

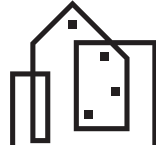


SADDLERIDGE TOWNES

BY URBAN AVAS



5030 84 AVENUE NE



SADDLERIDGE AVAS

RENTING RE-IMAGINED



WE'RE NOT JUST BUILDING HOMES... WE'RE BUILDING A COMMUNITY

Urban Avas is proud to introduce the latest addition to our portfolio: **SADDLERIDGE AVAS**. This 74-unit rental community is nestled in the heart of well-established Saddle Ridge with a total of 37 row homes, and 37 flats available for occupancy.

Tenants will love living where quality meets convenience, in this vibrant urban community that is ideally located close to major roadways and the LRT. Intentionally designed for the urban dweller who wants it all, these beautiful units offer stylish interiors, and the unbeatable amenities of Saddle Ridge located right at your doorstep.



SADDLERIDGE AVAS

RENTING RE-IMAGINED



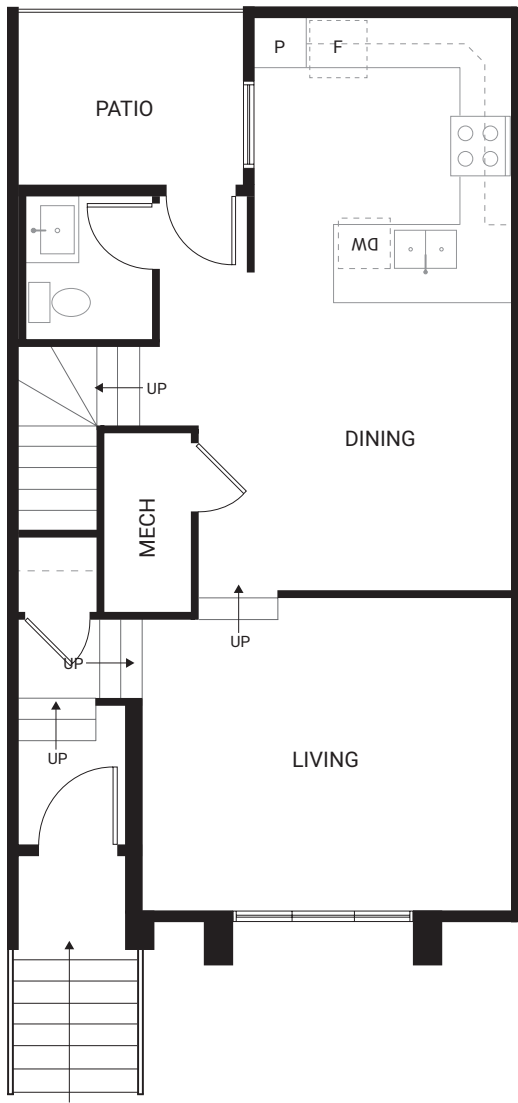
SITE PLAN

SADDLERIDGE AVAS



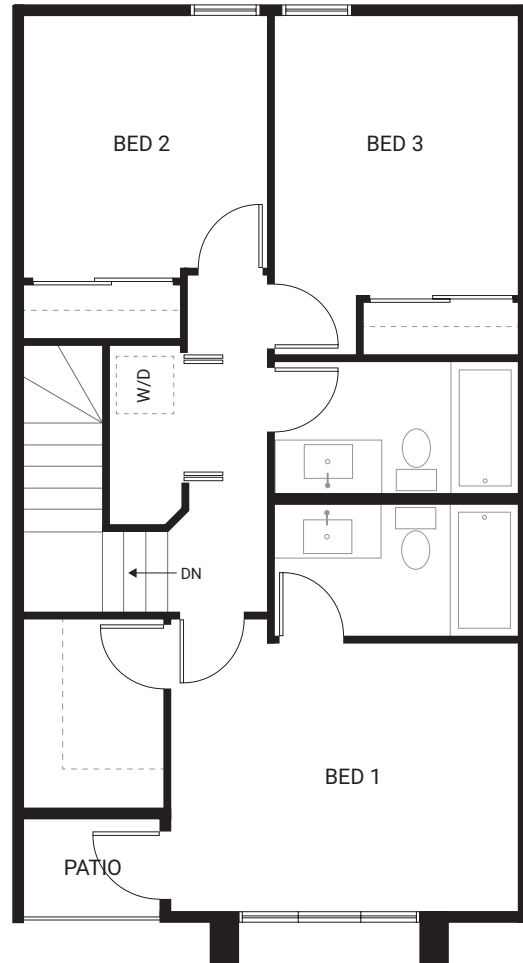
FLOOR PLANS

3-BEDROOM TOWNHOME



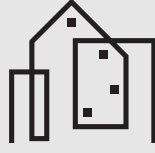
MAIN FLOOR

631 SQ FT



UPPER FLOOR

700 SQ FT



SPECIFICATIONS

3-BEDROOM TOWNHOME

FEATURES

- 2-Storey/3-bedroom walkup townhome in Saddleridge
- 1,330 square feet of living space
- Private rear + upper patios in each unit
- Three large bedrooms (each with a built-in closet)
- Main 4-piece bathroom with soaker tub and custom vanity
- Private 4-piece ensuite in primary bedroom
- Main floor guest bathroom (powder room)
- Stainless-steel Samsung appliance package
- Second floor laundry room with washer and dryer
- Custom-built soft-close kitchen and bathroom cabinetry
- Quartz countertops throughout
- Oversized windows throughout with window coverings (including blackout blinds)

EXTERIOR

- Premium hardie board and smartboard siding
- Low maintenance dual-pane vinyl windows
- Brushed concrete walkways
- Full landscaping package
- Private patio

PARKING

- Single reserved parking stall

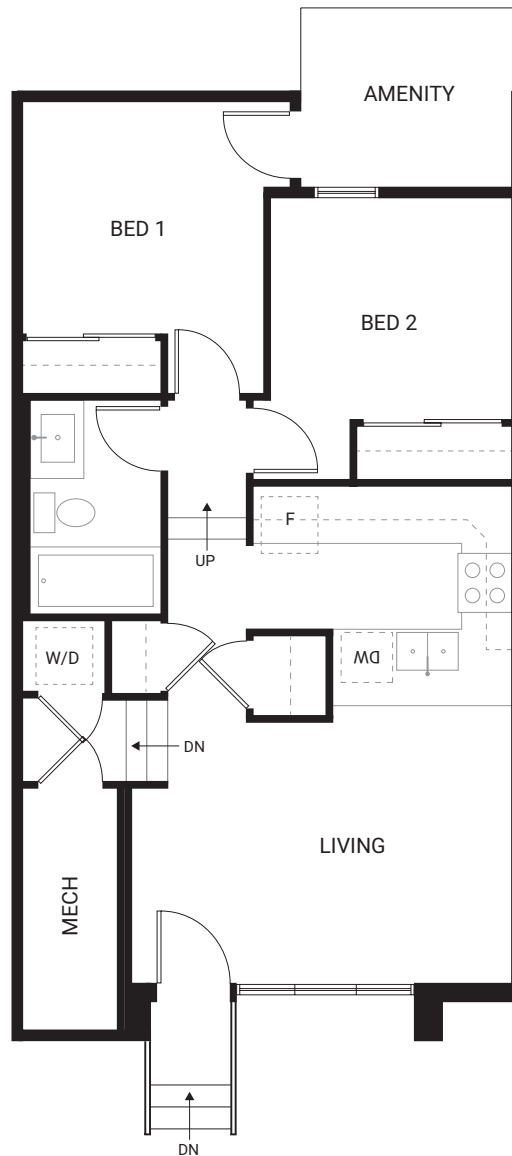
UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Shaw WIFI*



FLOOR PLANS

2-BEDROOM FLAT



LOWER SUITE

683 SQ FT



SPECIFICATIONS

2-BEDROOM FLAT

FEATURES

- Spacious 2-bedroom flat in the heart of Saddleridge
- 683 square feet of living space
- 4-piece bathroom with soaker tub
- Full-sized stainless-steel Samsung appliance package
- Laundry closet with washer and dryer
- Custom-built soft-close kitchen and bathroom cabinetry
- Quartz countertops throughout
- Oversized windows throughout with custom window coverings (including blackout blinds)

EXTERIOR

- Premium hardie board and smartboard siding
- Low maintenance dual-pane vinyl windows
- Brushed concrete walkways and patio
- Full landscaping package
- Private patio

PARKING

- Single reserved parking stall

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Shaw WIFI*