CARBONBUSTERS.ORG



Civic Address: 2740 Blatchford Road
 Legal Description: Lot 18, Block 2, Plan 182 2441





UNIT G - SPECIFICATIONS

Kitchen and Bath:

- Quartz countertops
- Custom cabinetry
- Brushed nickel hardware
- Ceramic tile backsplash
- 3L high-performance toilets
- A kitchen island upgrade available

Basement:

- Fully finished basement basement option available
- Rough-in for bathroom provided
- Rough-in for kitchen available upon request

Sustainable Living:

- Net-zero, zero carbon home
- Solar PV modules producing renewable electricity
- Highly insulated: R 45 walls and R 80+ roof
- Superwindows (R-8 COG) and doors - full frame rated offering enhanced thermal comfort, insulated for both noise reduction and thermal efficiency
- DESS - the City of Edmonton's District Energy Sharing System for efficient and consistent heating and cooling
- Luxury vinyl plank flooring (tile, cork or engineered hardwood are available as an upgrade)
- Six ENERGY STAR appliances including a ductless over-range microwave
- Highly insulated foundation and foundation wall
- Level 1 electric vehicle charging with level 2 wiring provided

DESIGN FEATURES

- Hardie board, LUX vertical cladding, and Manganese ironspot brick
- Large rooftop second storey patio
- Three bedrooms
- Two full and one half bath
- Potential rentable basement suite
- Bedroom with WIC and ensuite on the main floor to address aging in place

2,068 SF TOTAL
FLOOR AREA

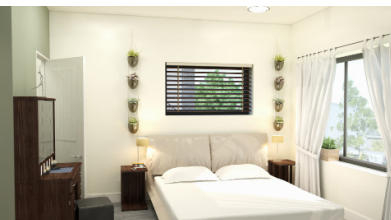
1,425 SF HOME +
643 SF LANEWAY SUITE

\$838,000

is now

\$820,000

Price includes GST, the lot, the townhome, solar panels on home & laneway home, landscaping, fencing & double garage



PROMO:

contact@carbonbusters.org

FOR MORE INFORMATION:

Contact for details

(780) 437-0023

Schedule an appointment

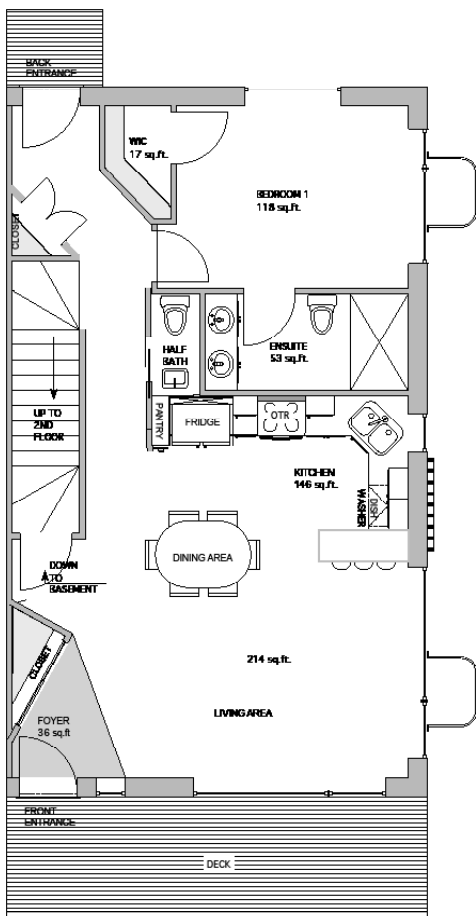
UNIT G

A CARBON BUSTERS HOME

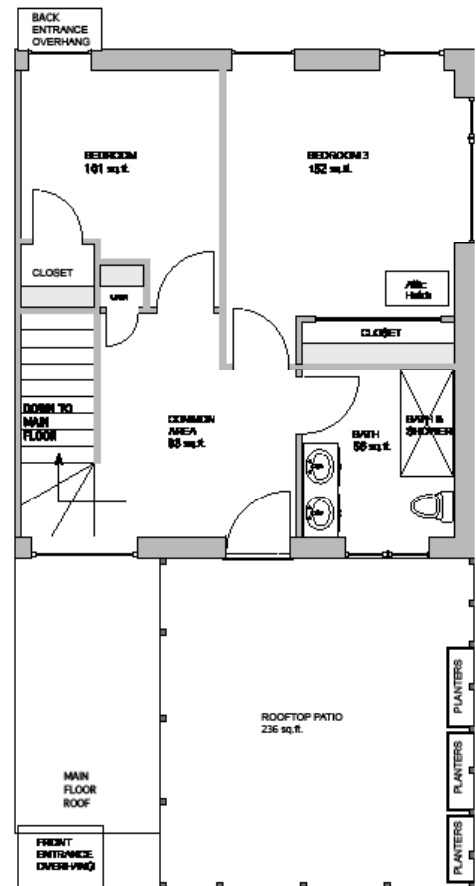
1,425 SQ. FT. HOME | 3 BED | 2.5 BATH
FINISHED BASEMENT OPTION AVAILABLE
DETACHED TWO CAR GARAGE &
LANEWAY SUITE



customize your basement plan (1 or
2 bedroom options available)



MAIN FLOOR
892 sq. ft.



SECOND FLOOR
648 sq. ft.



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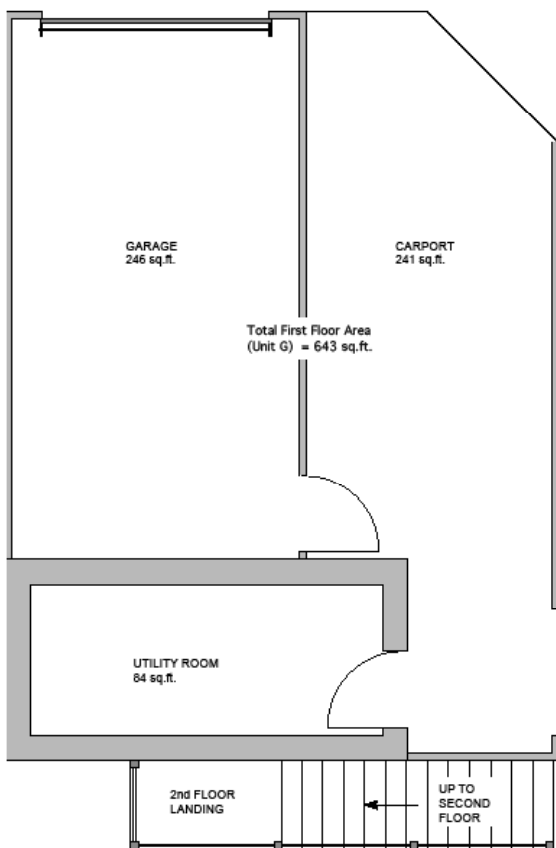
UNIT G - LANEWAY

RENTABLE GARAGE SUITE

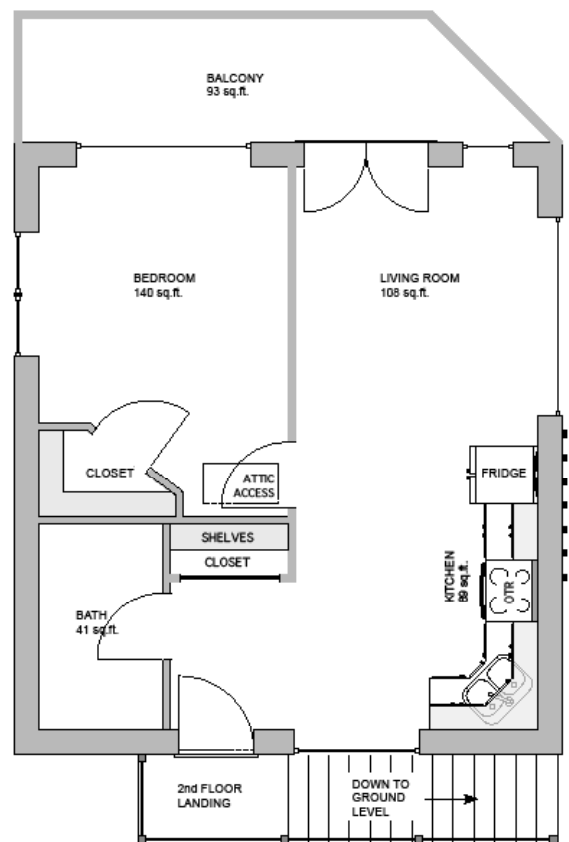
643 SQ. FT. SUITE | 1 BED | 1 BATH



- level 1&2 ev charger wiring provided
- Interior finishing chart can be customized
- Balcony part of design in the Laneway home



MAIN FLOOR
643 sq. ft.



SECOND FLOOR
643 sq. ft.



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