

WEST SECORD II



FINISHES & FEATURES

Explore West Secord II

Launching phase 2 where 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 and Private balconies.

1

Statement Interiors

- 9' ceilings throughout
- Durable quartz counter tops throughout
- Luxury vinyl plank flooring
- Appliance package included
- Subway tile kitchen backsplash
- Two tone cabinets
- Large Balcony

2

Exciting Community

West Secord will feature a walkable lifestyle with access to convenient shopping, trails, schools, and parks and playgrounds. With a planned neighbourhood shopping centre and so many west Edmonton amenities just minutes away, you're never far from what you need.

3

Designated Schools

Secord Promenade has 3 Designated schools:
DAVID THOMAS KING SCHOOL (GRADE K-6 SCHOOL)
DAVID THOMAS KING SCHOOL (GRADE 7-9 SCHOOL)
JASPER PLACE SCHOOL (GRADE 10-12 SCHOOL)

Other Schools:
WINTERBURN SCHOOL (K-6) - 1km
MICHAEL PHAIR SCHOOL (7-9) - 1.3km

GETTING AROUND



COSTCO

8 Mins

7259 Winterburn Rd NW, Edmonton, AB T5T 4K2



WALMART

5 Mins

18521 Stony Plain Rd, Edmonton, AB T5S 2V9



WEST EDMONTON MALL

12 Mins

8882 170 St NW, Edmonton, AB T5T 4J2



RESORT & CASINO

9 Mins

300 East Lapotac Boulevard, Enoch, AB T7X 3Y3



HWY 216

6 Mins

Anthony Henday Drive is a 78-kilometre freeway that encircles Edmonton, Alberta.



ESTABLISHED COMMUNITY

This urban lifestyle village is full of amenities that support walkability. You can walk the multi-use trails, walk to Rosenthal spray park, to school and to convenient shops and services.

CLOSER LOOK



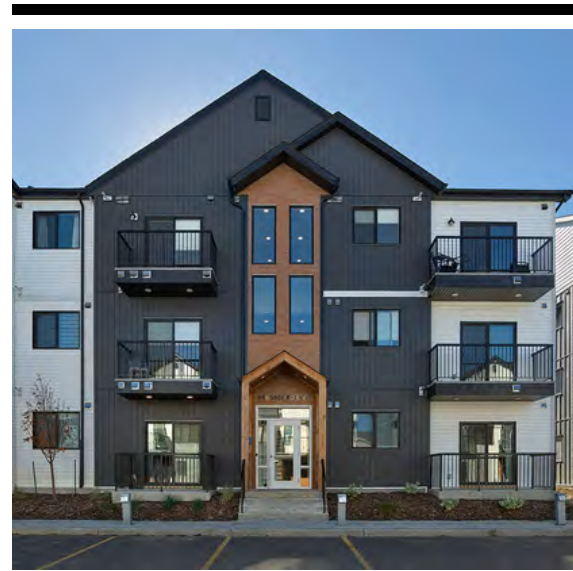


LYKKE

SQFT: 565
BEDROOMS: 1
BATHROOMS: 1

1 SURFACE PARKING

MONTHLY FEE: \$194





SISU

SQFT: 697
BEDROOMS: 2
BATHROOMS: 2

1 SURFACE PARKING

MONTHLY FEE: \$239



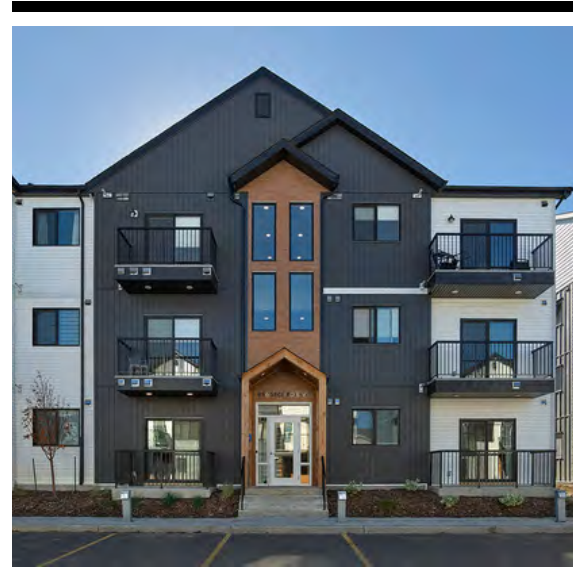


KOSELIG

SQFT: 754
BEDROOMS: 2
BATHROOMS: 2

1 SURFACE PARKING

MONTHLY FEE: \$262

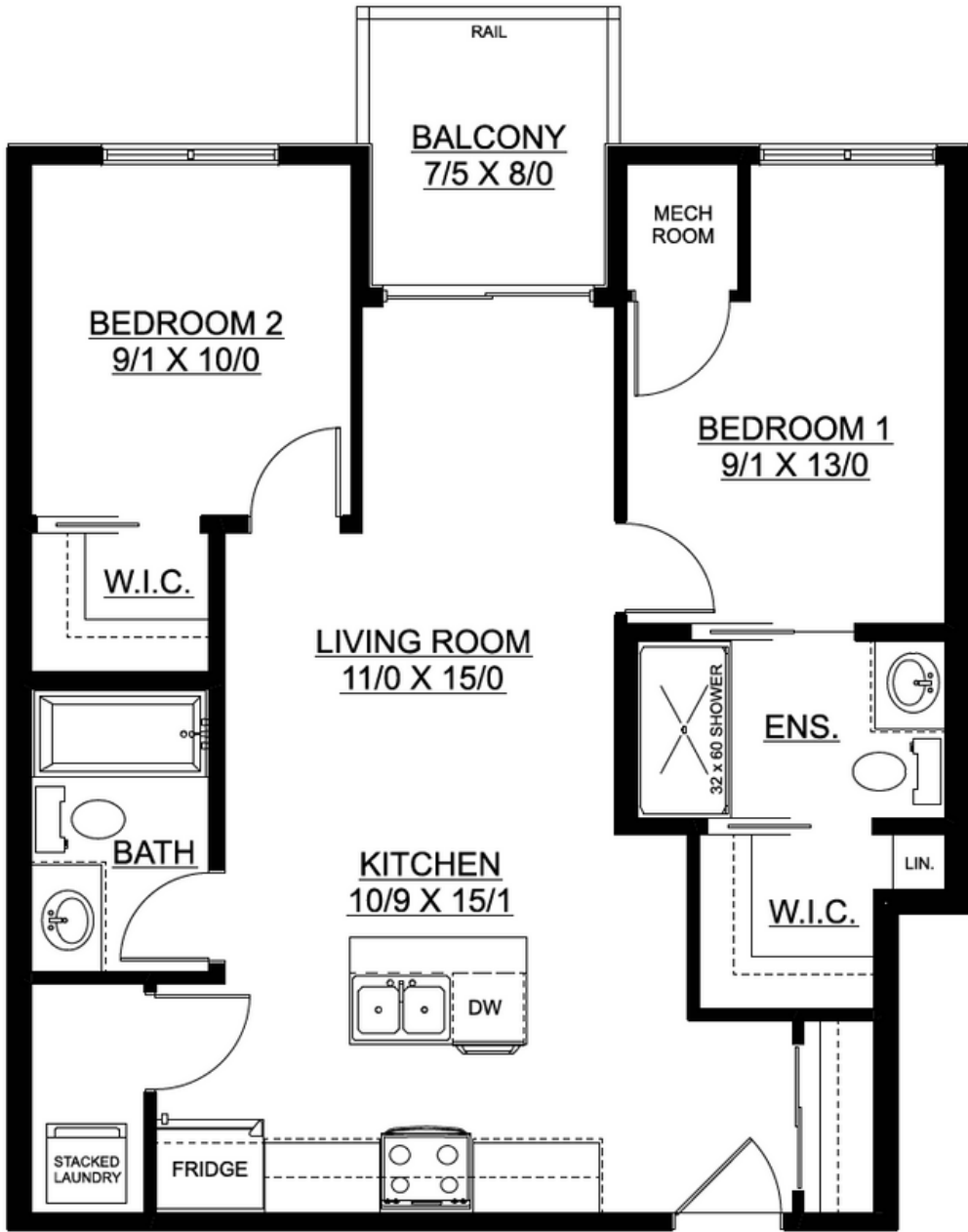




MYSIG

SQFT: 757
BEDROOMS: 2
BATHROOMS: 2

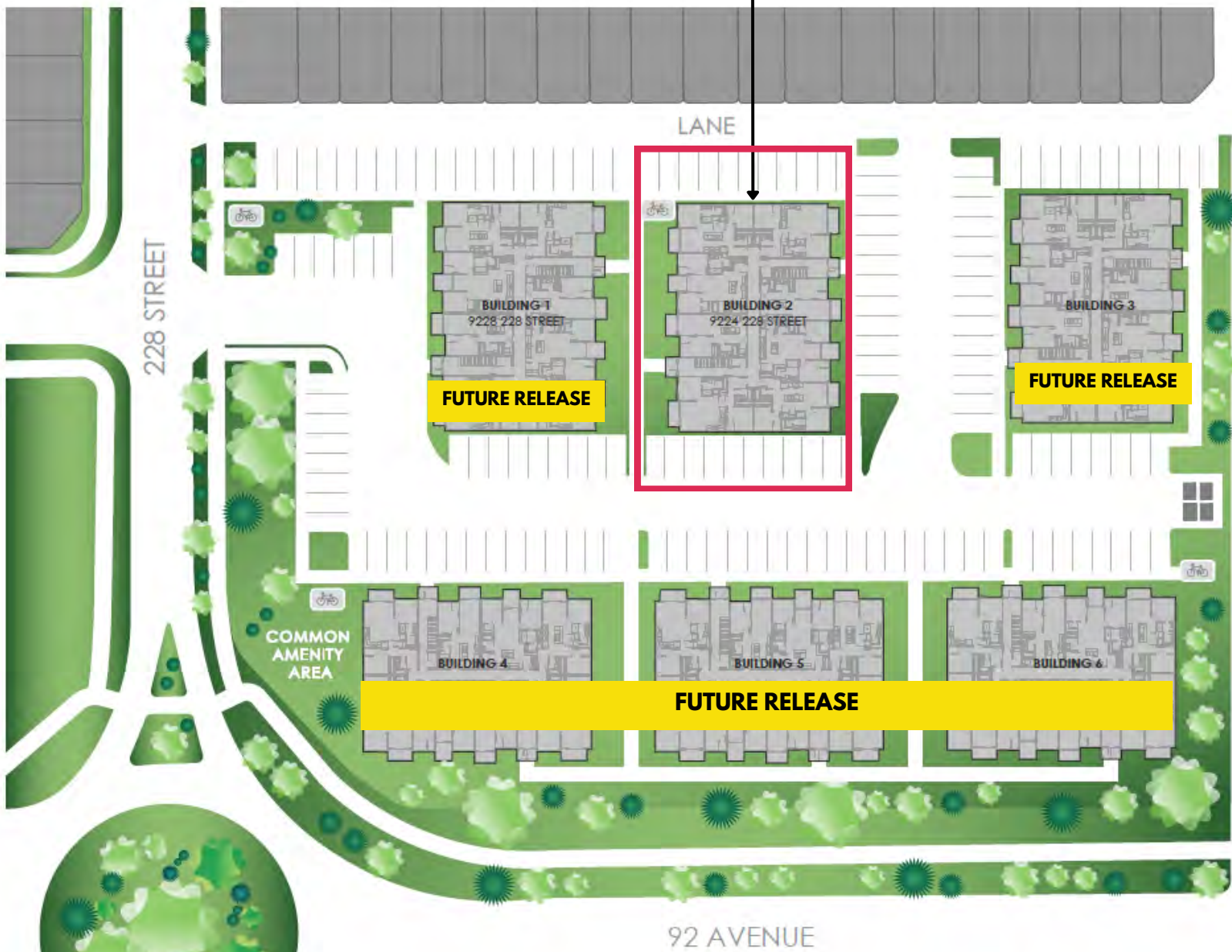
1 SURFACE PARKING
MONTHLY FEE: \$262



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

SELLING NOW



PARKING STALLS

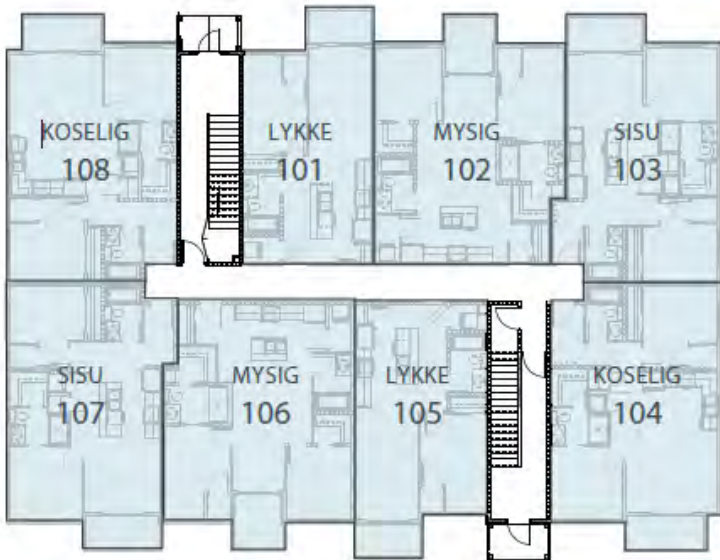


DISPOSAL ENCLOSURE

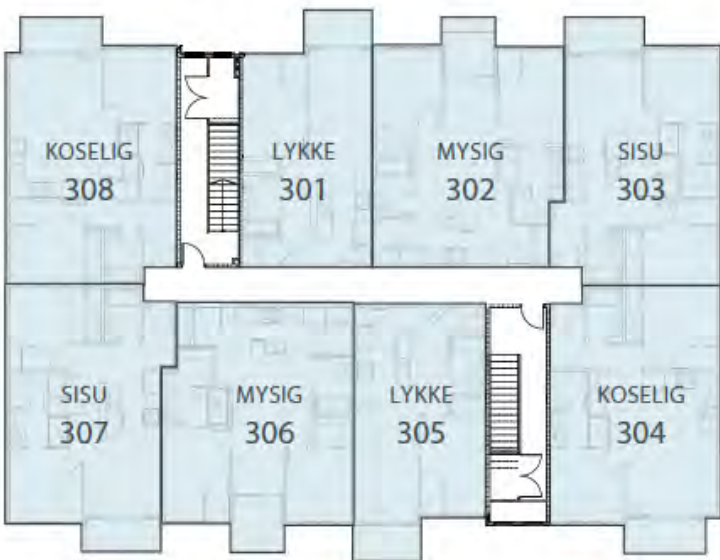


CONCRETE PAD FOR BICYCLE PARKING

BUILDING PLAN



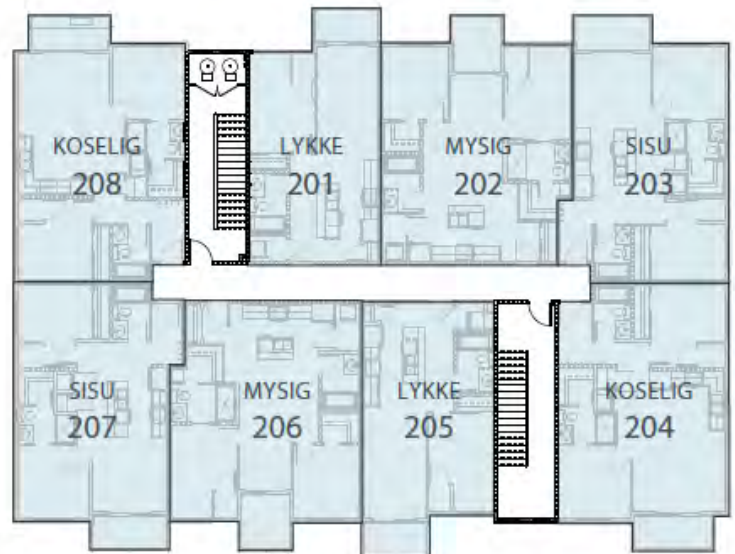
FIRST FLOOR



THIRD FLOOR

WEST SECOND II URBAN FLATS

Building 1: 9228 228 Street
Building 2: 9224 228 Street



SECOND FLOOR

- LYKKE, 565 sq ft**
1 BEDROOM + 1 BATHROOM
- SISU, 697 sq ft**
2 BEDROOM + 2 BATHROOM
- KOSELIG, 754 sq ft**
2 BEDROOMS + 2 BATHROOMS
- MYSIG, 757 sq ft**
2 BEDROOMS + 2 BATHROOMS

SPECIFICATIONS

Interior finishing

- ✓ Walls – Eggshell DLX1001-1 Delicate White;
Trim – Semi-gloss DLX1001-1 Delicate White
- ✓ One coat prime and two coats finish
- ✓ Decorative 3" base & case trim
- ✓ Round interior door knobs (as per plan) with privacy locks on bathrooms & master bedroom(s)
- ✓ White 12" free-slide wire shelving in clothes closets; 16" wire in linen & broom closets
- ✓ 42" vanity mirror in main bath & ensuite(s)
- ✓ Chrome bathroom accessories

Cabinets & Vanities:

- ✓ Two-tone flat thermo-foil/melamine doors & drawers with 36" upper cabinets; 24" cabinet above fridge
- ✓ 3/4" quartz countertops with eased edge throughout
- ✓ Pre-selected cabinet hardware throughout

Flooring & Wall Tile:

- ✓ Full height kitchen backsplash from builders select tile; one 6" row for tub/shower surrounds
- ✓ 7" Luxury vinyl plank flooring throughout plan with acoustical pad
- ✓ One row select tile for vanity backsplash

Appliance:

- ✓ 4-piece stainless steel appliance package including fridge, range, dishwasher & OTR microwave
- ✓ Stacked Laundry Centre in white

- ✓ Standard appliance openings (finished):
 - Fridge: 34" W x 72 1/2" H
 - Range: 30 1/4" W
 - Dishwasher: 24 1/4" W
 - OTR: 29 7/8" W x 15 5/8" H x 15 5/32" D

Exterior finishing

- ✓ PVC double glazed, low 'E' argon filled windows
- ✓ Solid 36" fire-rated hallway suite door with peep-hole
- ✓ Balcony doors:
 - Double glazed sliding door (as per plan)
 - Foot Locks on main floor
- ✓ Aluminum balcony railing & premium vinyl decking
- ✓ Asphalt shingles with a min. 25 year manufacturer warranty

Behind the Paint

Insulation & Drywall:

- ✓ R20 batt insulation on exterior walls
- ✓ 5/8" fire-rated drywall on demising walls
- ✓ Stipple ceiling texture
- ✓ Party walls:
 - R12 batt insulation on both sides of party wall; single layer of 5/8" Type-X fire rated drywall on each side of the party wall
 - Insulated plumbing stacks

SPECIFICATIONS

Behind the Paint

Heating & Ventilation:

- ✓ Packaged Terminal Air Conditioner (PTAC)
- ✓ Standard thermostat
- ✓ White PVC floor registers

Electrical:

- ✓ GFI protection for bathrooms and exterior weather-proof outlet as per plan
- ✓ Minimum 3 RG6 & CAT5E combo outlets as per plan; final connection to be complete by service provider
- ✓ White decora switches
- ✓ Combination smoke/carbon monoxide detectors as per code
- ✓ Pre-selected brushed nickel light fixture package and LED disc lights (as per plan)
- ✓ Suites individually metered for power

Plumbing:

- ✓ Water line to fridge
- ✓ Oval drop-in sink with chrome single lever faucet & tub/shower trim in main bath & ensuite(s)
- ✓ Double compartment stainless steel undermount sink & chrome faucet with pull-down spray
- ✓ Centrally located common water heater

Building Features:

- ✓ 9' ceilings
- ✓ Fob access system on all main entrances for security
- ✓ Professionally landscaped grounds



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 2



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.