



# THE PARKS





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*Discover The Parks*

## ELEVATED URBAN LIVING IN DOWNTOWN EDMONTON

Welcome to The Parks, a sophisticated rental residence perfectly positioned along Jasper Avenue and Capital Boulevard, overlooking the highly coveted Warehouse Park.

Our vision is to redefine urban living by creating a vibrant, inclusive community that seamlessly integrates urban elegance, modern design, and local artistry. We aspire to enrich lives by offering an elegant, sophisticated lifestyle that celebrates the unique essence of Edmonton.

Embrace the future of urban living at The Parks, where elegance, convenience, and vibrant city life converge.

# CONTEMPORARY SUITES

Discover Edmonton's premier residential destination, The Parks, where every detail is crafted to elevate your life. Our thoughtfully designed suites effortlessly blend function and comfort, making elegance and sophistication a part of your everyday experience.

Characterized by expansive layouts, large windows, and an emphasis on natural light, these suites create a serene and airy environment. The use of modern finishes enhances the sleek aesthetic, while innovative design solutions maximize functionality.

## *Thoughtfully Designed*

- Spacious Layouts
- Open Concept Design
- Premium Stainless-Steel Appliances including Dishwasher
- Contemporary Full Height Kitchen Cabinets
- Soft Close Doors
- Undermount Sinks Throughout
- Floor-to-Ceiling Windows
- Quartz Countertops Throughout
- Designer Lighting
- 3-Piece Bathroom
- Porcelain Tile Tub Surround with Standard Size Soaker Tub
- Modern Cabinetry and Finishes
- In-suite Laundry
- Large and Generous Balconies
- Energy Efficient and Privacy Grade Window Coverings
- Individual Unit-Controlled Heating and Cooling
- Island with Additional Storage and Eating Bar (Select Floor Plans Only)





**THE SAXON**  
Studio + 1 Bath | 615 sq. ft.



**THE ROYAL**  
1 Bed + 1 Bath | 724 sq. ft.



**THE LUXEMBOURG**  
2 Bed + 2 Bath | 935 sq. ft.



**THE SEQUOIA**  
3 Bed + 2 Bath | 1248 sq. ft.

\*4 featured floorplans. Complete selection on website.

# FLOORPLANS

Each suite has been thoughtfully named after world-renowned parks to reflect our community's desire to foster connections while providing an unparalleled urban living experience. With an emphasis on flexibility and flow, our suites offer a versatile setting that can easily adapt to various needs, making them ideal for both work and relaxation in a stylish, modern context.

*For Every Lifestyle*

Choose from a variety of floorplans tailored to suit every stage and season of your life, ranging from studios, 1 bedroom, 2 bedrooms, and 3 bedrooms.

**SCAN TO VIEW ALL FLOORPLANS**





## BESPOKE AMENITIES

*Made for Better Living*

At The Parks, we prioritize wellness and a balanced lifestyle with thoughtfully designed spaces. Our resort-style amenities include a penthouse rooftop patio, chic lounge spaces, and a wellness center. Our curated amenities provide you with an exceptional living experience making life at The Parks the ultimate urban oasis.

- Wellness Centre
- Outdoor Rooftop Lounge with Spectacular Views
- 36th Floor Chef's Kitchen & Lounge
- Co-working Spaces
- Underground Parking
- Social Room and Community Lounge
- Dedicated Concierge Service
- 24/7 Security
- Indoor Dog Run
- On-site Storage
- Bike Storage
- Retail Spaces for Residents to Enjoy
- Professionally Managed Building
- Curated Resident Experiences
- Integrated SMART Building
- Spacious and Grand Lobby





- 0 min** walk to Warehouse Park
- 1 min** walk to the nearest pharmacy
- 2 min** walk to Corona LRT Station
- 3 min** walk to NorQuest College
- 3 min** walk to the nearest coffee shop
- 5 min** walk to the closest grocery store
- 8 min** walk to MacEwan University
- 8 min** walk to 104 St Promenade
- 12 min** walk to Legislature Grounds
- 15 min** walk to Edmonton River Valley
- 15 min** walk to Rogers Place & ICE District



- 4 min** drive to Garneau & Whyte Avenue Area
- 5 min** drive to Citadel Theatre & Winspear Centre
- 6 min** drive to University of Alberta
- 6 min** drive to Art Gallery of Alberta
- 6 min** drive to Royal Alexandra Hospital
- 7 min** drive to Muttart Conservatory
- 8 min** drive to Victoria Golf Course
- 8 min** drive to 124 Street Grand Market
- 8 min** drive to Edmonton Brewery District
- 10 min** drive to NAIT



## LIFE AT THE PARKS

Living at The Parks places you at the intersection of Edmonton’s Entertainment District, Business District and Education District. Escape into the scenic views and trails of the River Valley, Canada’s largest urban park. Whether you’re in the mood for a casual bite or a fine dining experience, discover the hidden gems of downtown from a myriad of dining and entertainment options within walking distance, including

restaurants and bars ranked among Canada’s Top 100. The Parks offers seamless access to transportation hubs, making commuting and travel a breeze. Nearby grocery stores, shopping destinations, and the downtown nightlife ensure that everything you need is within reach.

There’s nowhere closer to excitement.

## Warehouse Park at Your Doorstep

Discover the perfect blend of active days and serene nights, with Warehouse Park just steps from your door. Opening in 2025 and spanning 1.78 hectares, Warehouse Park centres around a spacious field, encircled by perimeter lighting that brings the glow of the Northern Lights to life each evening. This forward-thinking urban retreat sets the stage for pedestrian-friendly, mixed-use green spaces, offering an off-leash dog park,

casual basketball court, outdoor fitness area, playground, and an open pavilion ideal for gatherings and events.


Life at The Parks marries the bustling metropolis with the beauty of nature, offering you a lifestyle that prioritizes wellness whilst staying intertwined with the vibrancy of our city.



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**MACLAB**  
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