

**NW EDMONTON**

**\$190K**

INCLUSIVE OF GST



**580-1100 Sq Ft**



**1 - 3 BED**



**1 - 2 BATH**

**FREE APPLIANCES**

**FREE PARKING**



**5% TO  
BOOK**

**2 PARKINGS  
ON ALL  
UNITS**

**APPLIANCE  
PACKAGE  
INCLUDED**

**NO  
CLOSING  
COST**

# CLOSER LOOK



**12804 140 AVE NW,  
EDMONTON, AB T6V 1K4**



**Fully infill Site**



# GETTING AROUND



**Cineplex**

5 Mins Walk



**5 Public Schools**

Within 10 Mins Walk



**Skyview Centre**

1.2 Km



**Norther Alberta Institute of Technology**

13 Mins Drive



**HWY**

7 Mins



**Downtown**

20 Mins

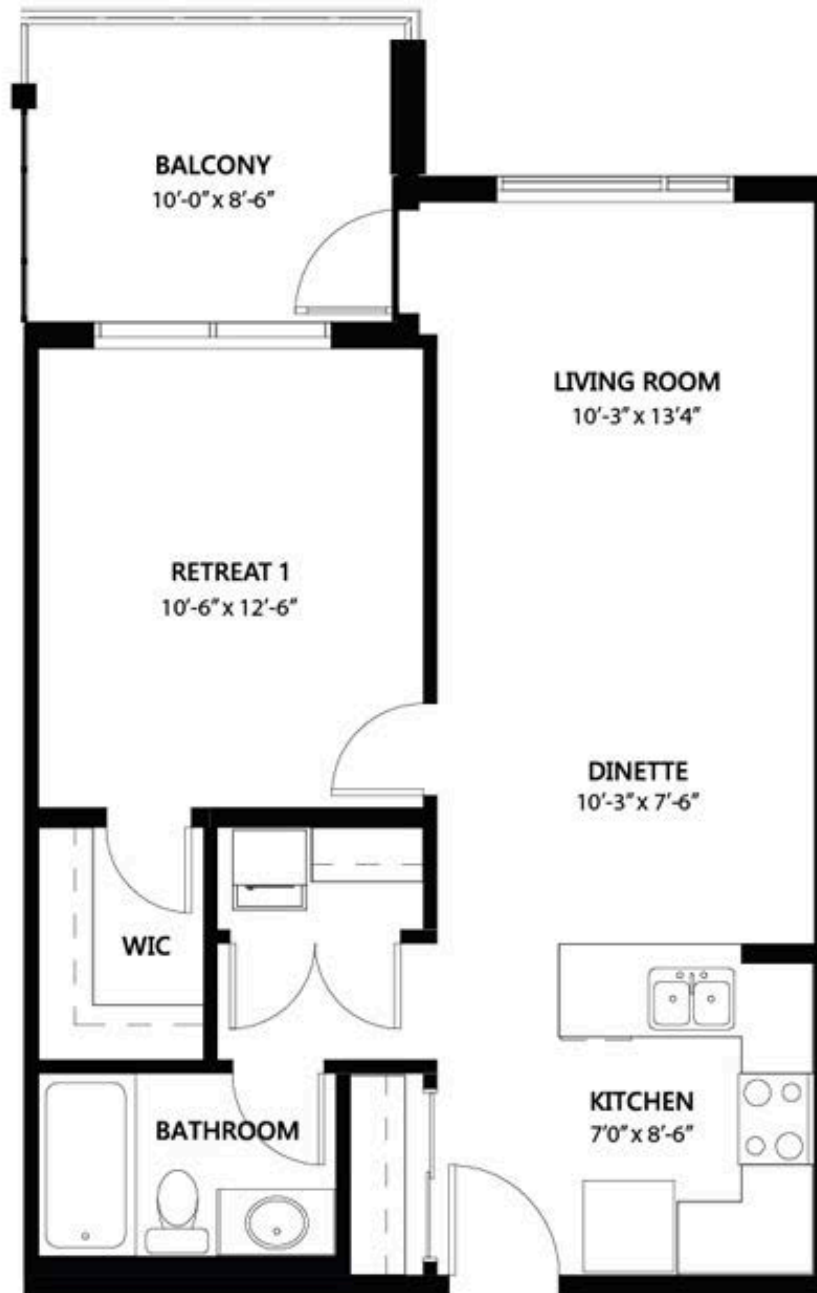
# ORION



**SQFT: 580**  
**BEDROOMS: 1**  
**BATHROOMS: 1**  
**PARKING: 2**

**1 PARKING + 1 FREE U/G PARKING**

**JAN INCENTIVE - 15k VALUE**



# PHOENIX



**SQFT: 685**

**BEDROOMS: 2**

**BATHROOMS: 1**

**PARKING: 2**

**1 PARKING + 1 FREE U/G PARKING**

**JAN INCENTIVE - 15k VALUE**



# ARIES



**SQFT: 721**  
**BEDROOMS: 2**  
**BATHROOMS: 1**  
**PARKING: 2**

**1 PARKING + 1 FREE U/G PARKING**

**JAN INCENTIVE - 15k VALUE**



# AURORA



**SQFT: 818**  
**BEDROOMS: 2**  
**BATHROOMS: 2**  
**PARKING: 2**

**1 PARKING + 1 FREE U/G PARKING**

**JAN INCENTIVE - 15k VALUE**



# TRITON



**SQFT: 975**

**BEDROOMS: 2**

**BATHROOMS: 2**

**PARKING: 2**

**1 PARKING + 1 FREE U/G PARKING**

**JAN INCENTIVE - 15k VALUE**





# OLYMPIA



**SQFT: 1111**  
**BEDROOMS: 3**  
**BATHROOMS: 2**  
**PARKING: 2**

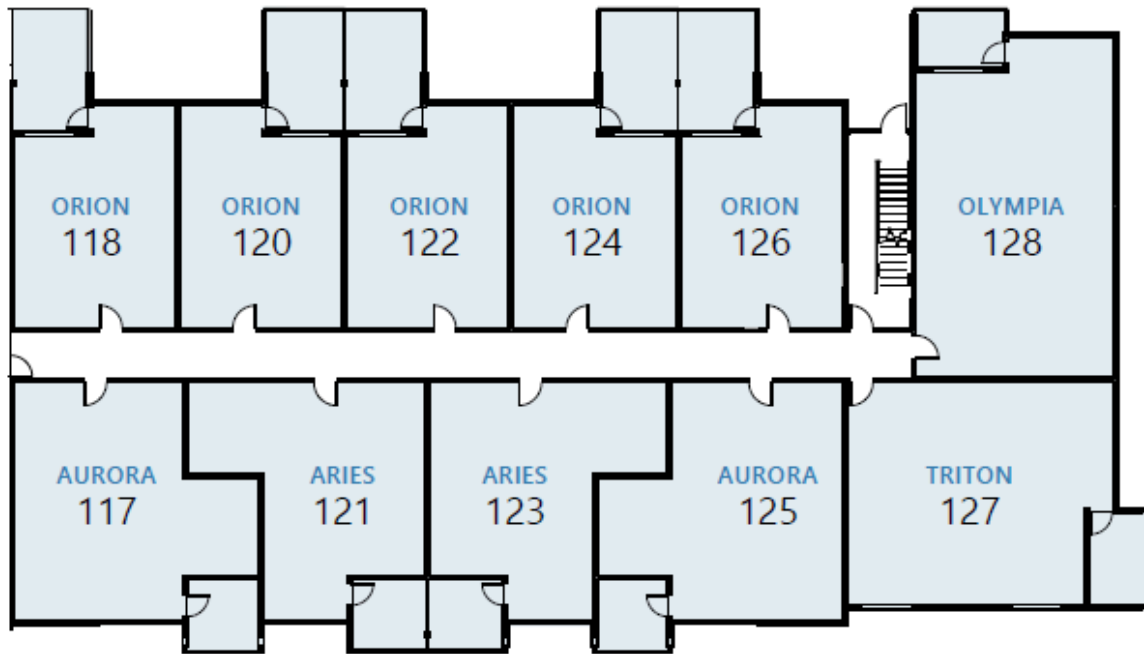
**1 PARKING + 1 FREE U/G PARKING**

**JAN INCENTIVE - 15k VALUE**

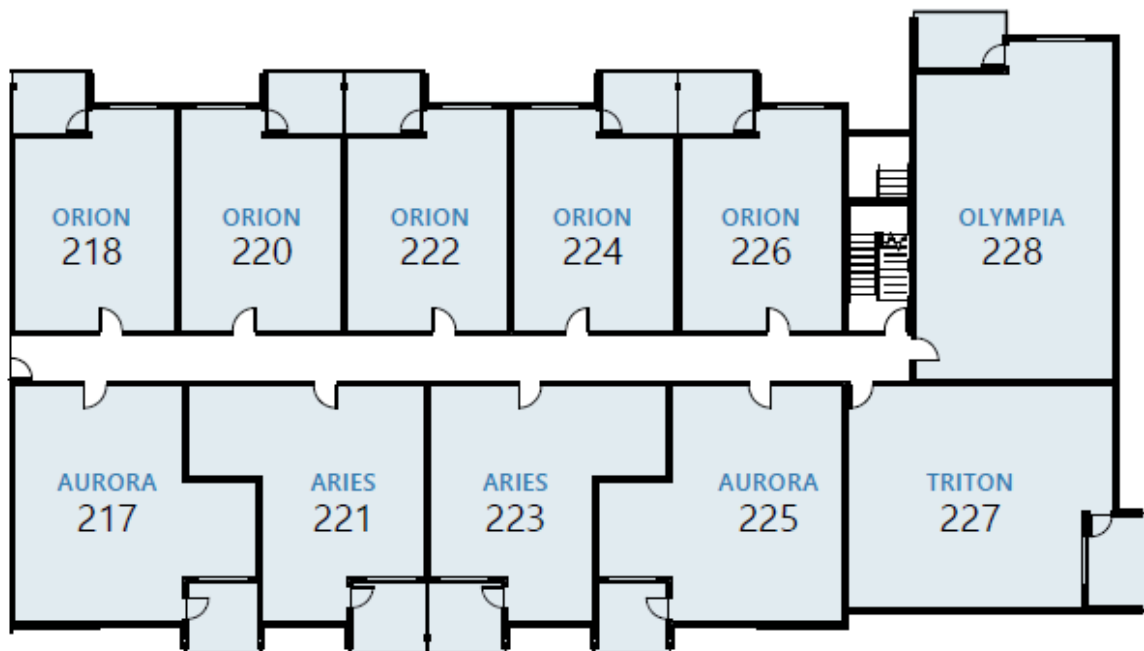


# BUILDING PLAN

## 1 & 2 FLOOR



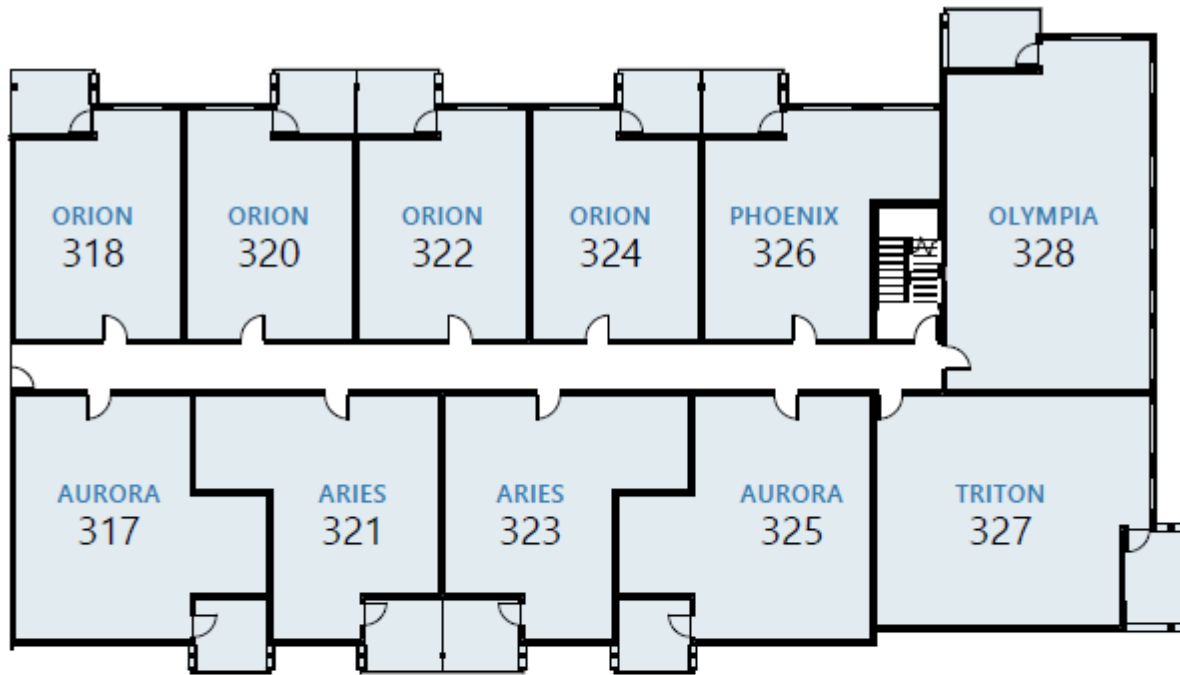
FIRST FLOOR



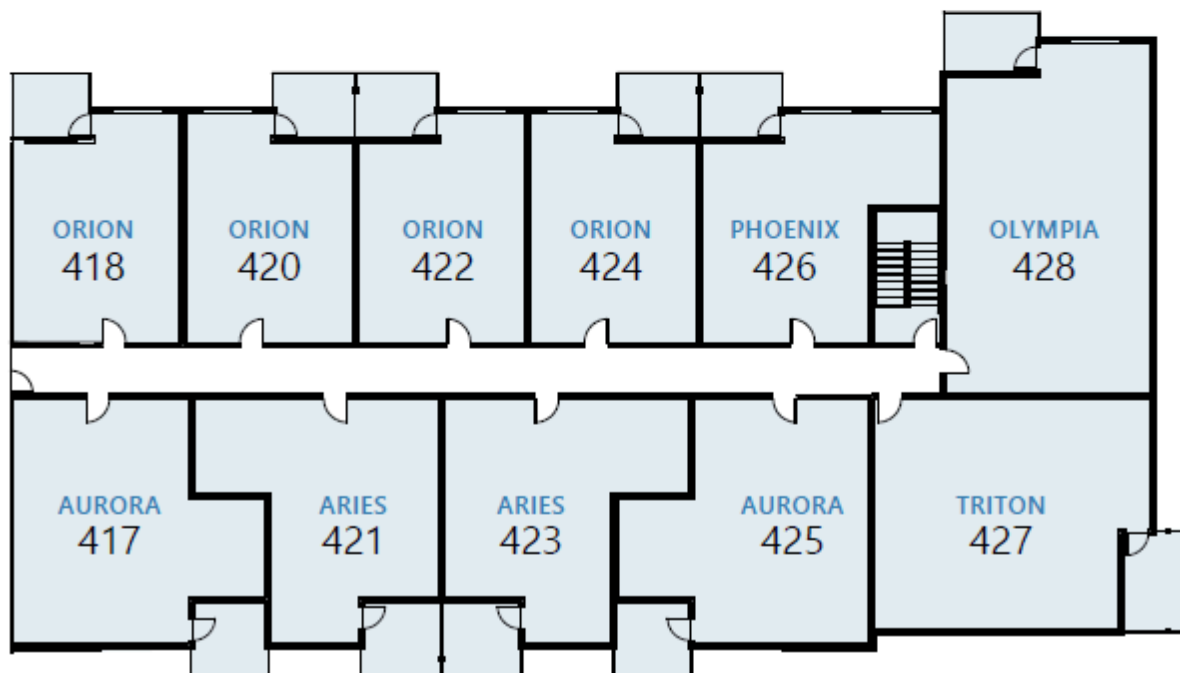
SECOND FLOOR

# BUILDING PLAN

3 & 4 FLOOR



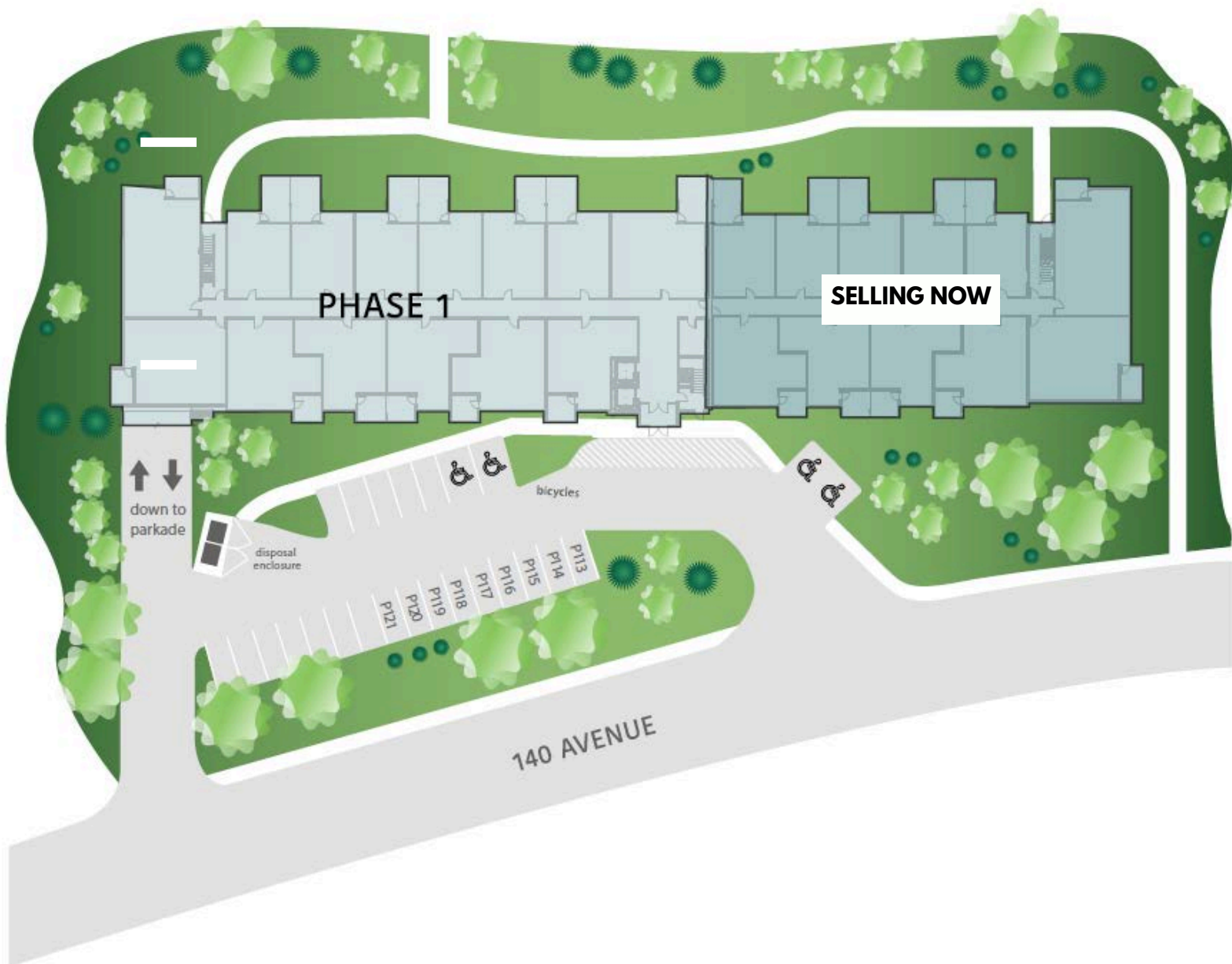
THIRD FLOOR



FOURTH FLOOR

# SITE PLAN

PHASE 2 LAUNCH



# PRICE LIST EXCLUSIVE RELEASE

Model	SQFT	Bed Rms	Baths	Price Incl GST	PARKING	BONUS JAN 2024
ARIES	721	2	1	234,998.00	Underground Parking	FREE Additional 2nd Underground Parking
ARIES	721	2	1	234,998.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	199,998.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	199,998.00	Underground Parking	FREE Additional 2nd Underground Parking
TRITON	975	2	2	284,998.00	Underground Parking	FREE Additional 2nd Underground Parking
OLYMPIA	1111	3	2	309,998.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	189,998.00	Surface Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	189,998.00	Surface Parking	FREE Additional 2nd Underground Parking
TRITON	975	2	2	284,998.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	199,998.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	199,998.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	199,998.00	Underground Parking	FREE Additional 2nd Underground Parking
ARIES	721	2	1	238,998.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	199,998.00	Underground Parking	FREE Additional 2nd Underground Parking
AURORA	818	2	2	258,998.00	Underground Parking	FREE Additional 2nd Underground Parking
PHOENIX	685	2	1	241,998.00	Underground Parking	FREE Additional 2nd Underground Parking
TRITON	975	2	2	288,998.00	Underground Parking	FREE Additional 2nd Underground Parking
AURORA	818	2	2	267,498.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	212,498.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	212,498.00	Underground Parking	FREE Additional 2nd Underground Parking
ARIES	721	2	1	247,498.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	212,498.00	Underground Parking	FREE Additional 2nd Underground Parking
ARIES	721	2	1	247,998.00	Underground Parking	FREE Additional 2nd Underground Parking
ORION	580	1	1	212,498.00	Underground Parking	FREE Additional 2nd Underground Parking
AURORA	818	2	2	267,498.00	Underground Parking	FREE Additional 2nd Underground Parking
PHOENIX	685	2	1	249,998.00	Underground Parking	FREE Additional 2nd Underground Parking
TRITON	975	2	2	294,998.00	Underground Parking	FREE Additional 2nd Underground Parking

# MAINTAINANCE

Model	Monthly Fee	Included
Orion	\$341	<b>Insurance, maintenance, snow removal, heat and water</b>
Aries	\$318	
Libra	\$411	
Phoenix	\$471	
Aurora	\$480	
Triton	\$443	
Olympia	\$42	
Underground Parking	\$14	
Surface Parking Stall	\$9	

## STANDARD FEATURES

- Quartz Countertop Throughout
- Luxury Vinyl Flooring Main Level
- Full Appliance Package
- Full Height Kitchen Backsplash

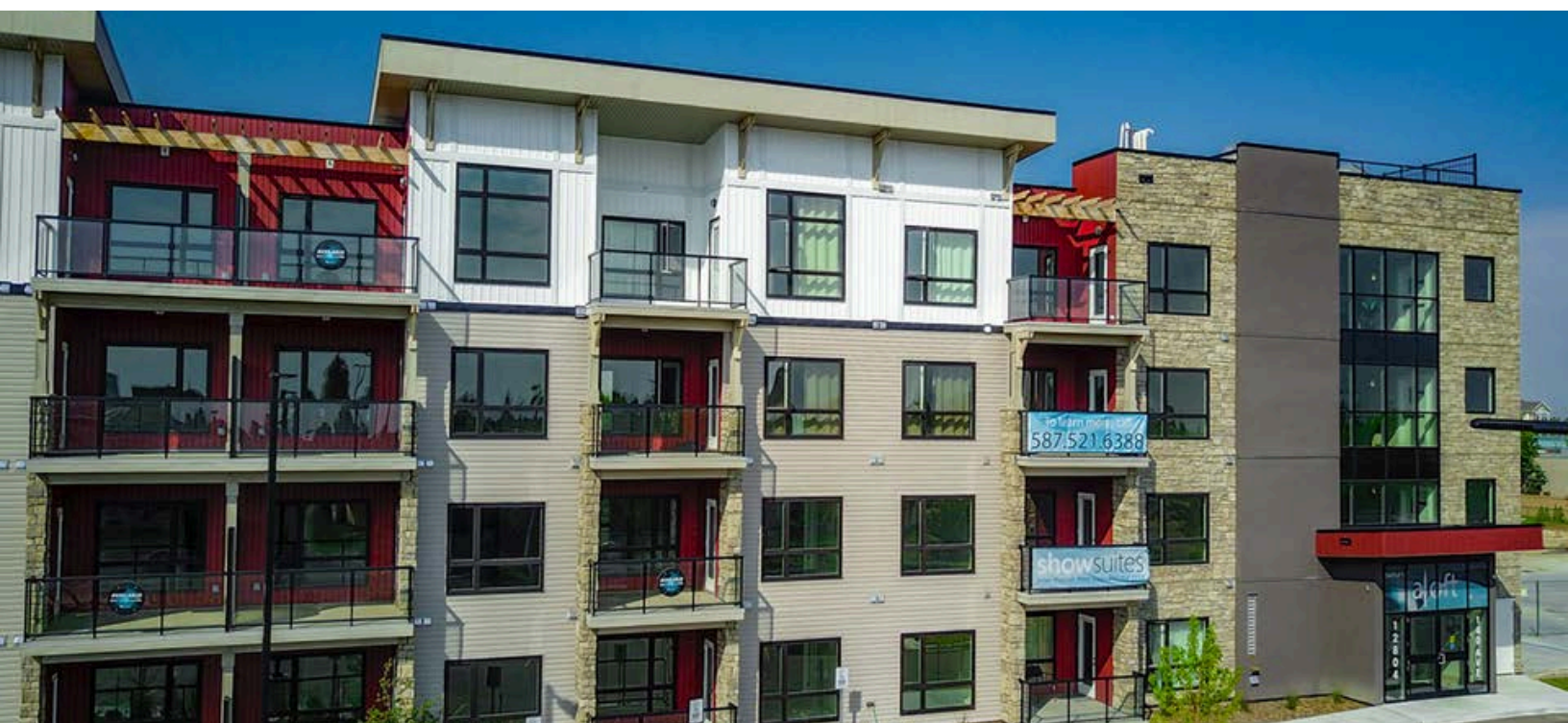
## DEPOSIT / REQUIREMENTS

- \$1000 with the offer
- Balance to 5% in 10 Days
- 5% in 90 Days

Valid Canadian Photo ID, could be  
Driver's License, Canadian Passport,  
Canadian Permanent Residency Card

# CLOSING: Apr - June 2024

# PHASE 1 PICS



# ROOF TOP PATIO

# WHY ALBERTA?



## 01

### Alberta's New Home Buyer Protection Act



1 Year  
Materials & Labour



2 Years  
Delivery & Distribution Systems



5 Years  
Building Envelope



10 Years  
Structural

## 02

### No Closing Cost



NO  
LAND TRANSFER  
TAX



NO  
DEVELOPMENT  
CHARGES



NO  
LEVI & EDUCATION  
CHARGES



NO  
PRICE  
ESCALATION

## 03

### Alberta sets Canadian record for annual net interprovincial population growth: StatCan

Alberta set a new record for net interprovincial migration growth last year, contributing to an overall population gain of more than 4%, according to data released by Statistics Canada.

The national agency's latest population report, shows that between **July 1, 2022 to July 1, 2023**, Alberta population boost of more than **184,000 people** means Alberta is now home to an estimated 4.7 million people.