



# Invest in How You Live.

A Features & Inspiration Guide  
for the Boulevard Collection.

Bungalow and Terrace Townhomes.

**Averton.**

# 01 invest in value

*We Didn't Invent Townhomes.  
We Redefined Townhome Living.*

Most builders call them upgrades. At Midtown District, they're standard. Whether it's the design details you admire, or the value that is buried within the walls, a Boulevard Collection home comes with more than most. This is an investment in a home you'll never want to leave. Your next chapter is just the beginning.

## bungalow townhome features

- Spacious main floor living with 9' ceilings
- Double car garage with extra storage space
- Roof terrace for both entertaining and relaxing
- Option for a fully finished basement adding a bedroom, flex space, and bathroom

## terrace townhome features

- 9' ground and main floor ceilings
- Optional multi-generational suite on ground floor
- Roof terrace off the third floor built for entertaining
- Main floor deck off Kitchen
- Double car garage with extra storage space
- Elevated design with open riser stairs to maximize natural light and air flow

## interior features

- Personalize your finishes with a wide selection of vinyl flooring, 12" x 24" tile and carpet
- Carpeted areas:
  - 10lb carpet underpad on the stair treads
  - 8lb underpad in the bedrooms
- Premium Samsung washer and dryer
- Engineered party wall tailored to minimize sound transfer

## exterior features

- Distinctive community landscaping
- Distinctive 360 degree architecture with stucco, metal cladding and brick, complimented by minimal LED pot lights and sconces
- Black exterior casement windows
- Exterior non-freeze cold hose bib on the roof terrace
- Durable all-season tiles for roof terraces
- Video doorbell with motion sensor and two-way talk

## kitchen features

- Designer kitchen with full depth cabinetry and shelves, including soft close cabinet doors and drawers
- Samsung stainless steel appliance ensemble:
  - 17.6 Cu.Ft. stainless steel fridge complete with top mount freezer
  - 30" free standing electric range with steam cleaning oven with wifi connectivity
  - 24" Energy Star® touch control dishwasher
  - 30" over-the-range microwave/hood fan combination
- 3/4" quartz countertops
- Single bowl, under mount, stainless steel sink with Kohler faucet
- 18" tile backsplash

## bathroom features

- Full fiberglass shower with clear glass door and panel
- Drop-in soaker tub with a Kohler Hint tub filler featuring a handheld shower (as per plan)
- Designer cabinetry with 3/4" quartz countertops and integrated under-mount sinks
- Sleek Kohler Honesty chrome contemporary faucets and coordinated square shower fixtures
- Surface mount LED lights for additional ambiance

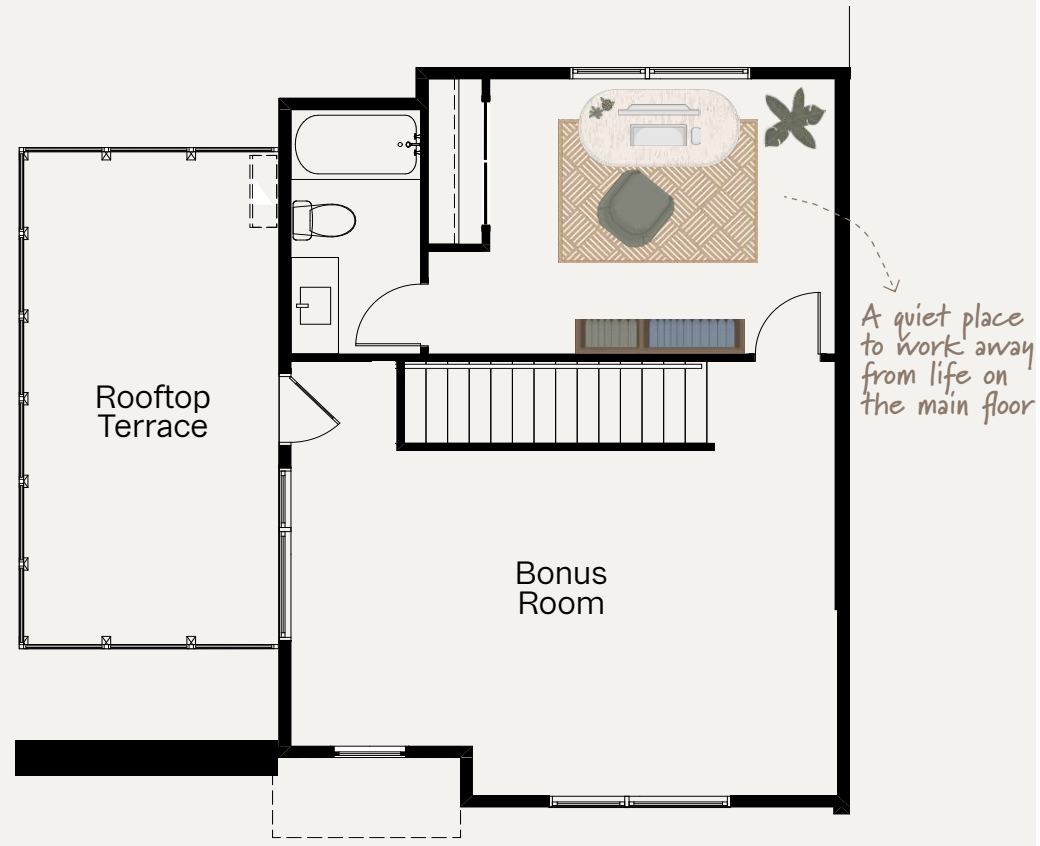
## industry-leading homeowner care

- Comprehensive warranty protection through The Alberta New Home Warranty Program
- 1 year workmanship and materials
- 2 year delivery and distribution systems
- 5 year building envelope
- 10 year structural
- 5-time best customer experience award recipient in Edmonton multi-family customer care



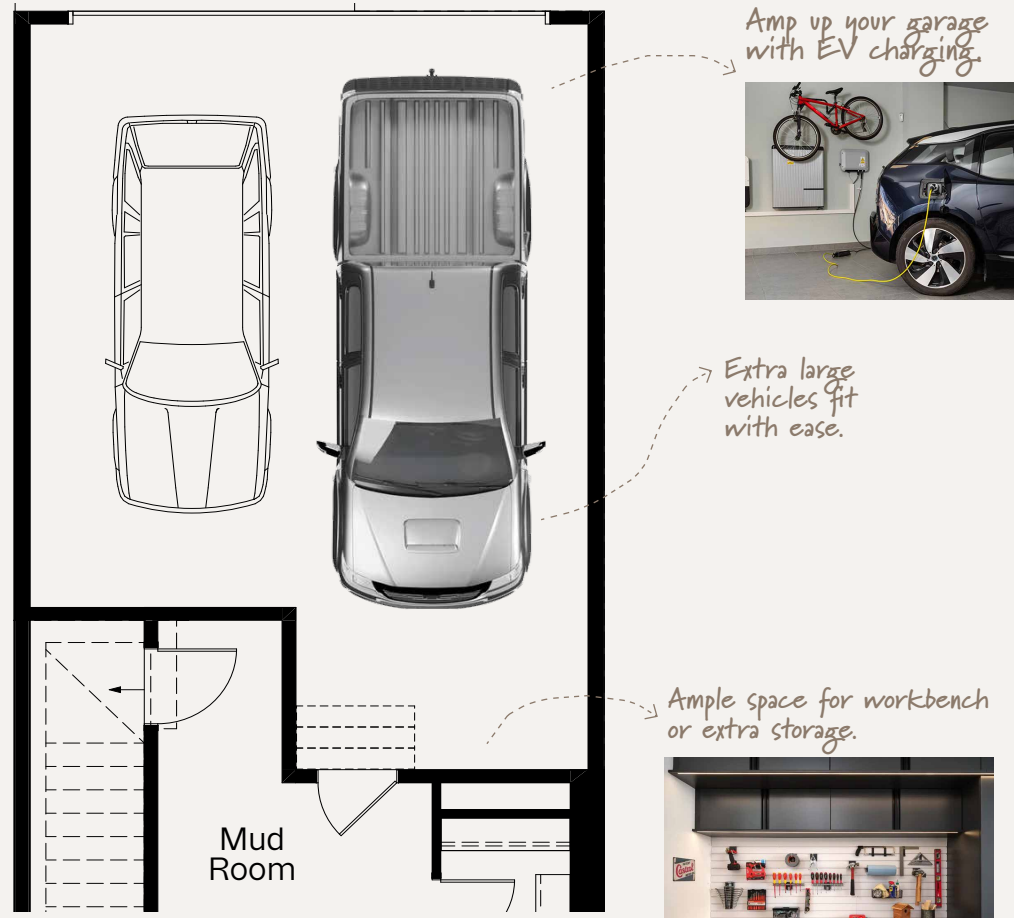
# 02 invest in flexibility

Life changes and your home should keep up. The way you work, the way you travel, and the way you want to live is not a negotiation. The Boulevard Collection townhomes adapt to the way you live, not the other way around.



A quiet place to work away from life on the main floor

Bungalow 1 second floor



Amp up your garage with EV charging.



Extra large vehicles fit with ease.

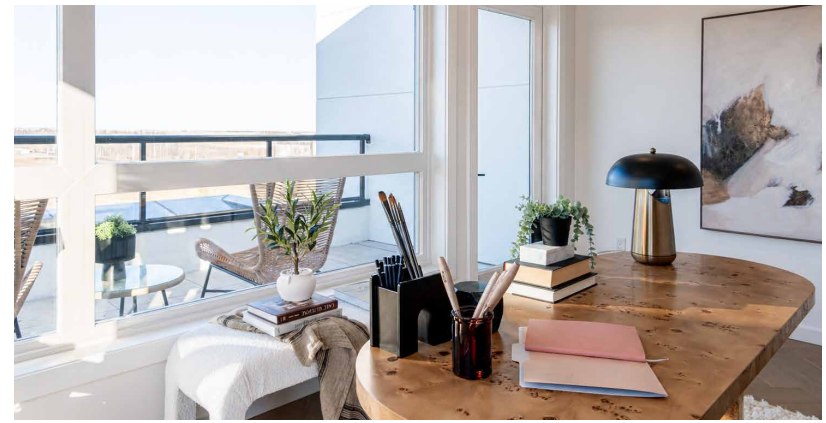
Ample space for workbench or extra storage.



Terrace 1, 2 or 3 garage

## Workspaces with Privacy

Create a productive work-from-home setup with spaces designed for thoughtful separation. The Terrace townhomes include a ground floor flex room, and the Bungalow floorplan offers a second bedroom, both ideal for a comfortable and focused home office.



## A Grand Garage

Big cars and big toys need a big space. Terrace townhomes feature an extended garage and mudroom that work and play as hard as you do.



Bike & ski storage

## Lofted Living

A den, a playroom, a second office space? The two unique loft layouts provide limitless options for lofty ideas.



Create a quiet third floor library.

Or add a desk in front a bright office off the Terrace.

Terrace 2 third floor

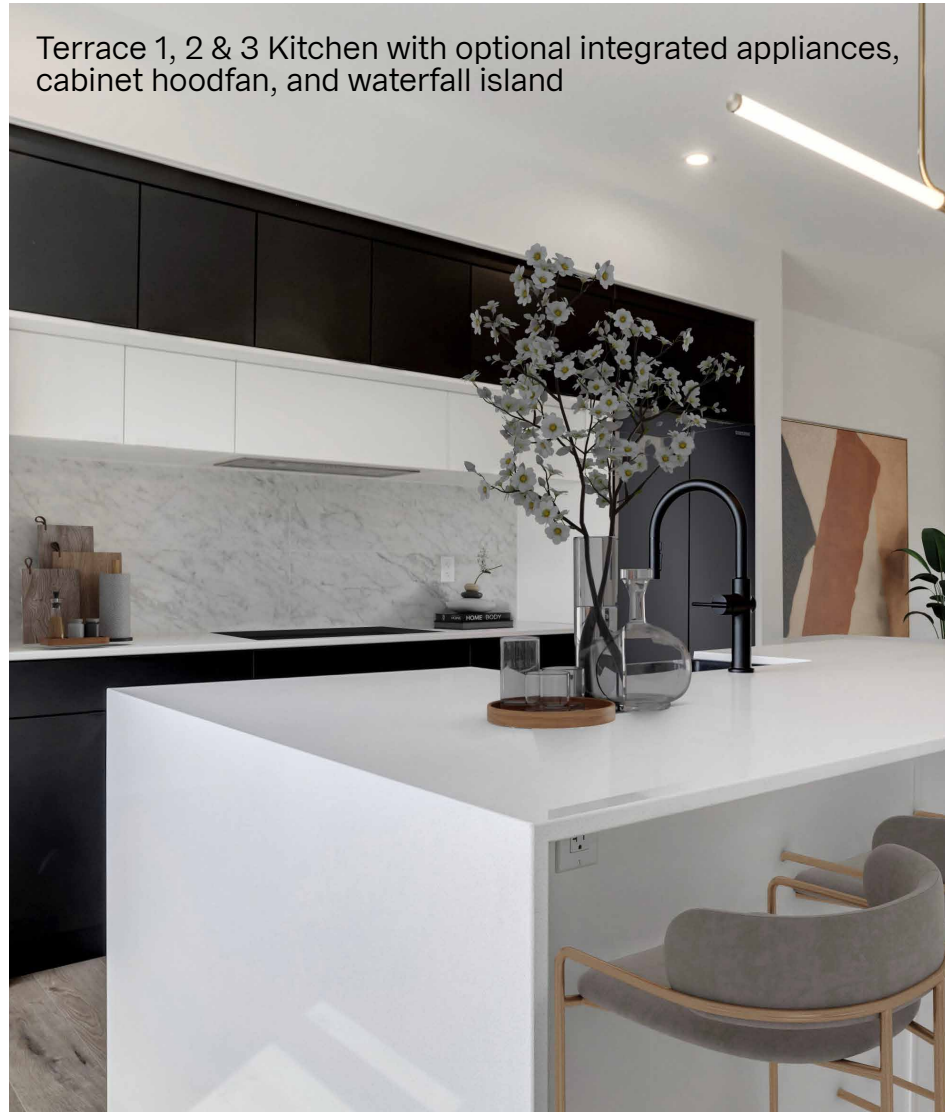
# 03 invest in connection

Connection isn't a feature you add to a home, it's something you design from the beginning. For the people who visit, the people who stay, and the people who call it home right alongside you, the Boulevard Collection has space for everyone to gather. Design it accordingly.

## Kitchens that Cook

The kitchen is where Boulevard Collection homes earn their reputation. Not just because of what's included, but because of what's possible. Explore personalizations that spice up your space.

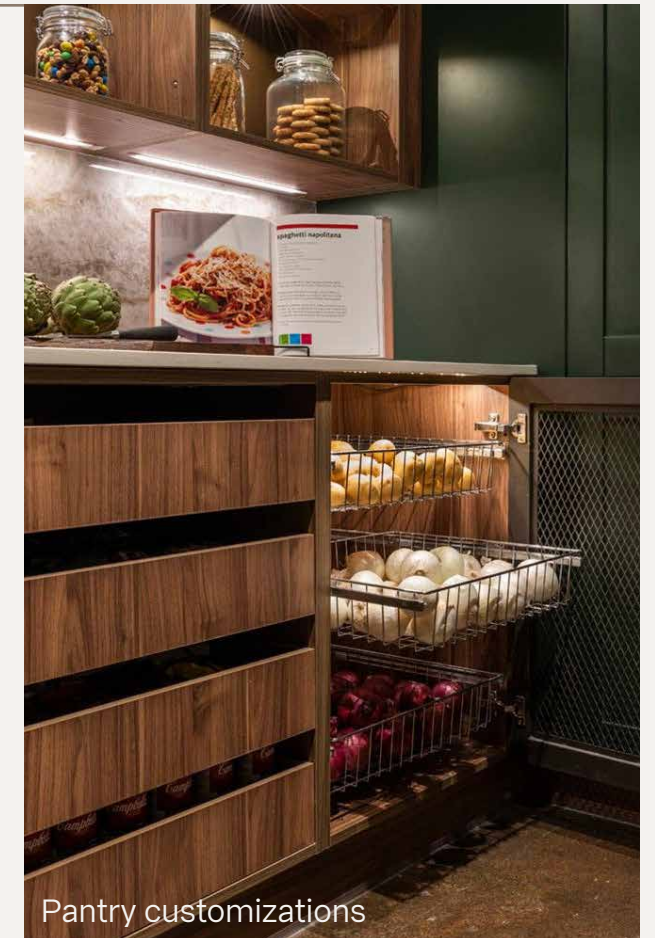
Terrace 1, 2 & 3 Kitchen with optional integrated appliances, cabinet hoodfan, and waterfall island



Innovative lighting & wall sconces



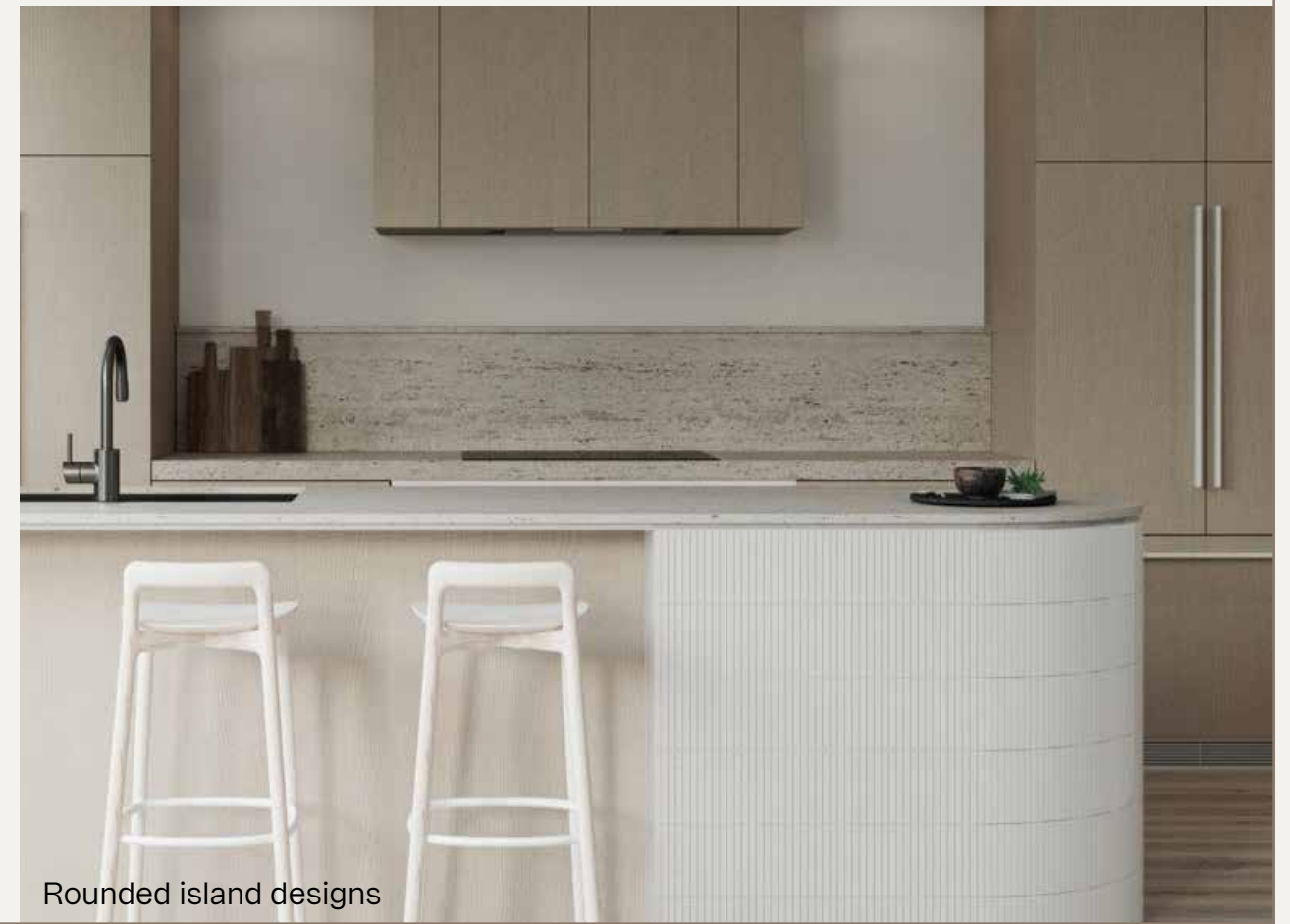
Creative cabinet colours



Pantry customizations



Built-in small appliance storage



Rounded island designs



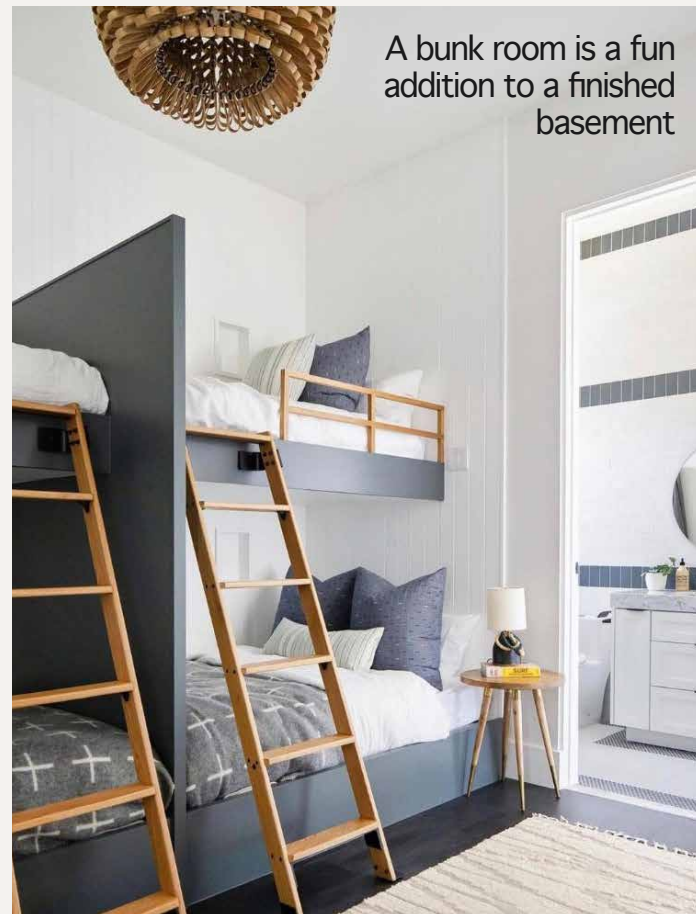
Start your day or end your night around a fire table on your private rooftop terrace



Heat things up with an outdoor kitchen

## The Sky's the Limit

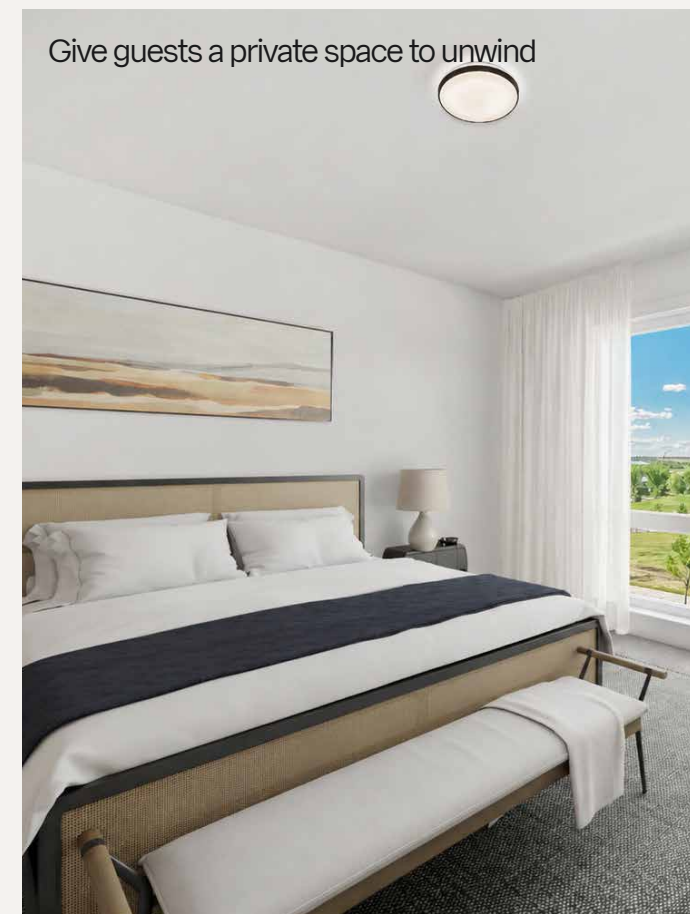
The terrace is the crown jewel of your home. A place to slow down and enjoy St. Albert summers and sunset views over Big Lake. Private, standard, and entirely yours.



A bunk room is a fun addition to a finished basement



Keep guests entertained with a games room



Give guests a private space to unwind

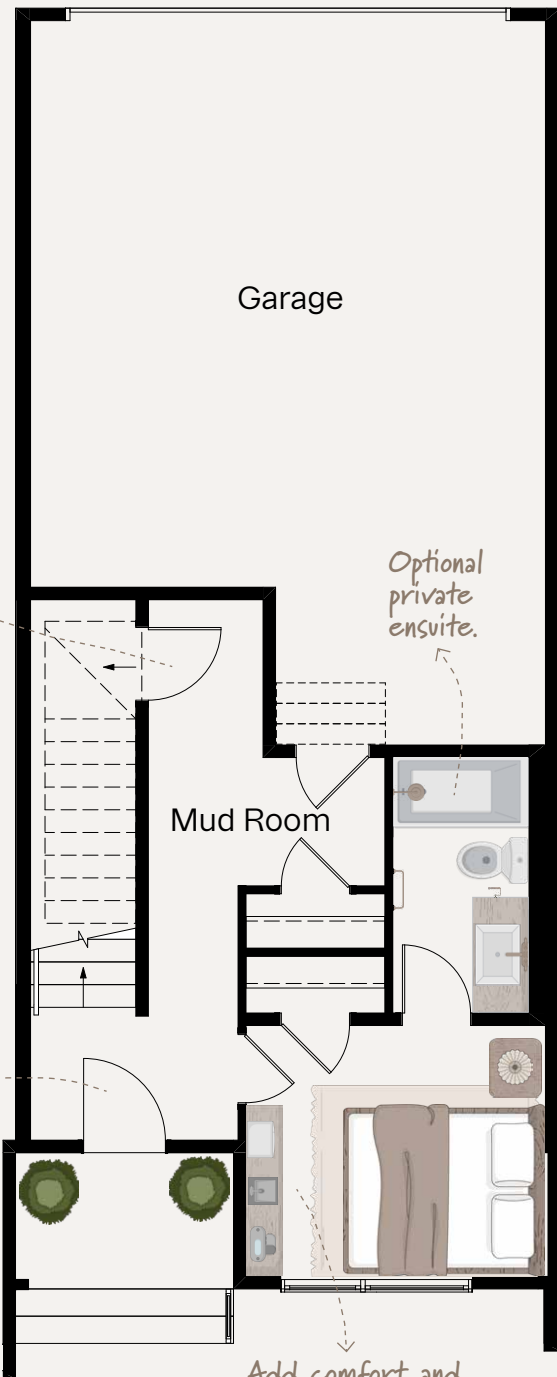
## A Guest's Haven

Host family from out of town. Have the grandkids over for the holidays. Keep a bedroom ready for the ones who show up without much notice. Find the configuration that lets you be the host with the most without giving up the privacy you need.

## Suite Separation

Privacy and proximity. The Bungalow and Terrace townhomes offer dual primary configurations on separate floors, creating comfortable layouts for multi-generational living. A ground floor suite AND a spacious primary bedroom above allow everyone to enjoy connection and personal space, without any compromise.

Terrace 1, 2 or 3 optional ground floor



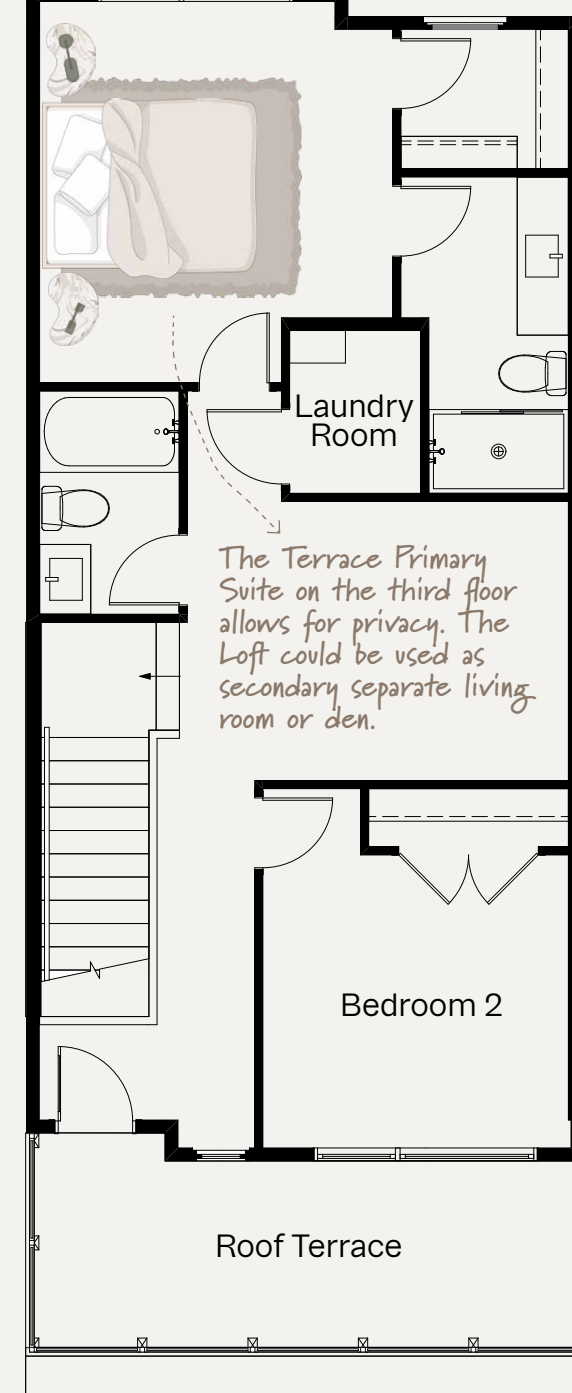
Access to optional private living space in the basement.

Optional private ensuite.

Conveniently located by front entrance for coming and going with ease.

Add comfort and convenience to a ground floor in-law or nanny suite with a built in wet bar.

Terrace 2 third floor



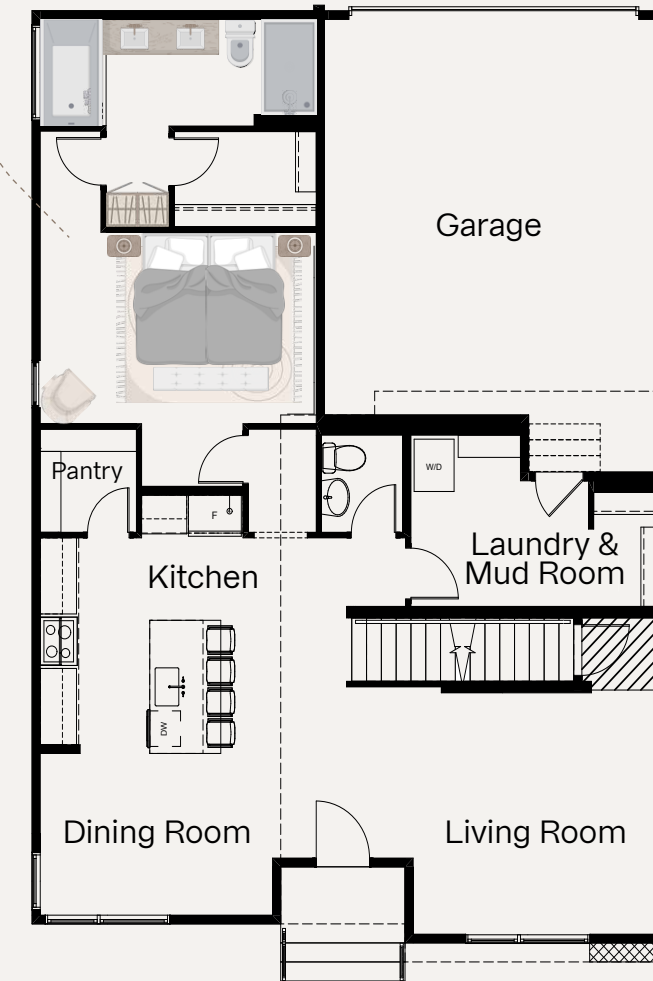
The Terrace Primary Suite on the third floor allows for privacy. The Loft could be used as secondary separate living room or den.



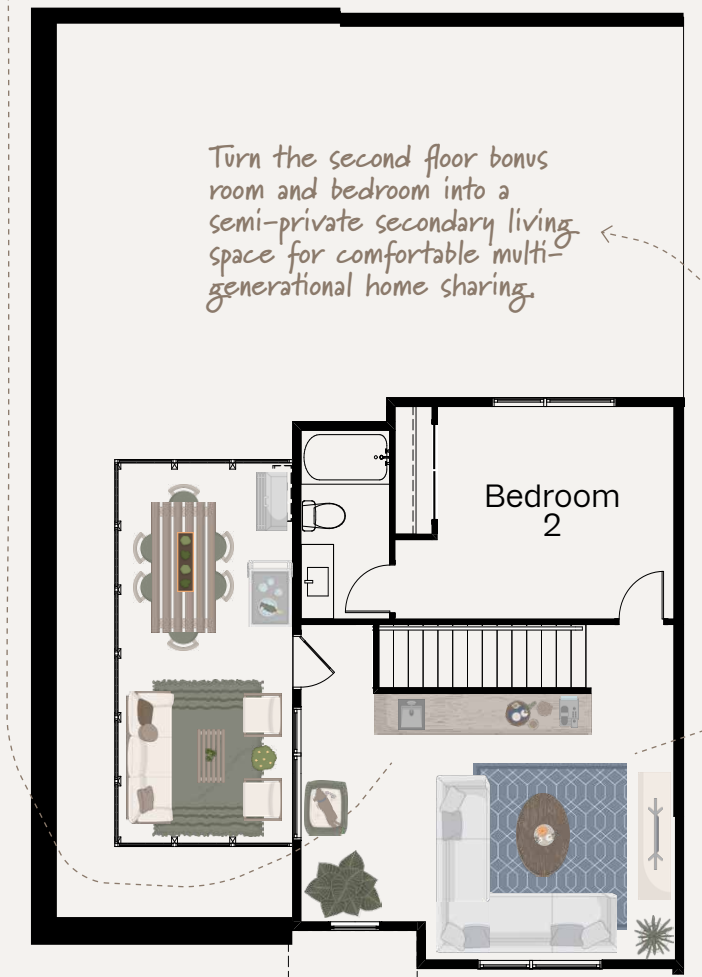
A built-in wet bar in the bonus room is functional way to let your creativity shine. Add extra storage and display areas, while providing convenient drink and food refrigeration for the semi-private living space or entertaining on the rooftop terrace. Add a coffee station for early morning espresso or evening martinis.



A main floor primary suite allows your home to work for you, as long as you need it to.



Bungalow 1 ground floor



Bungalow 1 second floor

Turn the second floor bonus room and bedroom into a semi-private secondary living space for comfortable multi-generational home sharing.

# 04 invest in wellness

A well-designed home does more than impress, it restores. Not just at the end of a long day, but every morning you wake up in it, every evening you come back to it, and every moment in between when the home is simply doing its job.



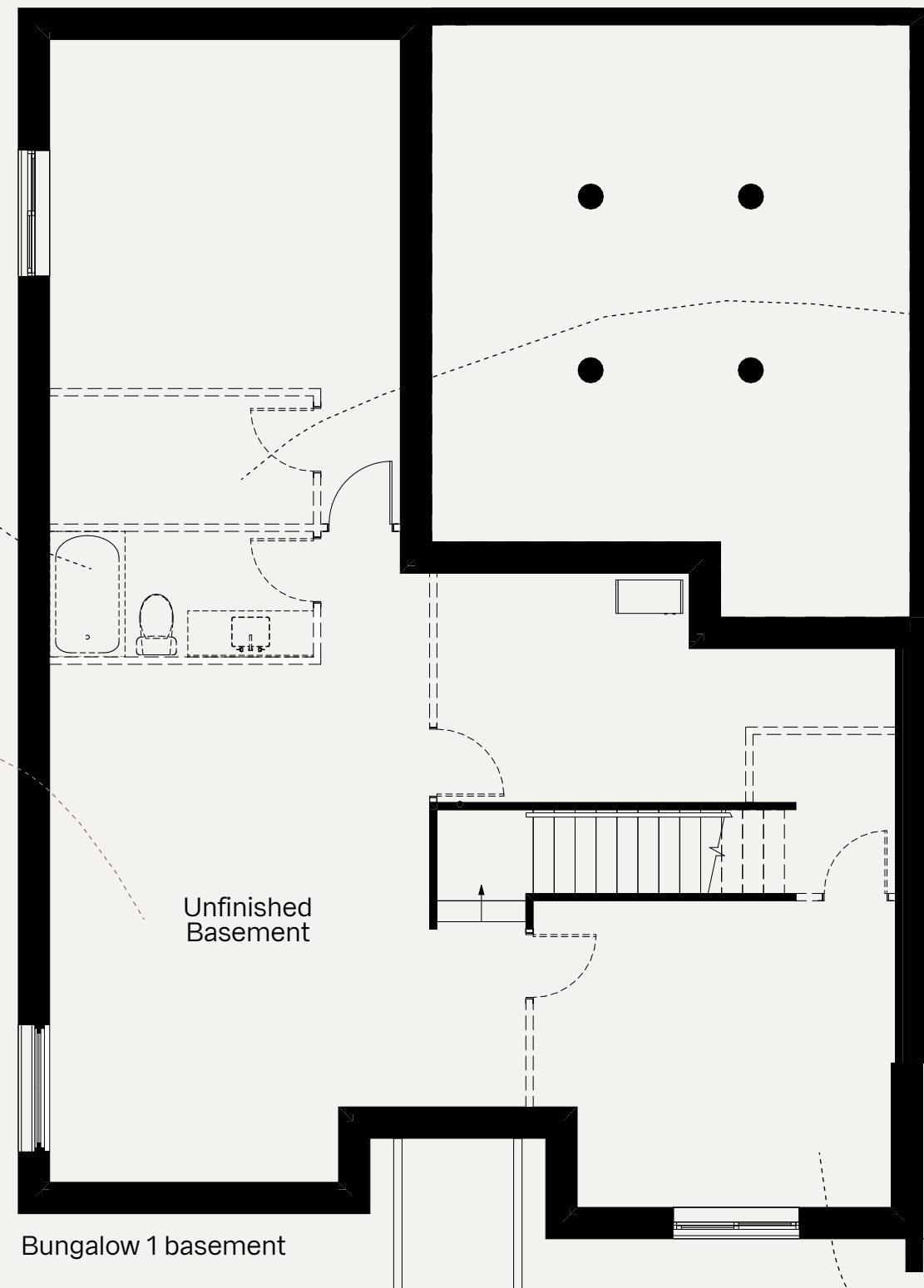
Add a steam shower to the basement bath for ultimate relaxation.



Design the perfect at-home gym.

## A Basement Retreat

Every Boulevard Collection basement is a blank canvas for you to explore and perfect to design your own wellness retreat. Start your morning off strong or simply recover from the long day, all from the comfort of home.



Expand the bathroom to include a traditional dry sauna & cold plunge to complete the circuit.

Plenty of space remaining for a extra bedroom, office, or guest room.

# Built to Breathe.

Wellness and efficiency runs through the entire home. The air you breathe, the light that wakes you, and the temperature that greets you at the door all work together to create a higher quality of life with long-term savings. Here, what you can't see is just as important as what you can.



Heat recovery ventilation & humidifier for air quality & savings



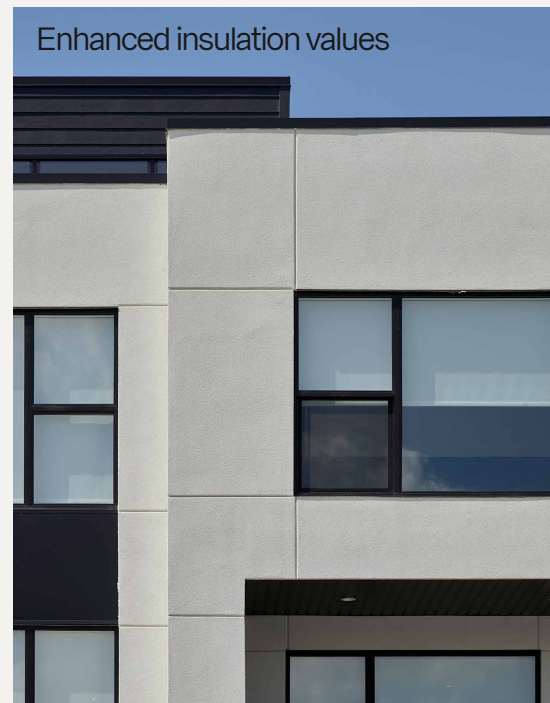
Open riser stairs promote light and air flow



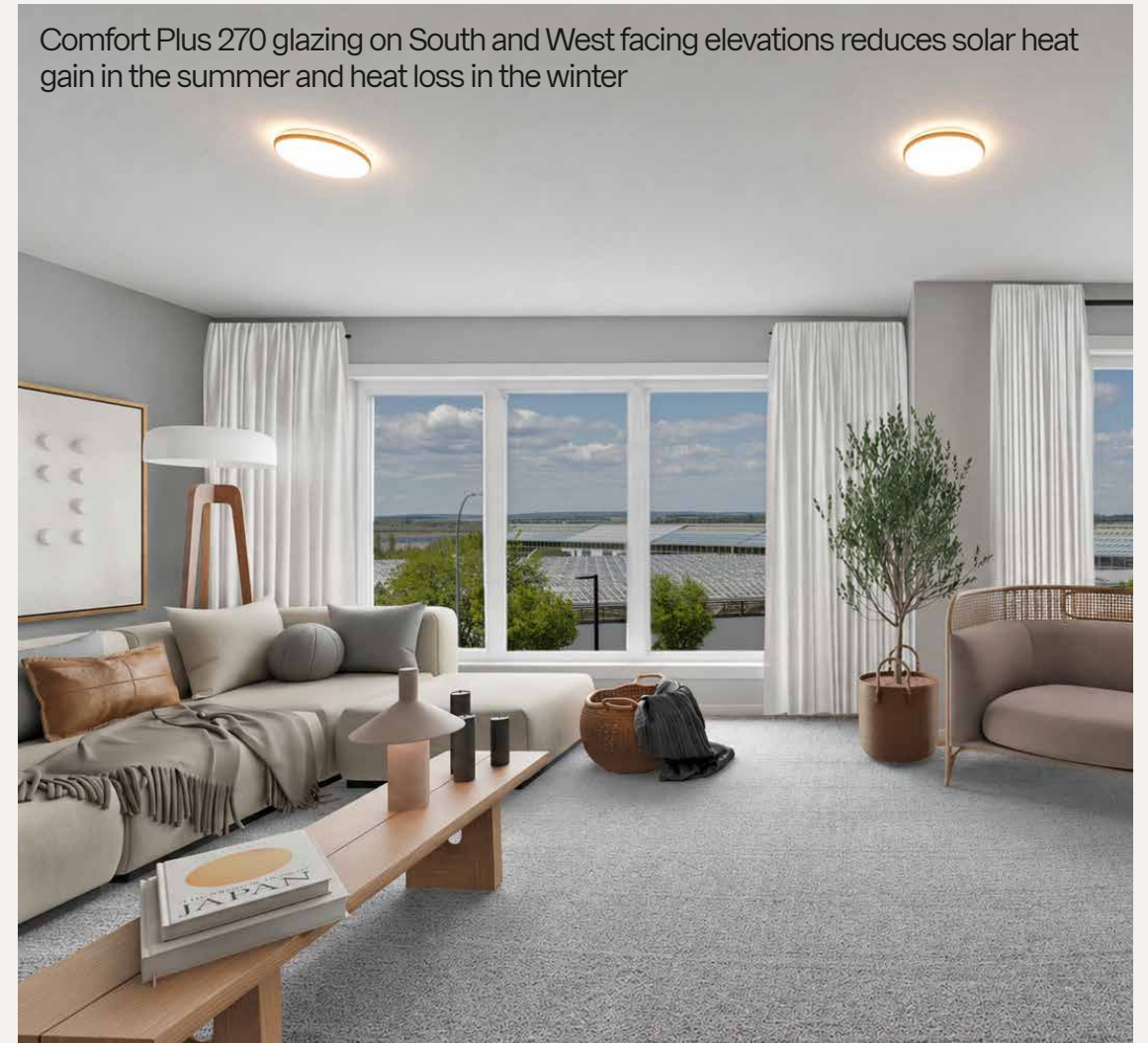
Comfort Plus 270 glazing on South and West facing elevations reduces solar heat gain in the summer and heat loss in the winter



Thicker and better insulated adjoining walls for enhanced sound separation between homes



Enhanced insulation values



# 05 invest in peace of mind.

True freedom is never having to choose between living your life and maintaining it. No to-do list waiting when you return. No one to hire while you are gone. Peace of mind doesn't have to be earned. It can be chosen.



## Control Your Home From Anywhere

Whether you are across town or across the world, your home doesn't have to be out of reach. Lock the door remotely. Check in on things from your phone. Get an alert before a small problem becomes a large one. A Boulevard Collection home can be configured to keep you connected to it, even when you are not in it.



## A Safe Community

St. Albert is consistently ranked among Alberta's safest cities. At Midtown, that safety is amplified by something no security system can replicate – intentional design. Walking paths, street design, and rear-facing garages all contribute to making the community safer for all residents.



## Own Your Home, Not the Chores

Exterior maintenance at Midtown is fully covered through the community's private maintenance program, including snow removal, landscaping, exterior building upkeep, and waste collection. Every season, every year, whether you are home or not. So lock the door, go live your life and let us handle the rest.

**livemidtown.ca**