

PRE SALE
SE EDMONTON

\$190K

INCLUSIVE OF GST



TOTAL DEPOSIT
10%

OCCUPANCY
2025



601 - 898 SQ FT



1 - 2 BED



1 - 2 BATH

ASSIGNMENT CLAUSE

FREE APPLIANCES

FREE PARKING

FREE LOCKER

...
**BOOK WITH
\$9K**

1 CASH FLOW POSITIVE

2 NO CLOSING COST

3 HIGH RENTAL YIELD



Reasons to buy

HIGHWAY
10 MINS

DOWNTOWN
19 MINS

FUTURE LRT
10 MINS

MILWOODS MALL
10 MINS

COMMUNITY CENTRE
3 MINS

LIMITED UNIT - CONTACT FOR FIRST ACCESS & ALLOCATIONS

SECORD PROMENADE

PHASE 2 OF AMENITY RICH CONDO

CROWNED JEWEL IN SE EDMONTON Welcome to Aloft Tamarack, an amenity rich condo community in South East Edmonton. Spend some time on our amazing roof top terrace, take your dog out to our fenced pet park or try your green thumb out in our community garden! This grand condo development offers innovative floor plans, expansive windows & much more!



EXPLORE → ALOFT TAMARACK

after sold out Phase 1, launching phase 2 where you you can expect stunning, modern finishing at every corner. Show off your culinary skills in your expertly designed kitchen. Entertain in your spacious living room. STATEMENT INTERIORS Durable quartz counter tops Luxury vinyl plank flooring Thermofoil cabinetry Expansive windows throughout Subway tile kitchen backsplash Stainless steel kitchen appliances CUSTOM OPTIONS DESIGNED FOR YOU Designer selected interior finishes Instagram worthy feature walls Spa-inspired ensuites Private balconies Heated underground parking, locker. A perfect place to call home.

A LOFT TAMARACK

BUY SMARTER



FINISHES & FEATURES

1

Amazing Amenities

- Rooftop Patio
- Fenced Pet Park
- Community Garden
- Eye catching designs
- Instagram worthy feature walls

2

Statement Interiors

- Durable quartz counter tops throughout
- Luxury vinyl plank flooring
- Appliance package included
- Parking + Locker
- Thermofoil cabinetry options
- Subway tile kitchen backsplash

3

Exciting Community

Aloft Tamarack will feature a walkable lifestyle with access to convenient shopping, trails, schools, and parks and playgrounds.

Walking distance to The Meadows Community Recreation Centre which **offers 234,419 square-foot facility**, provides indoor and outdoor recreational opportunities for people of all ages and abilities - creating an active community hub that is open and welcoming year round.

4

Designated Schools

Tamarack has multiple schools:
JACKSON HEIGHTS SCHOOL (LEVEL 2 SCHOOL)
THELMA CHALIFOUX SCHOOL (LEVEL 1 SCHOOL)
SVEND HANSEN SCHOOL (LEVEL 1 SCHOOL)
A. BLAIR MCPHERSON SCHOOL (LEVEL 2 SCHOOL)

GETTING AROUND



Chalo Freshco

2 Mins



Meadows Community Centre

3 Mins Offers 234,419 square-foot facility



Big Box Stores

10 Mins



Milwoods Mall

10 Mins



HWY 216

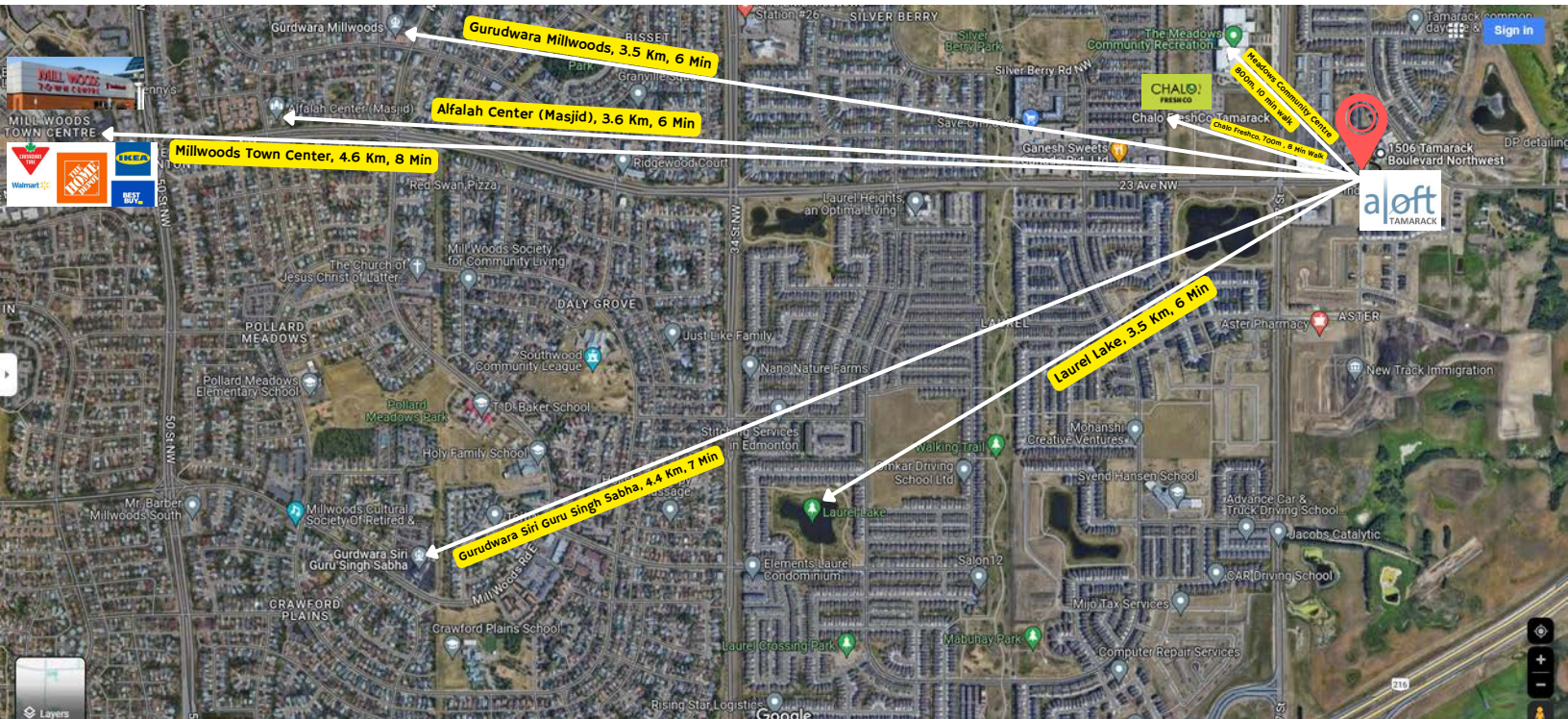
10 Mins



Airport & Downtown

19 Mins

CLOSER LOOK



NOVA

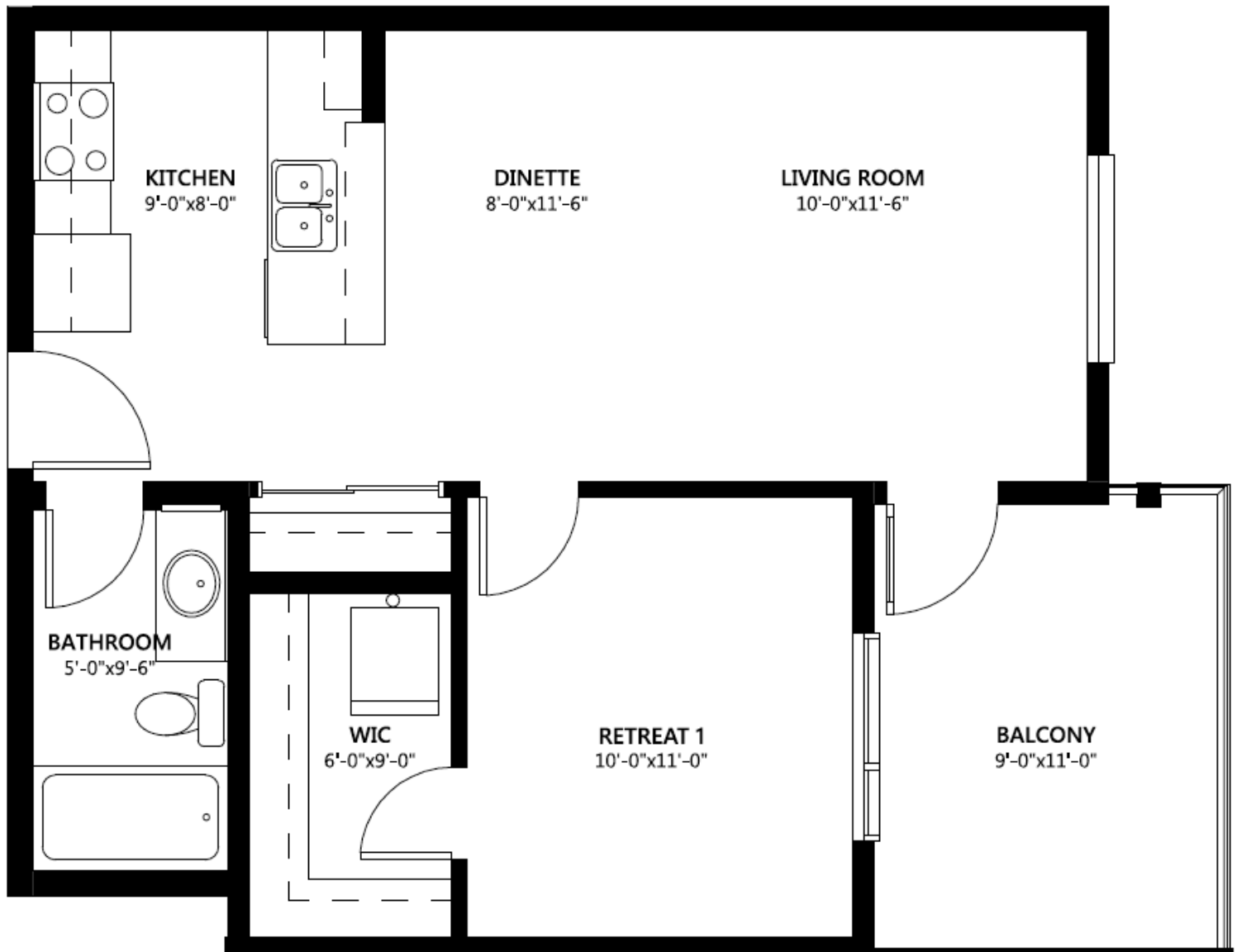


SQFT: 601

BEDROOMS: 1

BATHROOMS: 1

 **PARKING + LOCKER**




ODIN

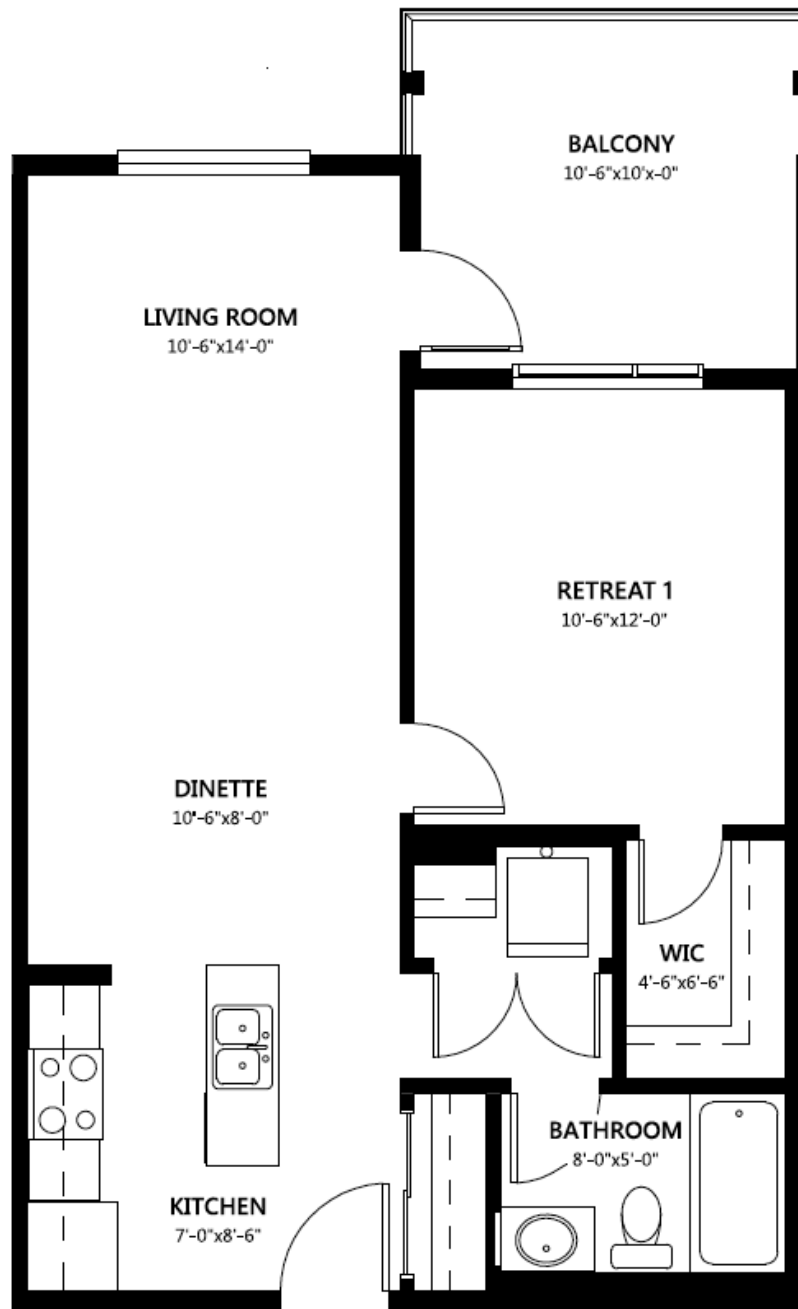


SQFT: 648

BEDROOMS: 1

BATHROOMS: 1

 **PARKING + LOCKER**



ZODIAC

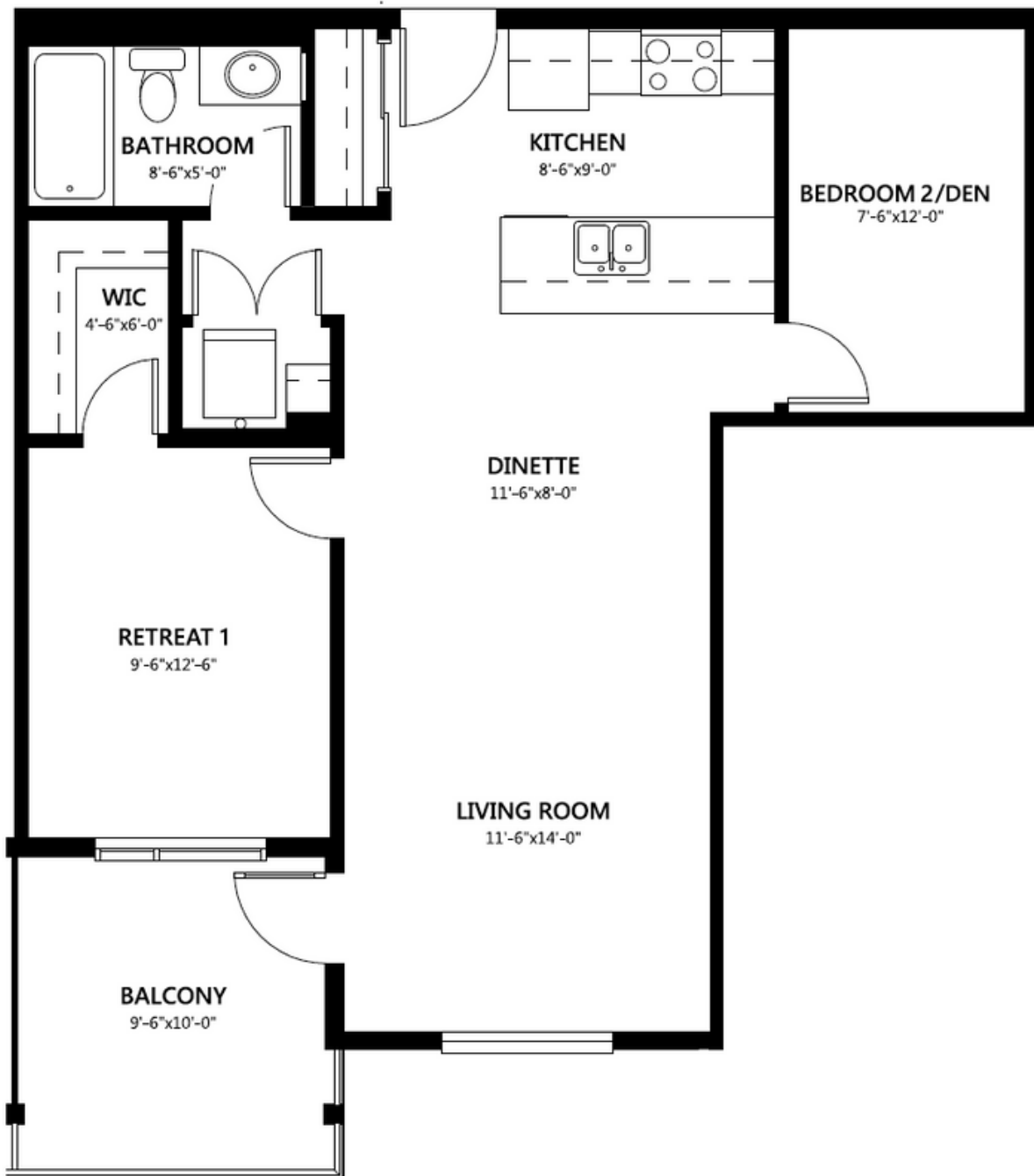


SQFT: 782

BEDROOMS: 2

BATHROOMS: 1

 **PARKING + LOCKER**



COBALT

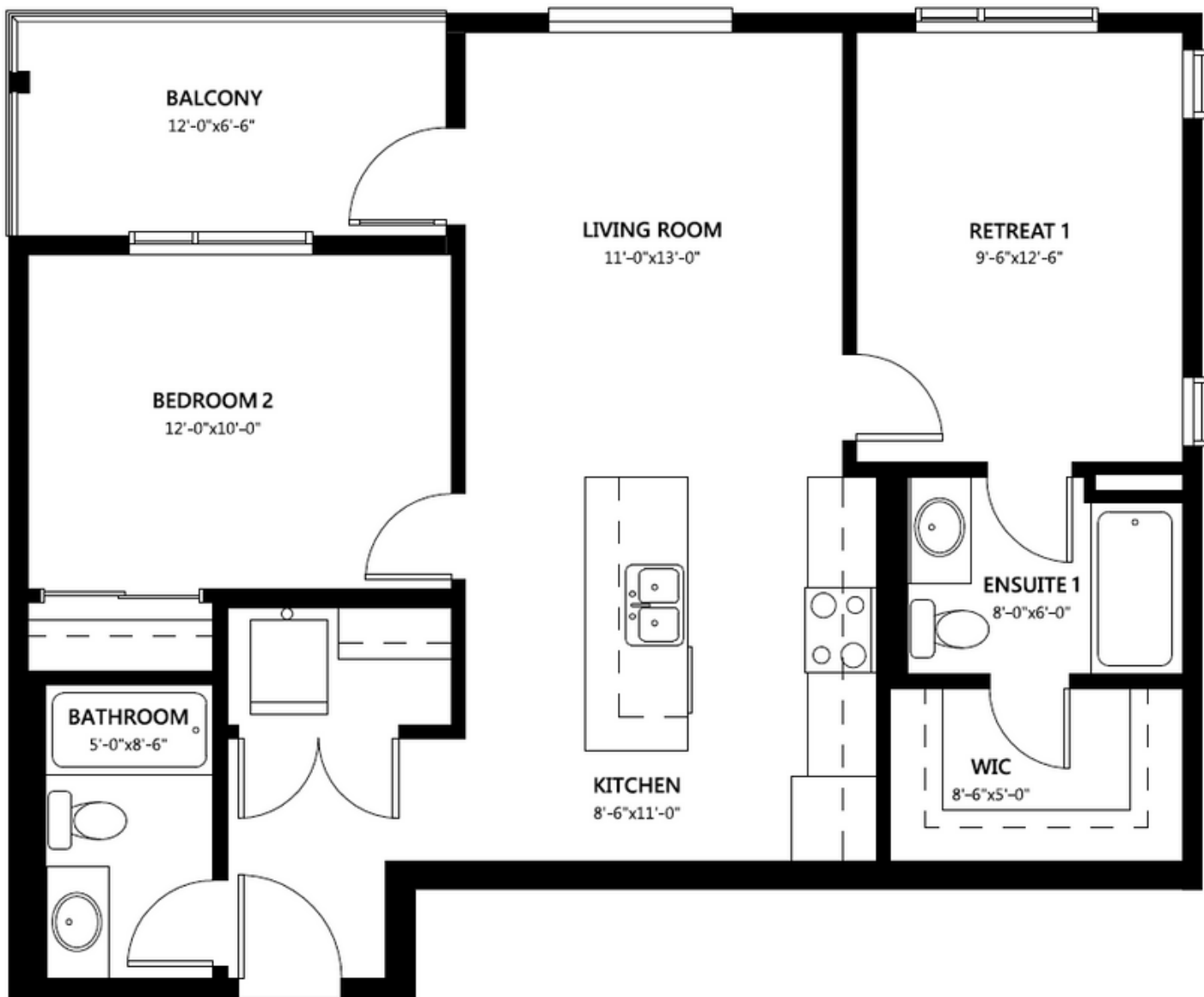


SQFT: 833

BEDROOMS: 2

BATHROOMS: 2

 **PARKING + LOCKER**



ECLIPSE

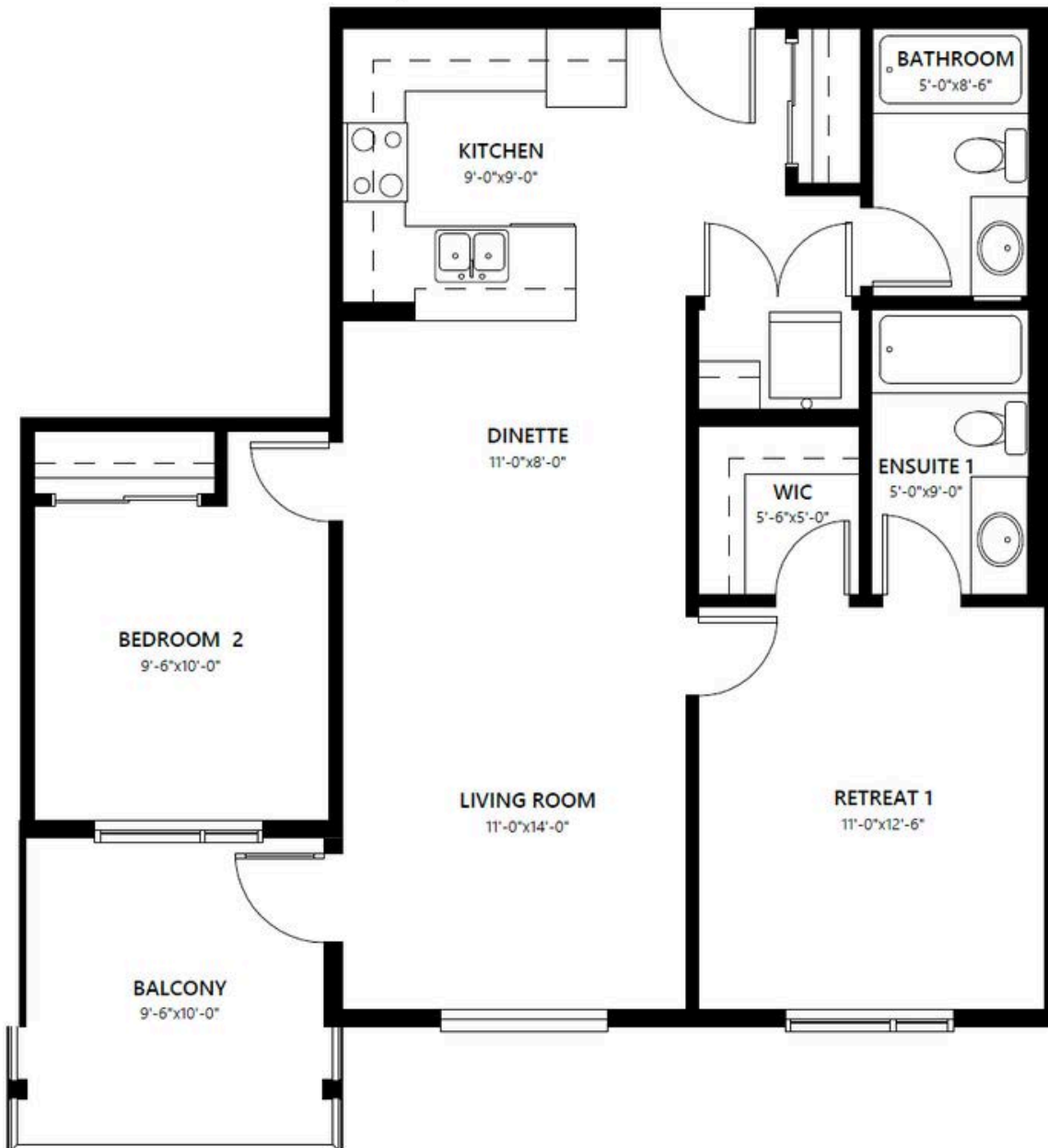


SQFT: 880

BEDROOMS: 2

BATHROOMS: 2

 **PARKING + LOCKER**



ELARA

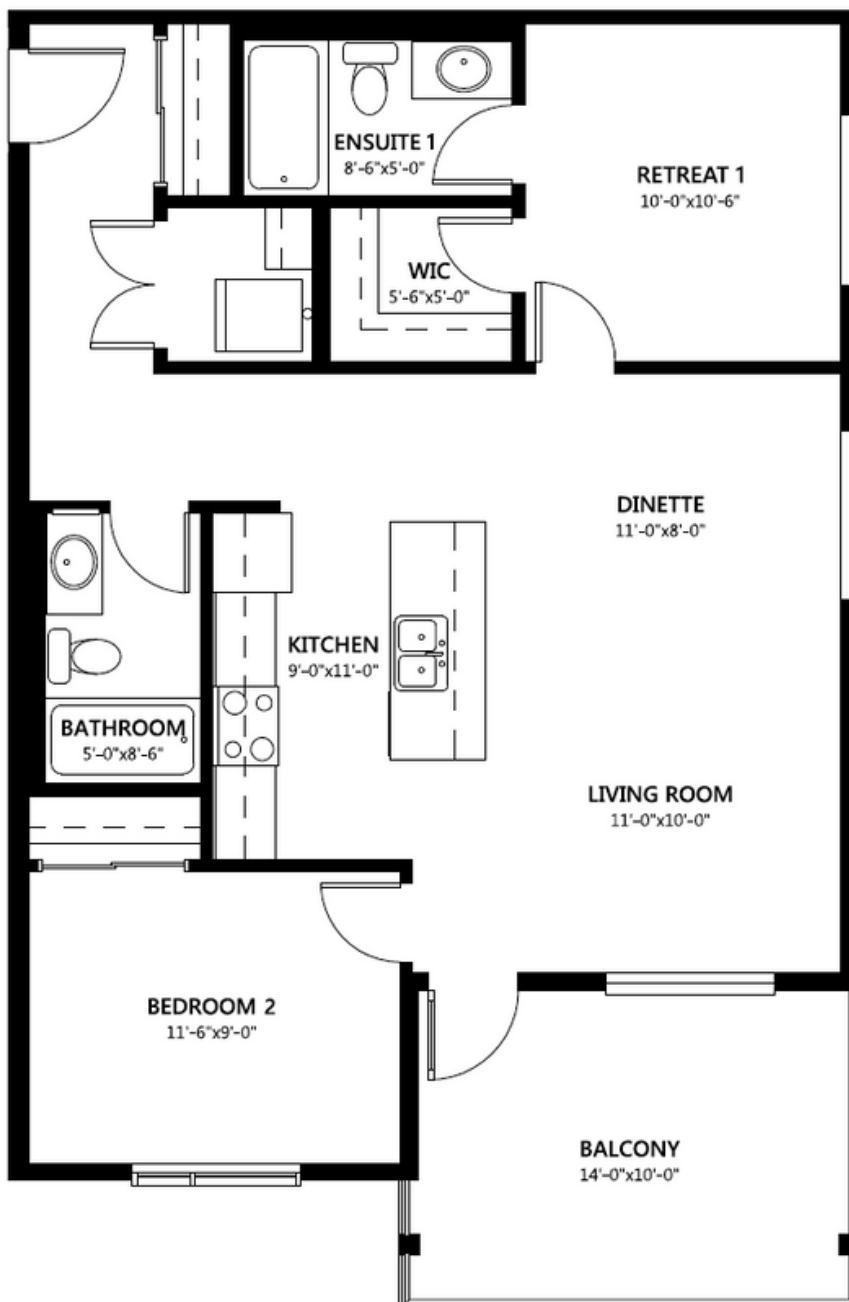


SQFT: 898

BEDROOMS: 2

BATHROOMS: 2

 **PARKING + LOCKER**



BUILDING PLAN

1 & 2 FLOOR

PHASE 1
SOLD OUT

PHASE 1
SELLING NOW



Prices, Plans, Materials, Terms and Specifications are subject to change without notice. All items shown are as per plan - some conditions apply. All measurements are approximate. Some dimensions may differ to the handouts, displays, and or ads. Builder reserves all the rights of final interpretation. Please speak to a Sales Representative for further details.

BUILDING PLAN

3 & 4 FLOOR

PHASE 1
SOLD OUT

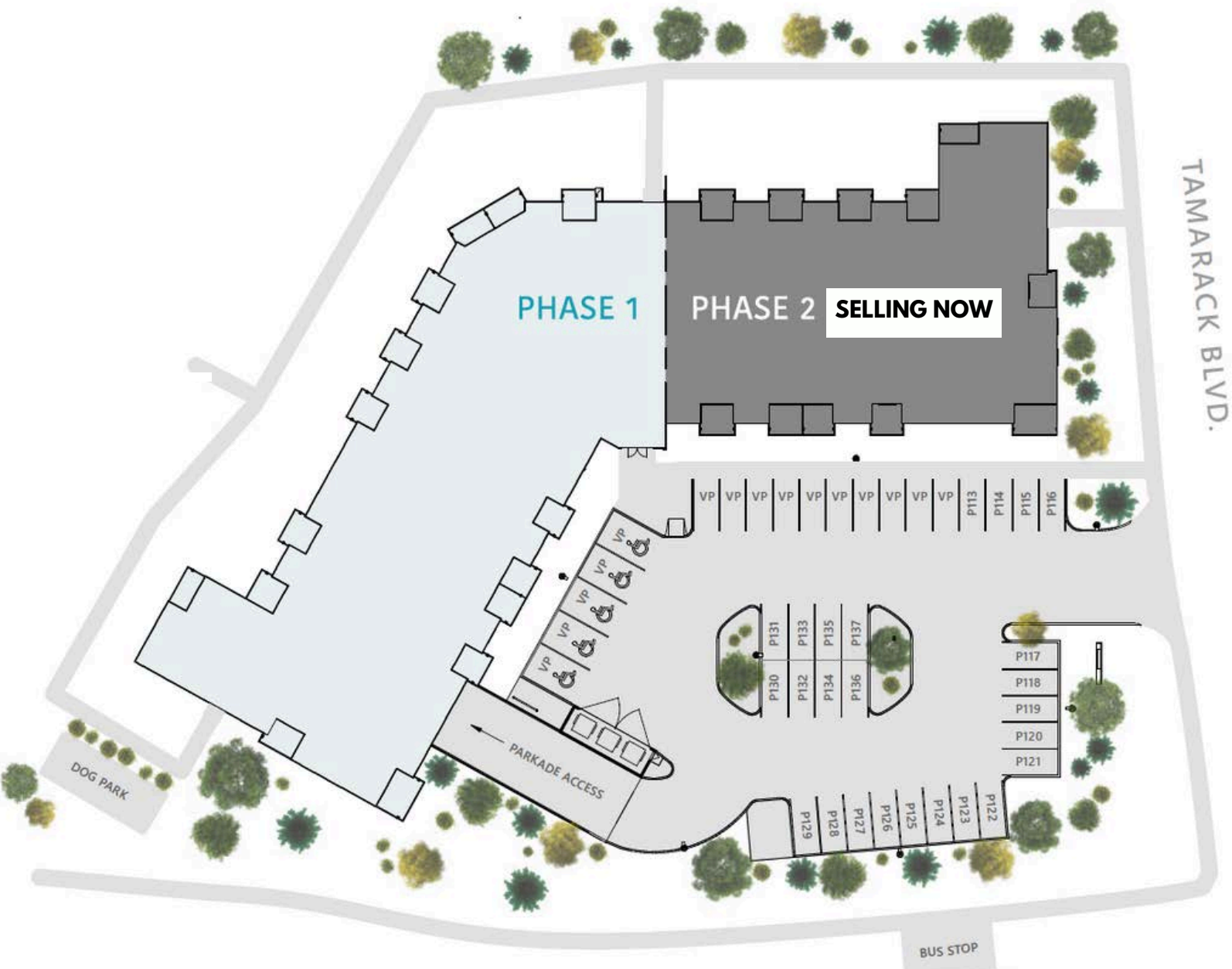
PHASE 1
SELLING NOW



Prices, Plans, Materials, Terms and Specifications are subject to change without notice. All items shown are as per plan - some conditions apply. All measurements are approximate. Some dimensions may differ to the handouts, displays, and or ads. Builder reserves all the rights of final interpretation. Please speak to a Sales Representative for further details.

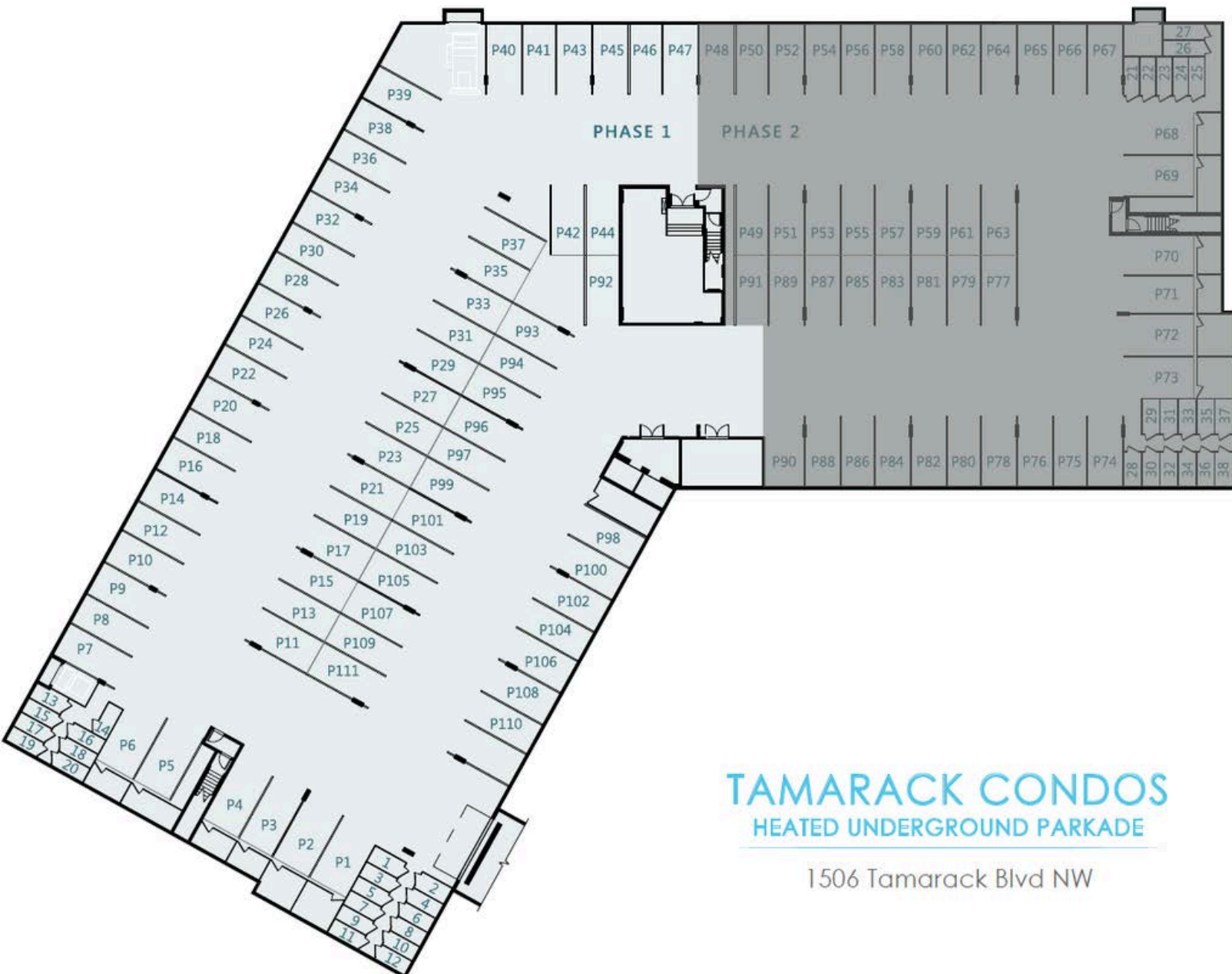
SITE PLAN

PHASE 2 LAUNCH



UNDERGROUND PARKADE

HEATED PARKING + LOCKERS



TAMARACK CONDOS
HEATED UNDERGROUND PARKADE

1506 Tamarack Blvd NW

PRICE LIST EXCLUSIVE RELEASE

Project	Unit #	Model	Space	Size	Price (GST incl)
Aloft Tamarack	117	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	118	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	119	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	120	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	121	Zodiac	2 Bed, 1 Bath	782	\$249,998
Aloft Tamarack	122	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	123	Eclipse	2 Bed, 2 Bath	880	\$269,998
Aloft Tamarack	124	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	125	Elara	2 Bed, 2 Bath	898	\$274,998
Aloft Tamarack	127	Nova	1 Bed, 1 Bath	601	\$189,998
Aloft Tamarack	128	Cobalt	2 Bed, 2 Bath	833	\$259,998
Aloft Tamarack	217	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	218	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	219	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	220	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	221	Zodiac	2 Bed, 1 Bath	782	\$244,998
Aloft Tamarack	222	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	223	Eclipse	2 Bed, 2 Bath	880	\$264,998
Aloft Tamarack	224	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	225	Elara	2 Bed, 2 Bath	898	\$269,998
Aloft Tamarack	227	Nova	1 Bed, 1 Bath	601	\$189,998
Aloft Tamarack	228	Cobalt	2 Bed, 2 Bath	833	\$254,998
Aloft Tamarack	317	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	318	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	319	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	320	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	321	Zodiac	2 Bed, 1 Bath	782	\$244,998
Aloft Tamarack	322	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	323	Eclipse	2 Bed, 2 Bath	880	\$264,998
Aloft Tamarack	324	Odin	1 Bed, 1 Bath	648	\$199,998
Aloft Tamarack	325	Elara	2 Bed, 2 Bath	898	\$269,998
Aloft Tamarack	327	Nova	1 Bed, 1 Bath	601	\$189,998
Aloft Tamarack	328	Cobalt	2 Bed, 2 Bath	833	\$254,998
Aloft Tamarack	417	Odin	1 Bed, 1 Bath	648	\$209,998
Aloft Tamarack	418	Odin	1 Bed, 1 Bath	648	\$209,998
Aloft Tamarack	419	Odin	1 Bed, 1 Bath	648	\$209,998
Aloft Tamarack	420	Odin	1 Bed, 1 Bath	648	\$209,998
Aloft Tamarack	421	Zodiac	2 Bed, 1 Bath	782	\$249,998
Aloft Tamarack	422	Odin	1 Bed, 1 Bath	648	\$209,998
Aloft Tamarack	423	Eclipse	2 Bed, 2 Bath	880	\$274,998
Aloft Tamarack	424	Odin	1 Bed, 1 Bath	648	\$209,998
Aloft Tamarack	425	Elara	2 Bed, 2 Bath	898	\$279,998
Aloft Tamarack	427	Nova	1 Bed, 1 Bath	601	\$199,998
Aloft Tamarack	428	Cobalt	2 Bed, 2 Bath	833	\$264,998

MAINTAINANCE

Model	Monthly Fee	Included
Odin	\$341	Water & Heat for unit is included in the Fee.
Nova	\$318	
Zodiac	\$411	
Eclipse	\$471	
Elara	\$480	
Cobalt	\$443	
Underground Parking	\$42	
Surface Parking Stall	\$14	
Storage Unit	\$9	

- All units have Parking included
- All Odin's, Nova & Zodiacs have underground storage
- The 2nd & 3rd floor Odins include surface stall parking
- Upgrade to underground parking stall from surface stall is \$5k
- Option to Purchase additional underground parking is \$10k & Premium underground parking with storage is \$12,500
- Purchasing underground storage is \$1000
- 4th floor is vaulted ceiling, except for 425 & 427

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: Feb to Dec 2025

ABOUT BUILDER



Our story goes back over 70 years, and is rooted in a tradition of passion, quality and trust. Rooted in a 70+ year tradition of passion, quality and trust, StreetSide Developments is a division of Qualico[®], western Canada's largest fully integrated, privately owned real estate company. Every year, thousands of Canadian families choose Qualico[®] to build their homes to exacting standards.

Fueled by creativity and inspired by modern living, StreetSide Developments is an evolution of everything we've learned, with a specific focus on building multi-family homes that fit today's contemporary lifestyles. With a solid reputation for providing superior value, unprecedented customer service and an authentic commitment to the communities we serve, we are passionate about building lasting relationships with our customers. As a local builder with heart, we're here to make sure you get the home that you love. From the little things to the big things, we stick by your side.

**27
YEARS**

OF TOTAL
EXPERIENCE

**2015
& 2016**

CHBA ALBERTA'S
BUILDER OF THE YEAR

**2017
-2021**

BEST CUSTOMER
EXPERIENCE HOME AWARD

**30+
AWARDS**

CHBA AWARDS OF
EXCELLENCE

When we hand over the keys, we hand over a promise for a quality home. We believe in that promise and hold each other accountable to deliver on it every day.

PHASE 1



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.

ALBERTA CALLING HOME FOR EVERYONE

PROJECT BY STREETSIDE
DEVELOPMENTS

