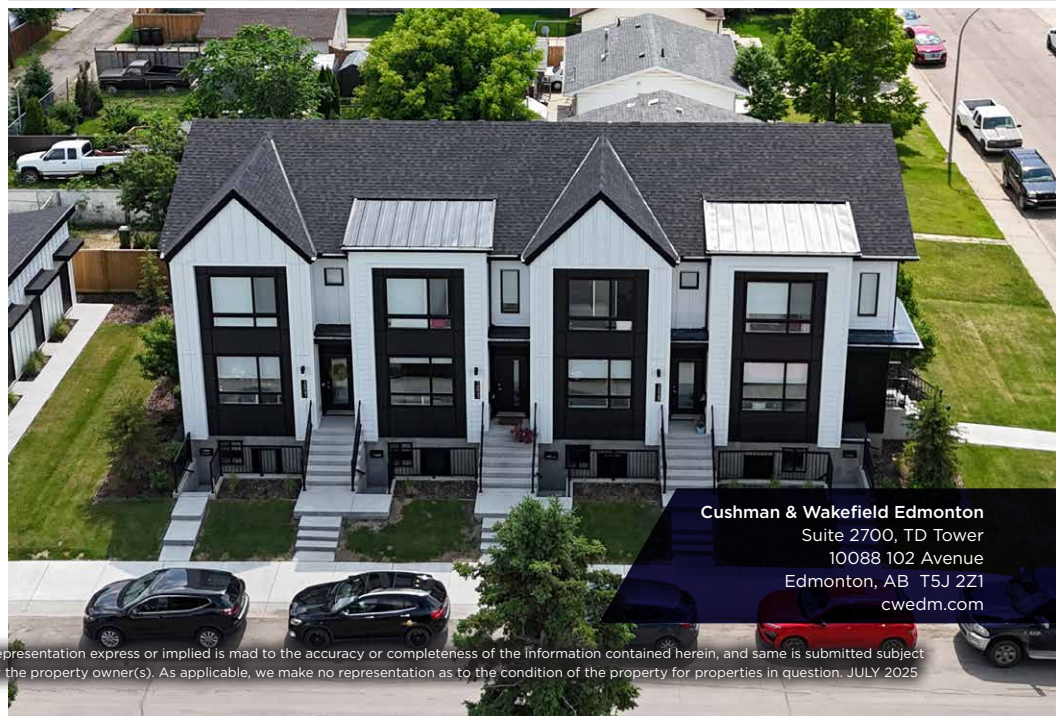
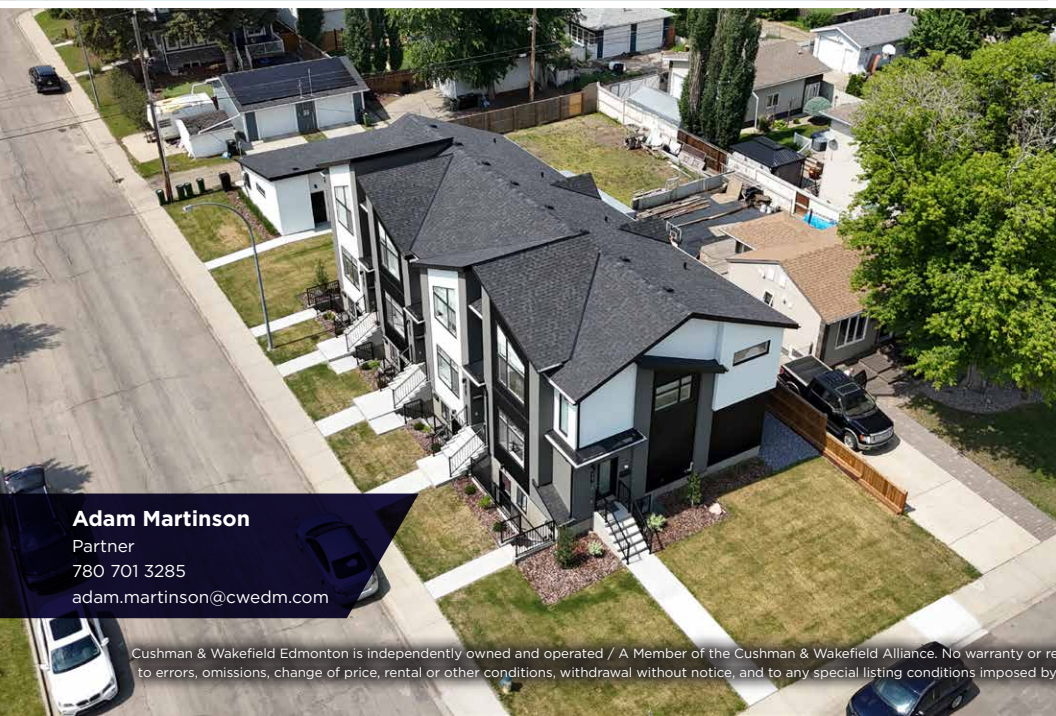




INVESTMENT SALE

HIGH QUALITY TOWNHOUSE PORTFOLIO



Adam Martinson

Partner

780 701 3285

adam.martinson@cwedm.com

Cushman & Wakefield Edmonton

Suite 2700, TD Tower

10088 102 Avenue

Edmonton, AB T5J 2Z1

cwedm.com



THE HIGHLIGHTS



CMHC Financing in Place



Stable Cash Flow



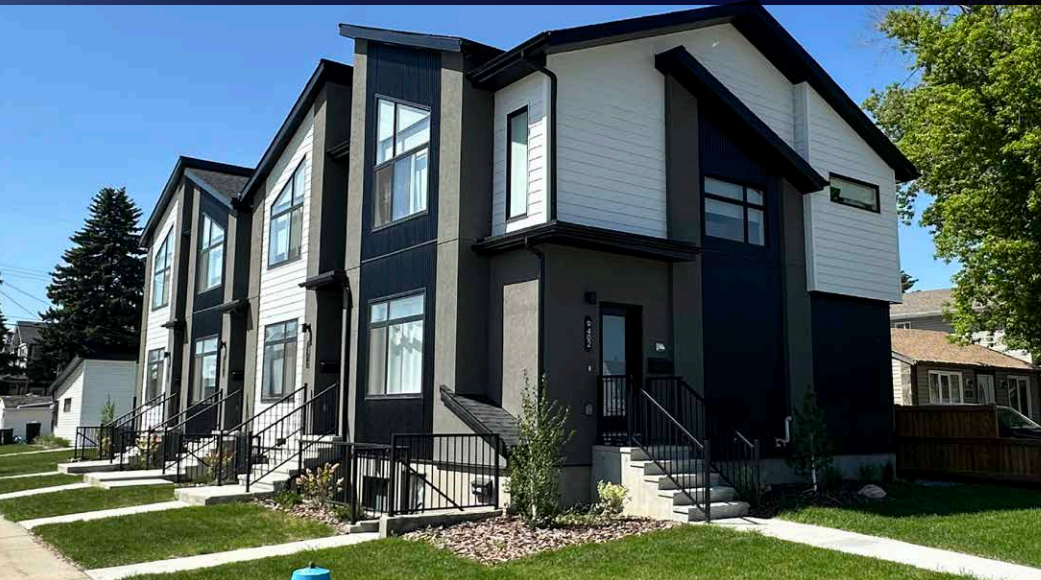
Quality / New Construction



Four Garage Units Per Building



Close to amenities including all amenities at Jasper Gates Square (FreshCo, London Drugs and future LRT)



THE OPPORTUNITY

Cushman & Wakefield Edmonton is proud to offer for sale a premium portfolio of two modern, contemporary townhouse-style 8-plexes strategically located in the desirable Sherwood neighborhood.

These recently built properties—constructed within the past four years—showcase outstanding curb appeal and contemporary architectural design, enhancing their long-term investment value. Each 8-plex features a dedicated four-unit garage, providing secure, convenient parking for tenants and adding to the appeal of these high-quality residential assets.

This portfolio represents a compelling opportunity for investors seeking stable, income-generating multifamily properties in mature, well-connected Edmonton communities. The properties' modern finishes, attractive layouts, and prime locations cater to a wide range of tenants, making them a versatile addition to any multifamily investment strategy.



PORTFOLIO HIGHLIGHTS

- A+ location 10 mins to Downtown
- Premium Walkable Location
- Close to Transit & Future LRT Station
- Contemporary Design by EQRES Development
- Individual Entry For Each Home
- Private Detached Garage (4 Available)
- Private BBQ Deck/Patio (Upper Units)
- Programmable Thermostat For Efficient Heating
- Spacious 9' - 12' ceiling heights
- High Quality Residential Assets
- Windows by All-Weather
- LED Lighting Package Throughout
- Contemporary Brushed Nickel Hardware
- Short walk to future west line LRT & river valley



BIRCH

SPRUCE

INVESTMENT DETAILS

PROPERTIES

9402 150TH STREET (BIRCH)
9345 151ST STREET (SPRUCE)

STABILIZED NET OPERATING INCOME

\$231,250

PRICE

\$4,650,000

FINANCING

CMHC (TO BE ASSUMED)

DETAILED INFORMATION AVAILABLE WITH
SIGN CONFIDENTIALITY AGREEMENT.

9402 150th Street



BIRCH SUITE MIX

Main/2nd Floor Unit 1: 3 bedrooms, 3 baths

Main/2nd Floor Unit 2: 2 bedrooms, 3 baths

Main/2nd Floor Unit 3: 2 bedrooms, 3 baths

Main/2nd Floor Unit 4: 3 bedrooms, 3 baths

Basement Unit 1: 1 bedroom, 1 bath

Basement Unit 2*: 1 bedroom, 1 bath

Basement Unit 3*: 1 bedroom, 1 bath

Basement Unit 4: 1 bedroom, 1 bath

*CMHC Affordable Unit

SPRUCE SUITE MIX

Main/2nd Floor Unit 1: 3 bedrooms, 3 baths

Main/2nd Floor Unit 2: 2 bedrooms, 3 baths

Main/2nd Floor Unit 3: 2 bedrooms, 3 baths

Main/2nd Floor Unit 4: 3 bedrooms, 3 baths

Basement Unit 1: 1 bedroom, 1 bath

Basement Unit 2*: 1 bedroom, 1 bath

Basement Unit 3*: 1 bedroom, 1 bath

Basement Unit 4: 1 bedroom, 1 bath

*CMHC Affordable Unit

9345 151st Street



INTERIOR HIGHLIGHTS

KITCHEN

- Contemporary Dual Tone Matte White and Wood Cabinetry w/ integrated appliances
- European hinges on upper cabinets
- Two-tone cabinets with glass accents
- Designer Solid Quartz Countertops
- Kitchen Island w/Breakfast Bar Seating
- Open Concept Layout
- Built in Pantry & Office Area
- Designer Tile Backsplash
- Under Cabinet LED Lighting

APPLIANCE PACKAGES

- Stainless Steel 4-door Refrigerator
- Stainless Steel Smooth-top Range
- Integrated Microwave Rangehood
- Stainless Steel Full Size 24" Dishwasher

FLOORING

- Luxurious Vinyl Plank Wood Flooring
- High Quality Carpeting and Underlay in Stairs & Hallways

BEDROOMS

- Large Windows for Extra Light
- Custom Closet Organizers
- Pre-wired for Ceiling Fans (Master)
- Large Walk-in Master Ensuite Closet

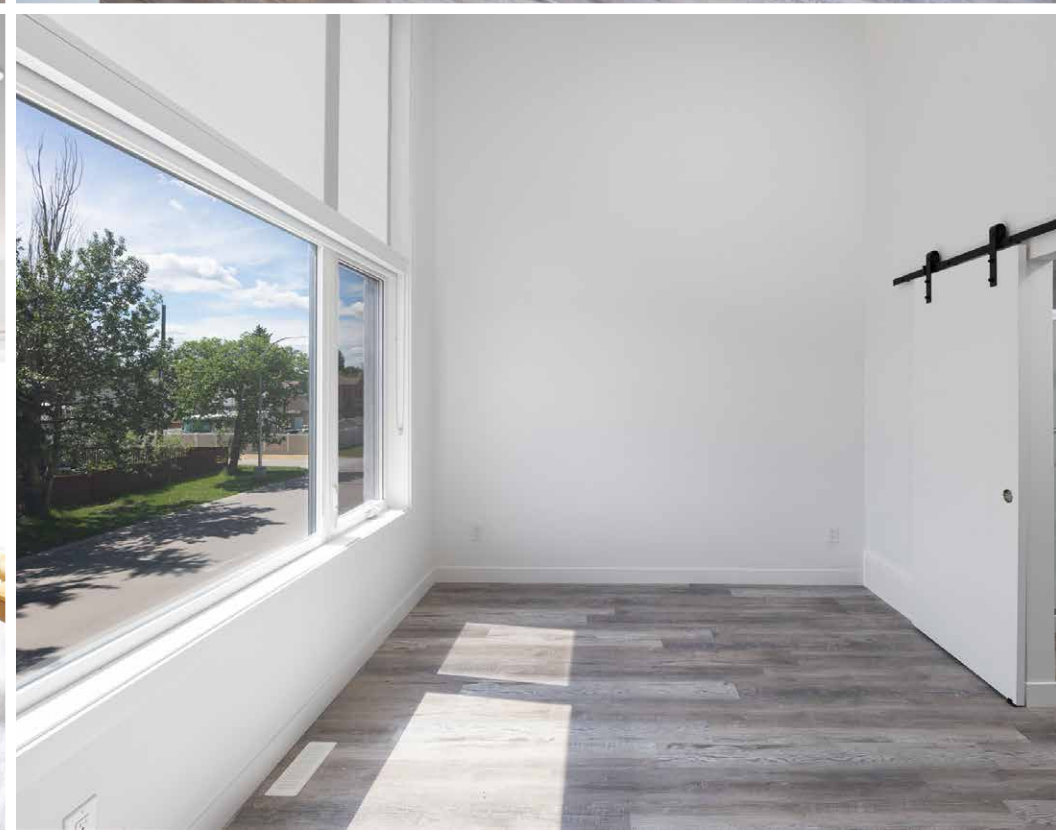
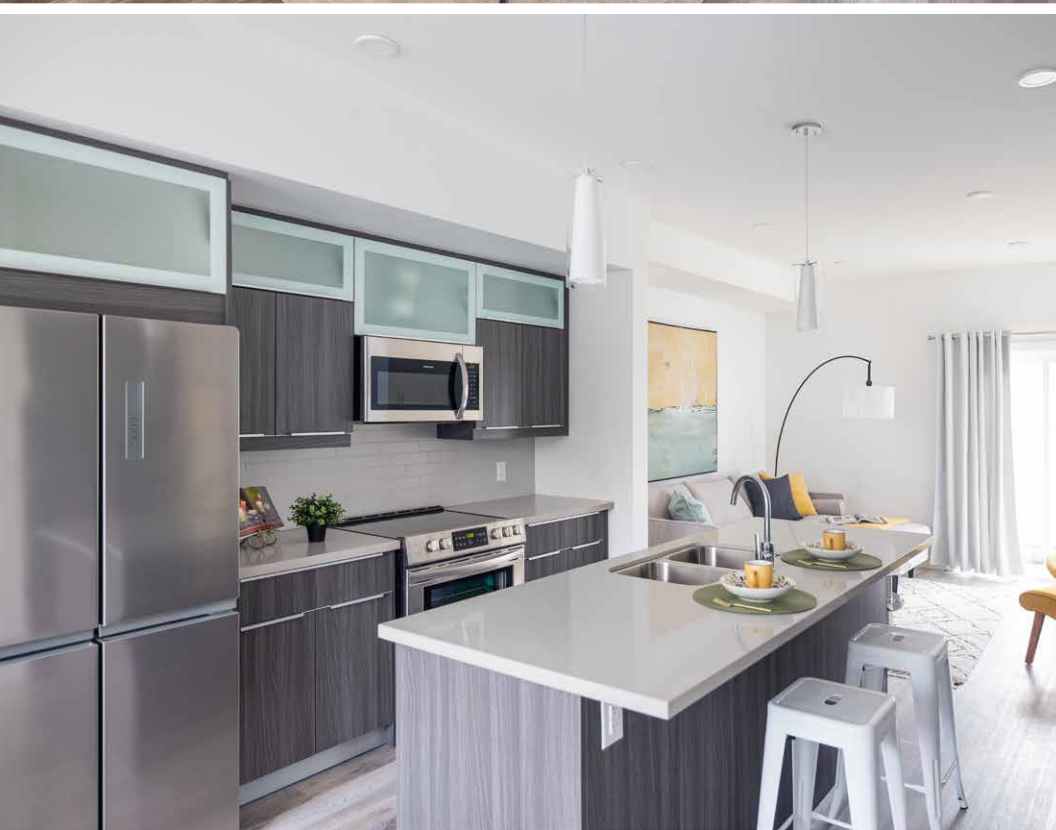
BATHROOMS

- Dual Sinks in Ensuite Bathrooms
- Designer Porcelain Tile
- Integrated Soaker Tubs
- Built-in extra wall mount storage
- Brushed Nickel Plumbing Fixtures
- Soft Close Toilets
- Contemporary Cabinetry w/Soft Close Drawers
- Luxurious Solid Quartz Countertops

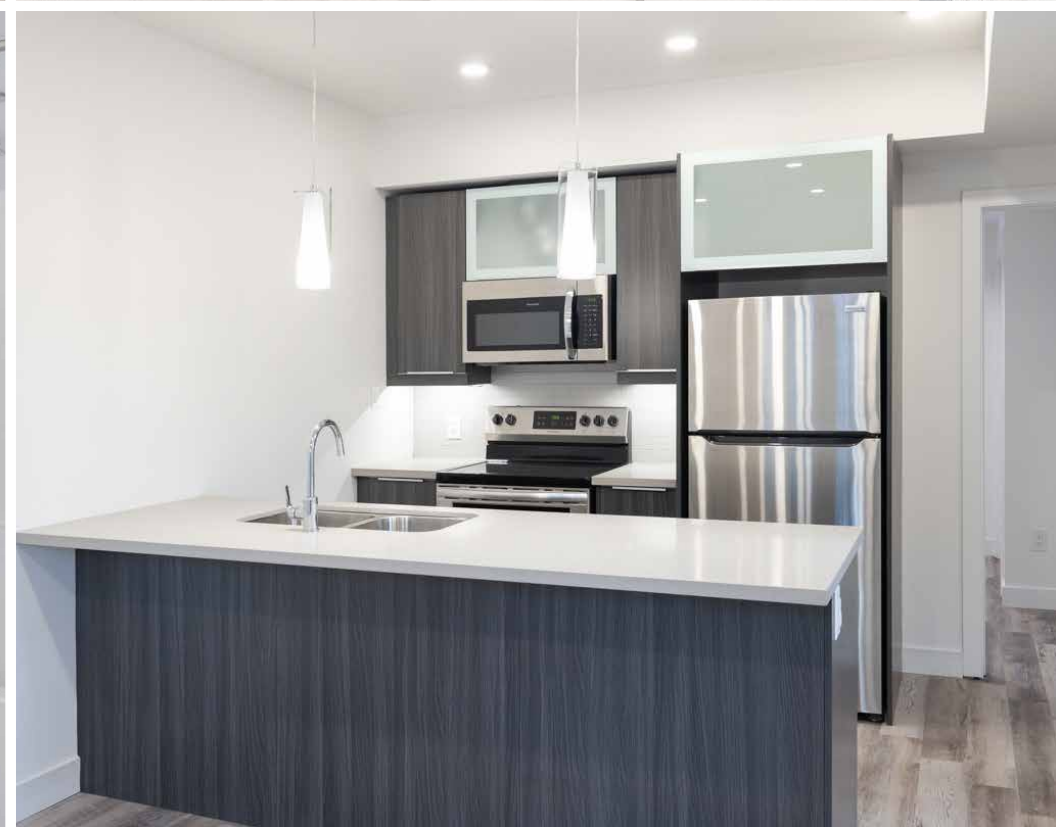
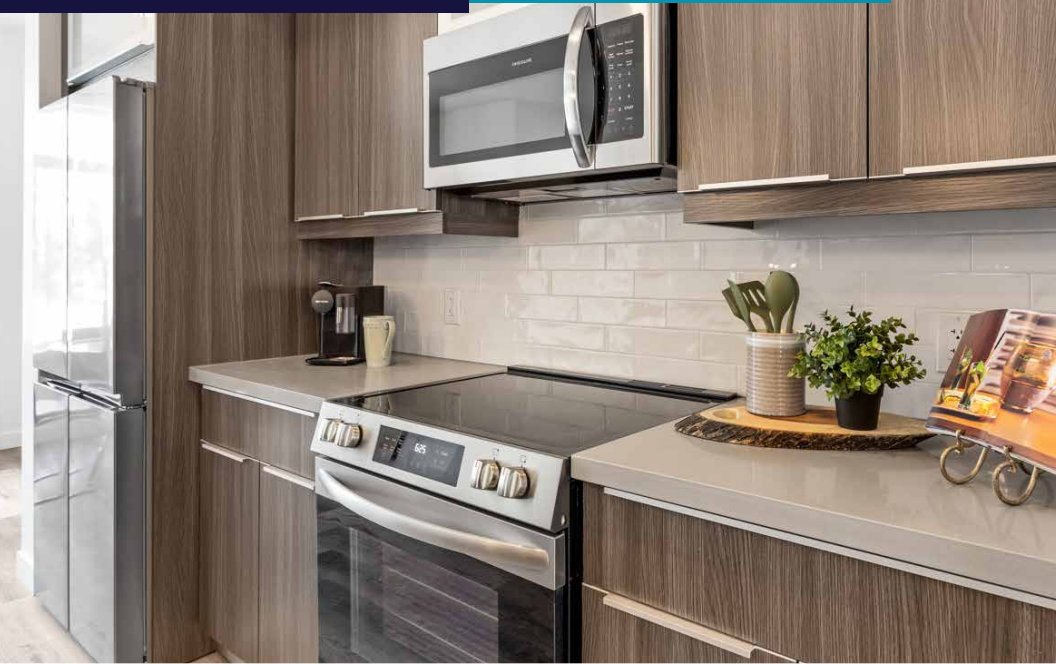
ADDITIONAL FEATURES

- In-Suite Front-Load Laundry
- Blocks From Jasper Gates Shopping Complex
- Pet friendly units (subject to interview)
- Close walking distance to MacKinnon Ravine Park
- Included Roller Blind Package

INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL VIEW

STONY PLAIN ROAD

Jasper Place LRT Station

Stony Plain / 149 Street Station

100 AVENUE



FUTURE LRT

156 STREET

149 STREET

Glenwood / Sherwood LRT Station

95 AVENUE

SPRUCE

BIRCH

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