

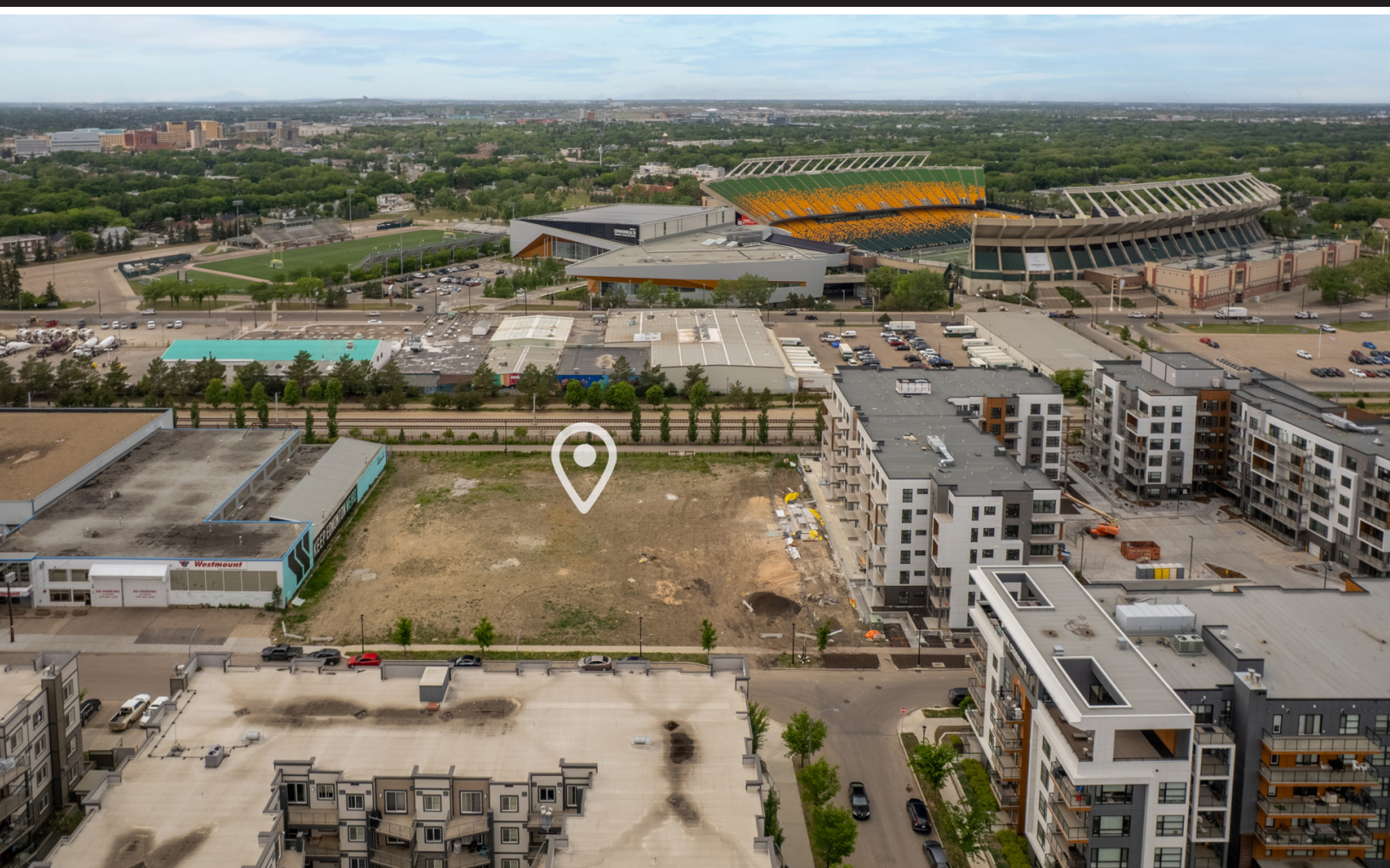


8490 106A Avenue NW



Once in a Lifetime Investment Opportunity in Edmonton!

This is your **RARE DEVELOPMENT OPPORTUNITY** to BUILD 2 HIGH RISE RESIDENTIAL CONDO TOWERS in a PRIME LOCATION in the CORE of EDMONTON in the heart of the master-planned Muttart Urban District of Downtown Edmonton, just steps to Commonwealth Stadium, Edmonton River Valley, Jasper Avenue and the LRT. This land is perfectly located with amazing city walkability steps from a bikers paradise pathway system, close to great city transit options, up the hill from Dawson Park with stunning River Valley views, close to all amenities, shopping, Jasper Avenue, schools, recreation centers, shopping and much more. Share of our vision of building a healthy, happy, high-end community. Phase 1 condo tower is a 30 story, 366 units, 265,510ft GFA. Phase 2 condo tower is a 22 story, 234 unit, 160,928ft GFA. In total, the plans are to build over 600 units with 337 parking spots, 526 bicycle stalls and 490 storage lockers. Units consist of studio, 1 bedroom, 1 bedroom + den, 2 bedroom, 2 bedroom + den, 3 bedroom and townhomes. There will be units with amazing Views of the River Valley, City, Golf course and Stadium. Planned amenities include a pool, gardens, yoga/exercise area, BBQ station, picnic area. Ideal location for young professionals, young families, empty nesters that are downsizing, athletes (we're next to Commonwealth Stadium), Post-secondary students from nearby universities looking to rent affordably and comfortably, and government employees, both short and long-term, seeking proximity to downtown. This is a rapidly developing and maturing neighbourhood with an influx of younger, wealthier buyers/renters, improved housing, new businesses, and increasing property values. Luxurious, high-quality property with ample living space at an affordable price Proximity to downtown/city conveniences and amenities Ideal location for renters, close to the downtown core, with high earning potential. Premier ranked investment opportunity in Edmonton vs. Toronto. Alberta's cost of living is lower than Ontario Notable designer (TBD) Multitude of amenities. More details available. Contact us today if you are interested in this ONCE IN A LIFETIME OPPORTUNITY!



PROJECT DETAILS



Location: 8490-
106A Avenue
NW, Edmonton,
AB



Zoning: DC1
(Direct
Development
Control
Provision)



Site Area:
 $\pm 5,708.795 \text{ m}^2$
(61,448.9 ft²)



2 high-rise
Residential
Towers



Total unit
available: 600



Parking space
available: 337
Stalls



Bicycle parking
available: 526
Bikes



Individual
storage lockers
available: 490





8490 106A Avenue Northwest

Boyle Street, Edmonton, T5H 0S3

Commute to **Downtown Edmonton**

6 min
 17 min
 10 min
 36 min

Walk Score
73

Very Walkable

Most errands can be accomplished on foot.

Transit Score
64

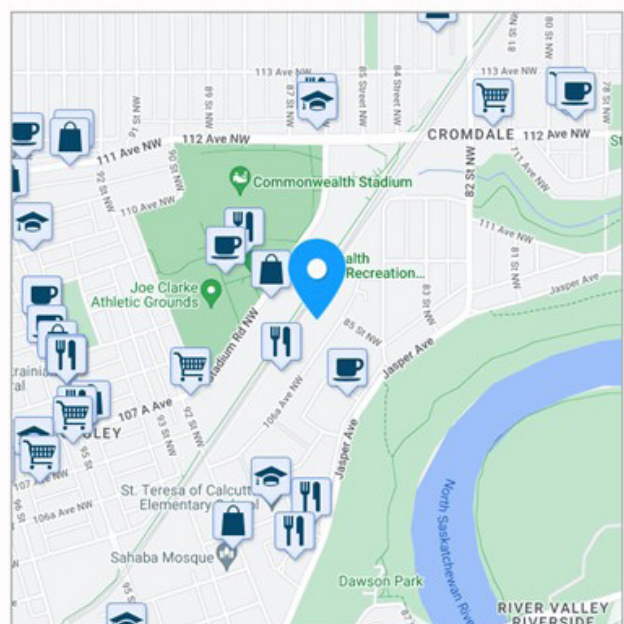
Good Transit

Many nearby public transportation options.

Bike Score
91

Biker's Paradise

Daily errands can be accomplished on a bike.







PROPERTY HIGHLIGHT



DEVELOPMENT SITE

1

Commonwealth Stadium

The open-air, multipurpose stadium has a seating capacity of 56,302, making it the largest open-air stadium in Canada. Primarily used for Canadian football, it also hosts athletics, soccer, rugby union and concerts.



2

Commonwealth Community Recreation Centre & Edmonton Elks' Field House

Area: 220,000 SF

Program: Aquatic Centre, field house, double gymnasium, fitness centre, yoga studios, indoor track, child care centre, multi-purpose community rooms, administrative and support spaces.



3

Clarke Stadium

A multipurpose facility originally built in 1938. Presently, it is the home of the Edmonton Huskies and the Edmonton Wildcats of the Canadian Junior Football League, and FC Edmonton of the Canadian Premier League.



4

Dr. Gladys Edith Muttart Park

An urban greenspace Named after Dr. Gladys Edith Muttart, who worked tirelessly for the Canadian Diabetes Association and other charitable organizations. She was a strong supporter of First Nations rights and communities.



5

ROYAL CANADIAN LEGION NORWOOD Branch #178

Serving Edmonton and area veterans and their families since 1946, the Norwood Legion has a vibrant community that actively participates in forming our community services.



6

Santa Maria Goretti Centre

Italian community centre provides full service catering experiences for wedding receptions, social celebrations, corporate meetings, Christmas parties, Baptisms, Communion, Confirmations and other special events.



7

Santa Maria Goretti Catholic Church

Established in 1958 by first-generation Italian immigrants, Santa Maria Goretti Italian Parish is a 1600 family, city-wide Roman Catholic Parish in Edmonton.



8

Italian-Canadian Seniors Association

The recreational centre serves from event rentals and catering to museum tours and senior drop-ins.



9

Dawson Park

Located on the north bank of the River, east of Jasper Avenue, between 84 Street and 92 Street. Features include a path designed to accommodate visually impaired visitors, multi-use trails, picnic sites and a boat launch.



10

St. Teresa of Calcutta Catholic Elementary School

Programs include Year-Round Schooling, FSL, and Kindergarten w/ Full-Day Programming. Hosting a variety of community services and organizations.



www.HomeSweetHomeTeam.ca



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Bamber Realty Ltd.

Home Sweet Home Team



JULIE



CHARLES



MINDY



MIKE



JARRED