

ADDRESS:
12007 87 ST NW
Edmonton, Alberta

FRONT EXTERIOR



EXTERIOR OPTION #2



THE OPPORTUNITY

SUITE INFO: 4 MAIN/4 BASEMENT 3 BR/2.5 BATH+ 2 BR SUITE	SF: 1166 SF + 592SF SUITES
LOW MAINTENANCE EXTERIOR FINISHES IN "PRAIRIE" ARCH STYLE	GARAGES: 4 SINGLE GARAGES WITH SURFACE PARKING
PROFESSIONAL SERVICES: LAND ACQUISITION, PRE-CON, PERMIT & ABATEMENT	INCLUDES: LANDSCAPING, WINDOW COVERINGS & SIDEWALKS

INCLUSIONS

Oversized windows	LVP Flooring throughout including stairs	Exterior poured sidewalks	Property Performance Testing
Solid Surface Countertops	Stainless Kitchen Appliances	4 sets of utility meters	Cabinets w/soft close
Modern Bath & Lighting Fixtures	Canadian products	LED potlights throughout	High efficiency HVAC system
9' main and upper walls	Garages w/ onsite parking	One piece tub/shower units	Window Coverings
Triple Pane Windows	Independent self contained mechanicals	High Efficiency Laundry	Full Landscaping Package

OPTIONS

✓ Walk Out Entries

✓ Fencing

✓ Storage & Space Conservation

✓ Solar Panels

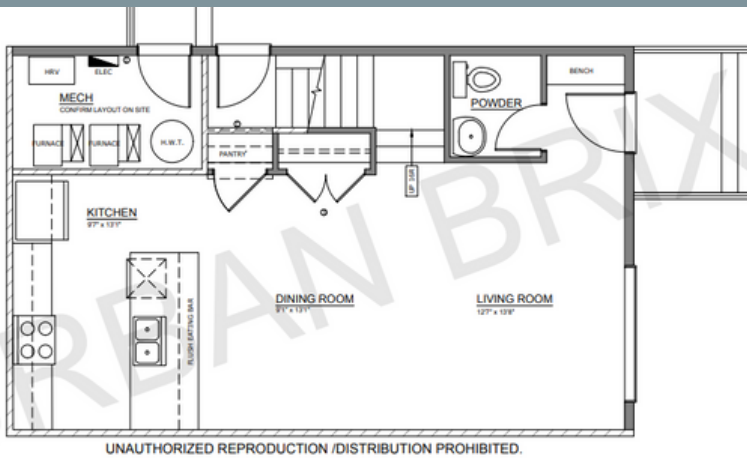
✓ Modern Elevation

✓ Three exterior packages

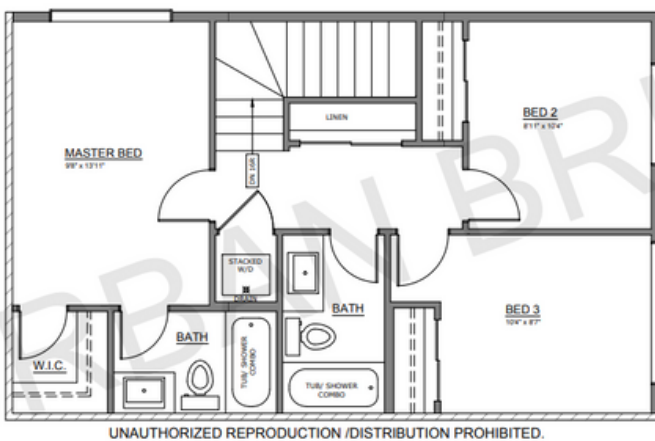
✓ Two interior packages

✓ Energy Efficiency Upgrades

FLOORPLAN INFO 1166 SF + 592 SF

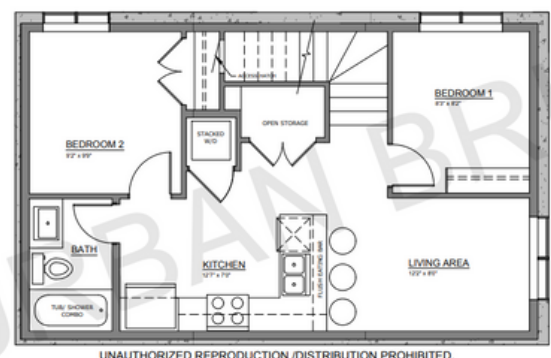


- Main Floor Level 574 SF
- 3 br/2.5 bath layout
- Self contained mechanical room
- Gorgeous kitchen layout with eating bar
- Tons of storage
- Large living areas
- Pantry and broom closets
- No shared common areas



- Upper Floor Plan 592 SF
- 3 bedroom
- 2 bath
- Upstairs laundry
- Large closets
- Hallway Linen Closet
- Primary suite with walk in closet

- Basement Floor Plan 592 SF
- 2 Bedroom basement suite
- Private Entry
- Superior kitchen design
- Basement Laundry
- Open Concept
- Additional basement storage

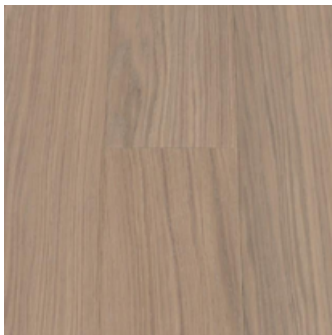


INTERIOR FINISHES

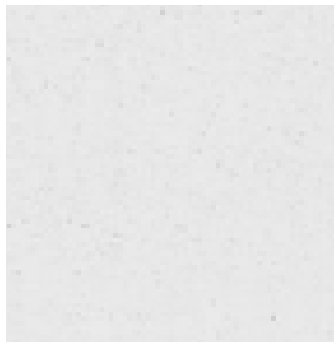
Backsplash



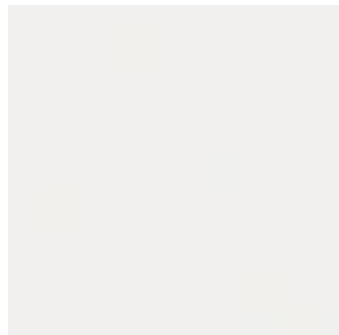
Flooring



Countertops



Cabinet options



NEXT STEPS:

FINANCING

Canada ICI Referral

ATB Referral

CONTACT INFO

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REVOLUTIONIZING URBAN LIVING WITH MODERN RESIDENCES