

DOWNTOWN EDMONTON

LIMITED RELEASE - INTRODUCTORY PRICING

\$403k

INCLUSIVE OF GST

LATE
2024
CLOSING



29 AIRPORT RD NW
EDMONTON, AB T5G 0W6

50%
TO BOOK
5% IN 90 DAYS



SITE NEXT TO 5000 STUDENTS

2023 BEST NEW COMMUNITY
AWARD BY CHBA NATIONAL
AND EDMONTON REGION

BLATCHFORD DISTRICT ENERGY
SHARING SYSTEM WINS TWO
INTERNATIONAL AWARDS!

ITS SUSTAINABLE COMMUNITY
DESIGN OFFERS AN ENERGY
EFFICIENT NEIGHBORHOOD

GETTING AROUND



NAIT CENTRE 5 MIN

5000 FULL TIME STUDENTS



**THE FELTHAM CENTRE (CAT) IS ONE OF THE LARGEST BUILDINGS ON NAIT'S
MAIN CAMPUS WITH APPROXIMATELY 5,000 FULL-TIME STUDENTS.**



KINGWAY MALL

4 MIN

Kingsway Mall is a shopping centre with 205 Stores located in central Edmonton, Alberta, Canada. Bordered by three major commuter roads, Kingsway Mall is situated near NAIT and the Royal Alexandra Hospital



ROYAL ALEXANDRA HOSPITAL

7 MIN



LRT TRAIN STATION

1.8 KM

NAIT BLATCHFORD EXPANSION

BLATCHFORD PROJECT



NAIT acquires Blatchford land for campus growth and consolidation

- | | |
|---------------------------------|--------------------------|
| EXISTING NAIT MAIN CAMPUS | NAIT EXPANSION LANDS |
| EXISTING NAIT BUILDING | WESTWOOD TRANSIT GARAGE |
| BLATCHFORD DEVELOPMENT BOUNDARY | EXISTING LRT LINE |
| BLATCHFORD DEVELOPMENT | PROPOSED FUTURE LRT LINE |

THE LAND INCLUDES 13.27 HECTARES (32.79 ACRES) ON THE BLATCHFORD DEVELOPMENT SITE TO THE WEST OF MAIN CAMPUS AT PRINCESS ELIZABETH AVENUE AND 109 STREET, ALONG WITH AN OPTION TO PURCHASE ANOTHER 3.23 HECTARES (EIGHT ACRES) TO THE SOUTHWEST. THE TRANSIT GARAGE PROPERTY NORTH OF MAIN CAMPUS IS ABOUT 4.8 HECTARES (11.89 ACRES).

“THIS WILL BE TRANSFORMATIONAL FOR NAIT, FOR OUR STUDENTS AND FOR OUR CITY, SERVING OUR LAND NEEDS WELL INTO THE FUTURE.”

IN ALL, THIS WILL ADD 21.5 HECTARES (53 ACRES) TO NAIT’S CURRENT LAND.



Blatchford

Central living. Sustainable living. Urban living. Community living – Blatchford is a community designed for those wanting to embrace a new way of thinking for living & StreetSide is proud to be a part of it! Here is a preview of what to expect in this downtown Edmonton community:

- Townhomes starting from just \$399k!
- Energy efficient homes & eco-friendly designs
- Modern finishes including quartz counters & vinyl plank flooring
- Private balconies & attached garages

COMMUNITY MAP









Blatchford is a community unlike any other in Edmonton. We lead by example and we pride ourselves on being a catalyst for change. When fully developed, Blatchford will have over 80 acres of parks and green spaces, a connected bike network, a vibrant market district, local retail, multiple public plaza spaces and much more.



Blatchford

Near Blatchford

Kingsway Mall  6 minutes	Grocery & Other Shops (Kingsway Centre)  5 minutes	NAIT  8 minutes
University of Alberta  16 minutes	Downtown/Rogers Place  7 minutes	124 Street Market  10 minutes

Located just minutes from the downtown core and connected to the LRT, this community has NAIT, Kingsway Mall and the Royal Alexandra Hospital as some of its neighbors, allowing you to be connected without ever having to get behind the wheel.

Sustainable Community Design for People and Planet

Blatchford is building a more resilient future with renewables and energy efficiency, low-impact development and an emphasis on community infrastructure. The community being built is guided by a vision approved in 2010 by City Council: “Blatchford will be home to up to 30,000 Edmontonians living, working and learning in a sustainable community that uses 100 percent renewable energy, is carbon neutral, significantly reduces its ecological footprint, and empowers residents to pursue a range of sustainable lifestyle choices.”

Central Living	Renewable Energy	Getting Around
Parks and Public Spaces	Diversity of Housing	Landscaping

EXCLUSIVE CLIENT INCENTIVE

LIMITED TIME BONUS

APPLIANCE PACKAGE

(Samsung Stainless Steel Fridge, Stove, Dishwasher & Microwave Hood Combination)

+

Samsung Washer/Dryer

+

FREE ASSIGNMENT

(Admin & Lawyer fee of \$2500 Applicable)

+

FEATURES

Quartz countertops throughout, Subway tile backsplash,
Premium vinyl plank flooring on Main Level, Lighting Package Included

+

DEPOSIT STRUCTURE

\$1000 on Signing, Balance to 5% in 10 Days, 5% in 90 Days

+

OCCUPANCY

Late 2024

FLOOR PLANS

MODEL ABBEY

LOCATION: EDMONTON DOWNTOWN

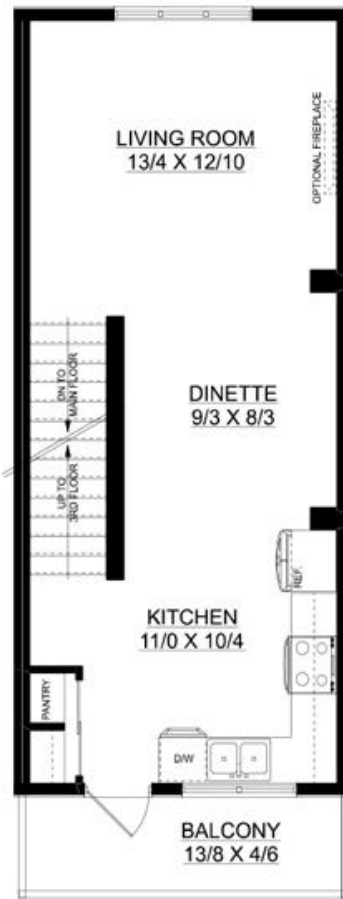
\$403K

INCLUDES GST

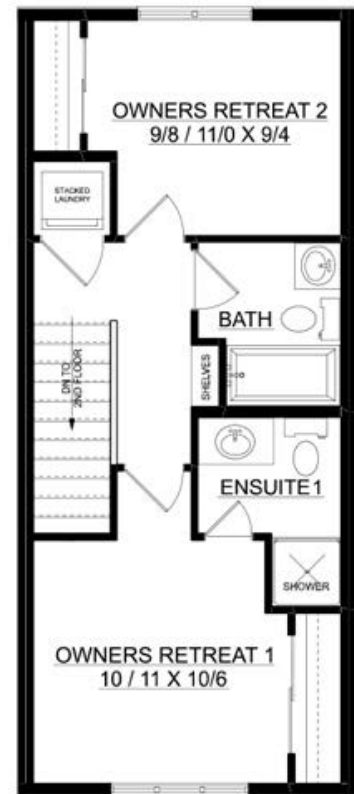
3  **2.5**  **1**  **1098 SF**



MAIN FLOOR PLAN
176 SQ. FT.



SECOND FLOOR PLAN
476 SQ. FT.



THIRD FLOOR PLAN
446 SQ. FT.

Home Features:

- Appliance Package Included
- Quartz countertops throughout
- Premium vinyl plank flooring
- Subway tile backsplash
- Single attached garage & storage bay



FLOOR PLANS

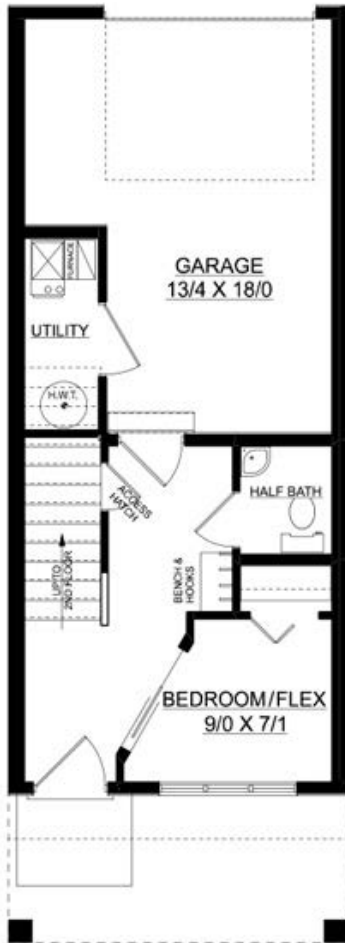
MODEL GABRIEL

LOCATION: EDMONTON DOWNTOWN

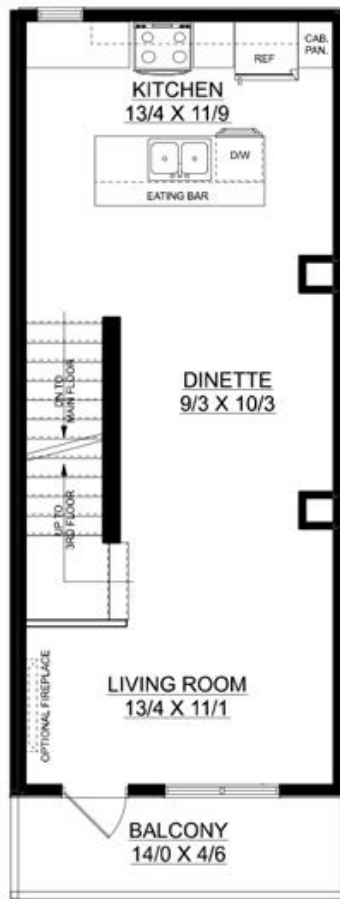
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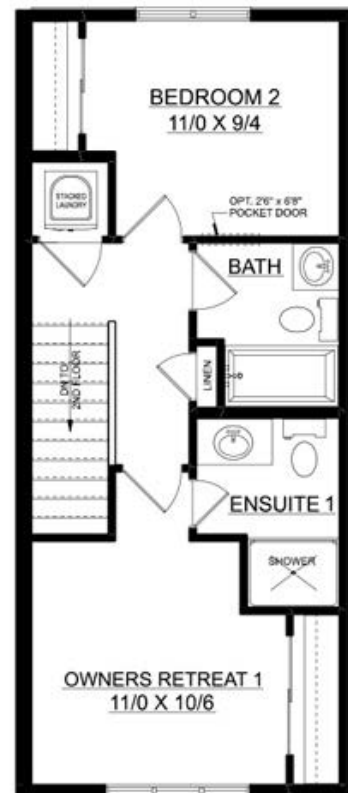
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Single Garage



FINISHES & FEATURES



Beautiful and modern finishing

At StreetSide Developments, 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 with your fireplace running. Indulge at the end of the day with a drink from your built-in bar.



STATEMENT INTERIORS

- Durable quartz counter tops throughout
- Luxury vinyl plank flooring
- Thermofoil cabinetry options
- Subway tile kitchen backsplash
- Appliance credit for Trail Appliances

CUSTOM OPTIONS DESIGNED FOR YOU

- Built in dry bars that extend your kitchen
- Eye catching fireplace designs
- Instagram worthy feature walls
- Spa-inspired showers
- Cabinet pantry options



SITE PLAN

A Downtown Edmonton Community



FAQ

About the builder?

Rooted in a 70+ year tradition of passion, quality and trust, one of the top builders in Edmonton with over 50% of market share.

How is the contract sent?

Clients will receive a contract via DocuSign.

How long do I have to decide after signing the contract?

First step is to sign the agreement and then make the initial deposit. After that you have 10-day cooling off period. Anytime within and up to the 10th day, if you wish to cancel your offer, you can, with any monies received by the developer being refundable back to you.

What happens once you receive the agreement?

Review and sign the paperwork, and the next step would be to pay your deposit as follows:

- \$1,000 initial deposit with Agreement - To be paid through credit card.
- Balance to 5% in 10 days - To be paid through demand draft.
- 5% in 90 Days - Post-Dated cheque to be submitted on or before 10th day.

Note: Home is not secured until Initial Deposit & Signed Documents are received and accepted by the builder.

How can I make the payment?

Payment are made through wire transfer.

Is there any home warranty?

You'll have 10 years if piece of mind under New Home Warranty Program:

- 1 Year - Labour & Materials
- 2 Years- Distribution Systems
- 5 Years - Building Envelope
- 10 Years - Structural Coverage

Is there any additional cost at the time of closing?

You'll be amazed to know that there are no additional closing costs, no hidden costs etc.

- No Provincial Land Transfer Tax
- No Development Charges
- No Municipal Land Transfer Tax
- No Levies Charges

Only cost you've to pay is a lawyer fee at the time of closing.

Do I need a mortgage pre-approval?

We encourage all our clients to be aware and prepared for a mortgage for smooth closing. However, at your consent, mortgage pre-approval condition can be waived.

Can Builder increase the price at or before closing?

Our price is guaranteed and there is no price escalation clause.

What if I miss out on any payments?

Any missed deposit would result in a cancellation of the purchase agreement and previously collected monies will be forfeited.

Are there any hidden fees at the closing?

No. There are no hidden costs such as levies, development charges or land transfer taxes.

When will I be notified of my possession?

We provide notice of completion 35 days prior to possession. We advise purchasers to ensure they get their mortgage docs and approval in line with their possession timelines stated in the purchase agreement.

How does possession/closing work when I am not there?

We work with a builder-approved property management company who can represent you in possession.

Is there a property management company to rent and manage by property?

We work with a builder-approved property management company who offers rental management services since 1989. However, you can choose any property management company or can rent the unit yourself.

Is there an option to assign my purchase before closing?

Indeed, there is an assignment clause, and the standard assignment cost is \$2500

What are different type of Properties you have?

We have a wide range of homes to meet all types of buyers, from Condos, Townhomes and Detached Homes.

Do homes have a garage?

Majority of units have 1 or 2 Car Garage.

Do homes have a driveway?

Most of our Freehold townhomes and detach homes have driveway and Garage.

Do you offer rental guarantees or property management services?

Because all our properties are in prime location, they do not require rental guarantees to sell. However, for your peace of mind and to manage your property, we work with a builder-approved property management company.

How do reserve a unit?

To book the unit you need to fill out the worksheet and for that you have to provide one piece of ID (Passport OR Permanent Resident Card & Driver's License).

QUALITY HOMES



BUILT TO LAST