

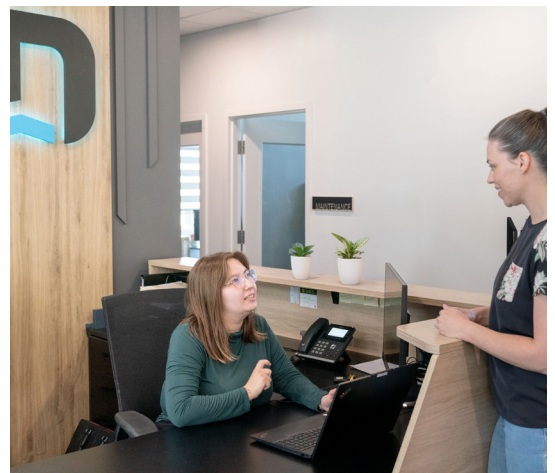
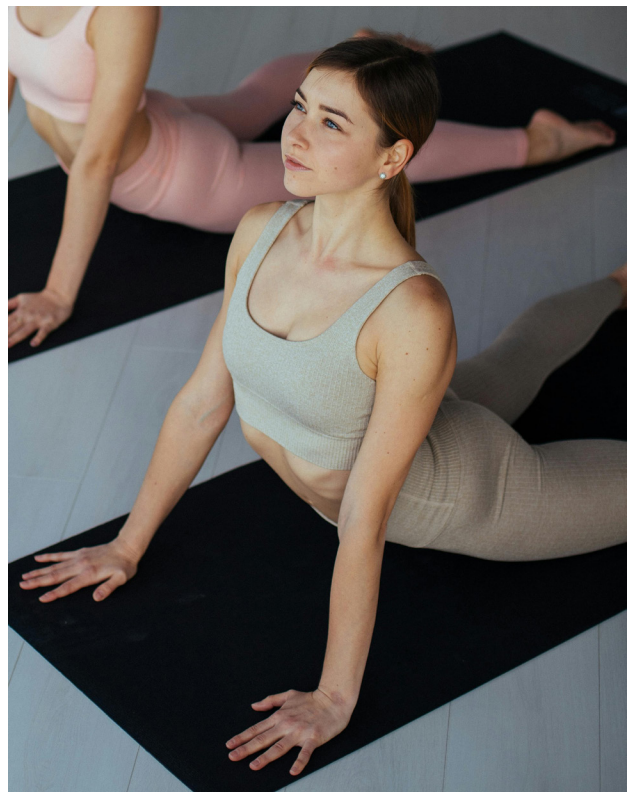


DEVERAUX
APARTMENT COMMUNITIES

CADENCE APARTMENTS

9738 137 AVENUE NW
EDMONTON, ALBERTA



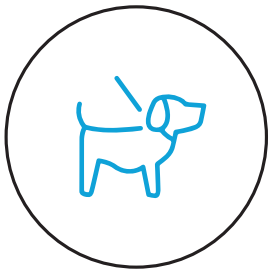


THE DEVERAUX DIFFERENCE



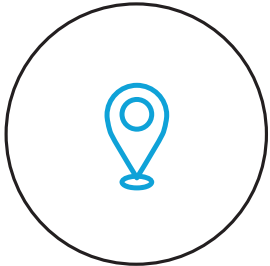
We go the extra mile.

From your initial rental inquiry, to the application process, to after-hours maintenance, our dedicated and experienced on-site team has you covered with 24/7 customer care.



Proudly pet-friendly.

We understand that your pets are family, and that's why we proudly offer pet-friendly communities. To ensure the safety and comfort of all residents, pet restrictions do apply.



Premium locations.

Enjoy a variety of walking and cycling paths, popular retailers, professional services, trendy restaurants and more – all on your doorstep.



Curated resident programming.

Connect with your neighbours from your community and beyond with monthly virtual and in-person resident events including exercise classes, paint nights, community barbeques, and more.



Convenient amenity spaces.

Host an event, work out with a friend, or play billiards with your neighbours – all from your community's Resident Lounge & Fitness Centre.

CADENCE APARTMENTS



Elevate Your Everyday at Cadence

Cadence Apartments is a new luxury apartment community in north Edmonton, thoughtfully designed with pet-friendly living in mind.

Residents enjoy premium on-site amenities, including a state-of-the-art fitness centre, an outdoor pool and exclusive access to a resident clubhouse featuring a games room, co-working space and community kitchen.

Discover a lifestyle perfectly in tune with the rhythm of modern living at Cadence Apartments at Griesbach!



AMENITIES

Cadence at Griesbach offers unparalleled amenities for modern living. Residents will enjoy a state-of-the-art clubhouse with a fitness centre, golf simulator, outdoor pool and event space, along with conveniences like 24/7 resident care, EV charging stations and heated underground parking. Inside each suite, elegant finishes such as quartz countertops, stainless steel appliances and luxury vinyl plank flooring combine with practical features like walk-in closets and ensuite bathrooms to create the perfect home.

- Air Conditioning
- Front-Load Laundry
- High-Gloss Cabinets
- Luxury Vinyl Plank Flooring
- Quartz Countertops
- Stainless Steel Appliances
- Walk-In Closets



On-Site Features

- 24/7 Resident Care
- EV Charging Stations
- Heated Underground Parking
- Indoor Bike Storage

Clubhouse Features

- Commercial-Grade Fitness Centre
- Coworking Space
- Event Space with Kitchen
- Golf Simulator
- Outdoor Swimming Pool
- Patio Area with BBQs
- Pet Wash Station
- Pool Table



NEIGHBOURHOOD

Nestled in the charming and vibrant Griesbach neighbourhood of north Edmonton, Cadence Apartments offers residents a unique blend of rich history, natural beauty and modern conveniences.

With its prime location near major roadways, Cadence provides easy access to schools, shopping, recreation and entertainment, ensuring everything you need is just minutes away.



Transit - 240m



Retail - 240m



Restaurants - 300m



Parks - 400m



Medical - 450m



Schools - 900m



Entertainment - 1.9km



Grocery - 1.6km





Winnipeg



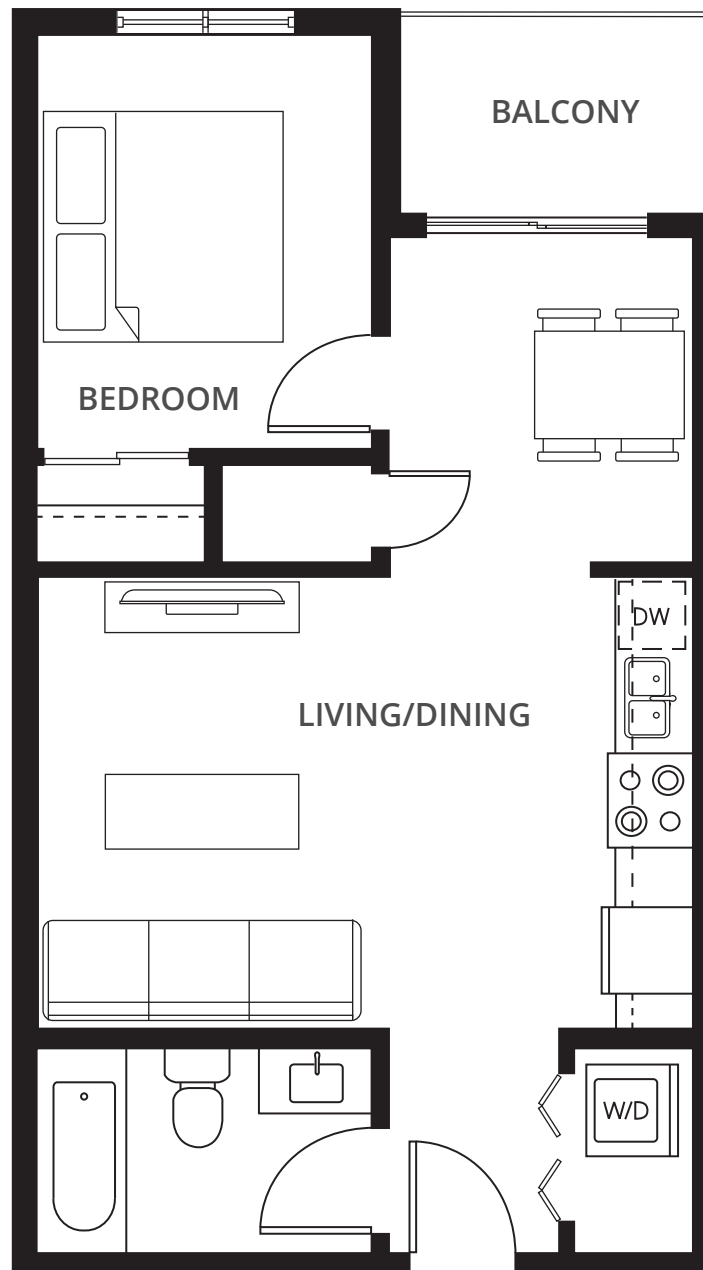
FLOOR PLANS

1 Bedroom Suites

1A

1 BED + 1 BATH

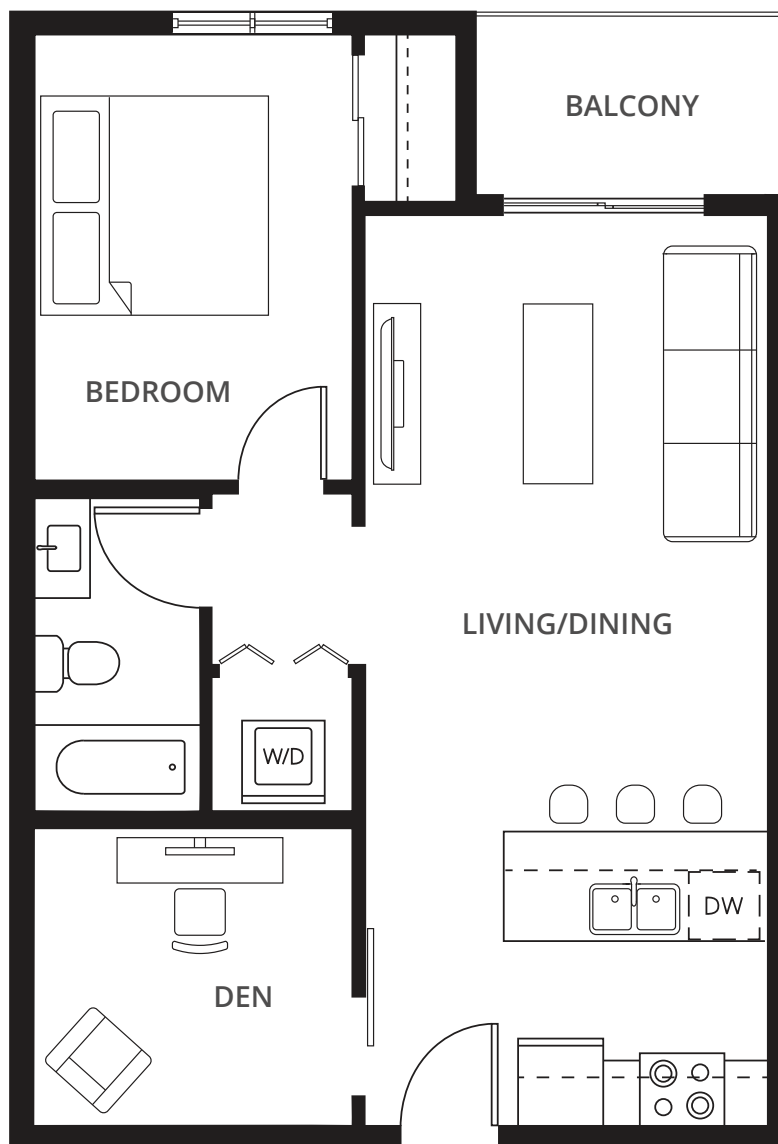
551 sq.ft.



1B

1 BED + 1 BATH + DEN

694 sq.ft.



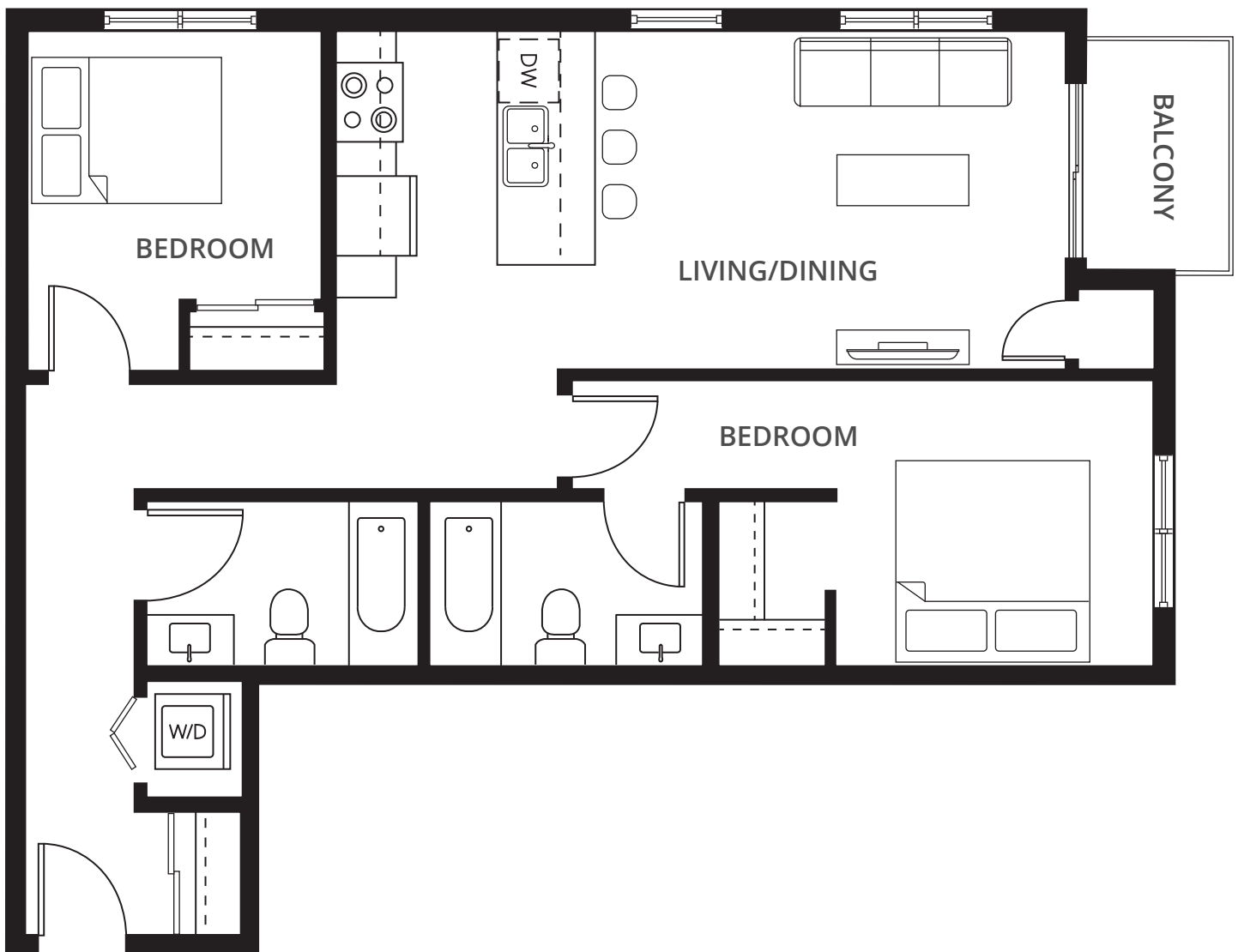
FLOOR PLANS

2 Bedroom Suites

2A

2 BED + 2 BATH

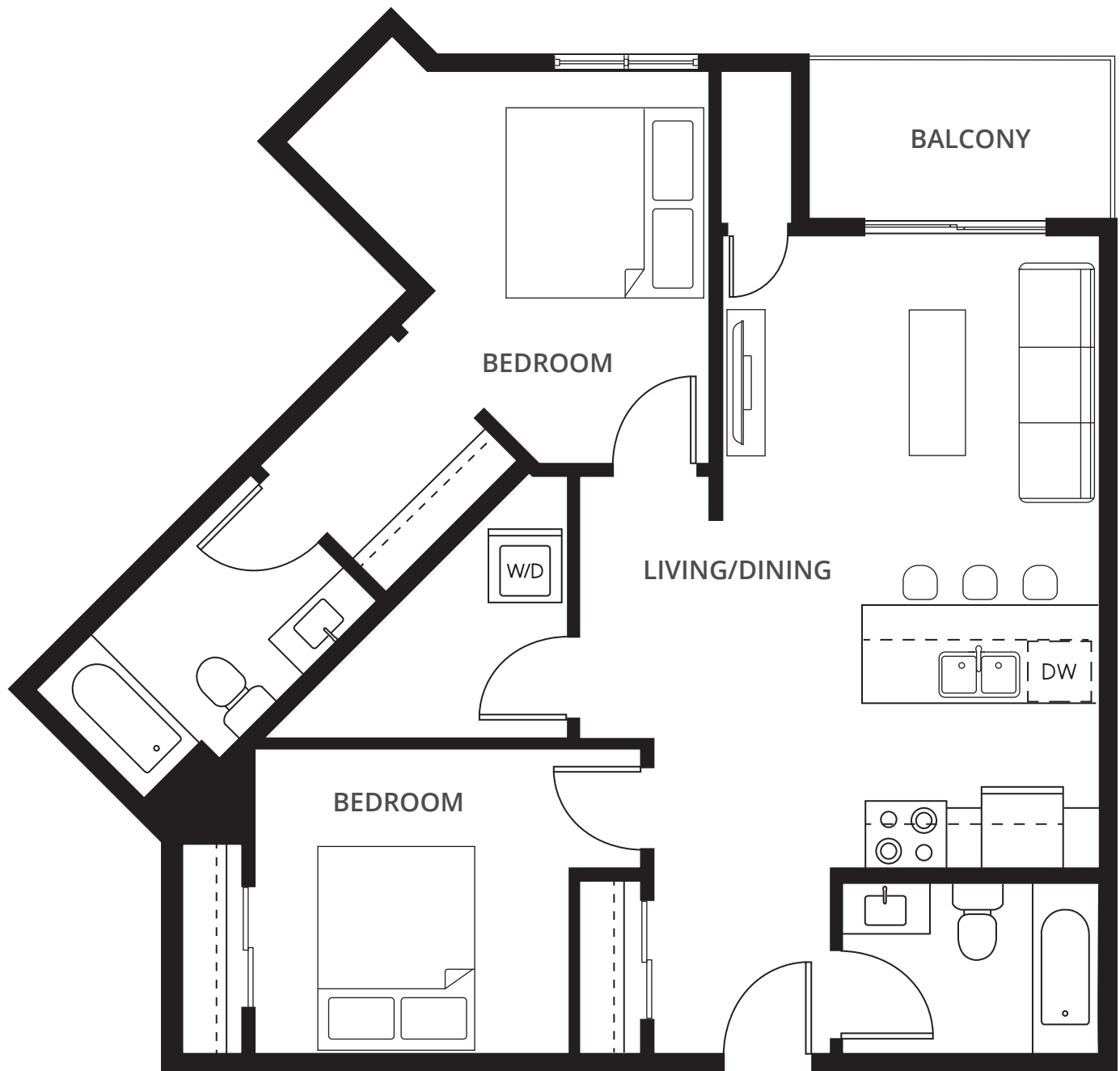
875 sq.ft.



2B

2 BED + 2 BATH

921 sq.ft.



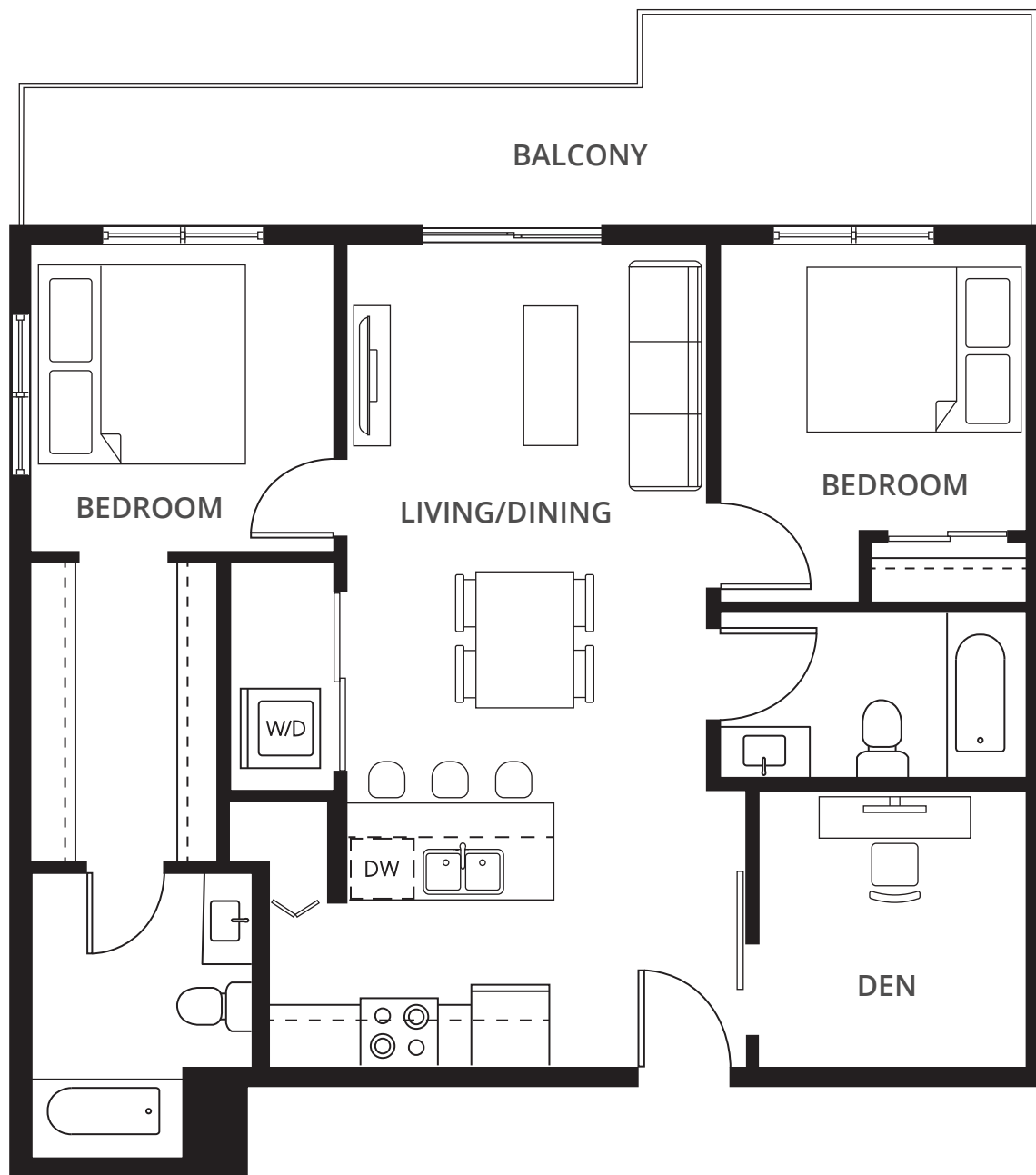
FLOOR PLANS

2 Bedroom Suites

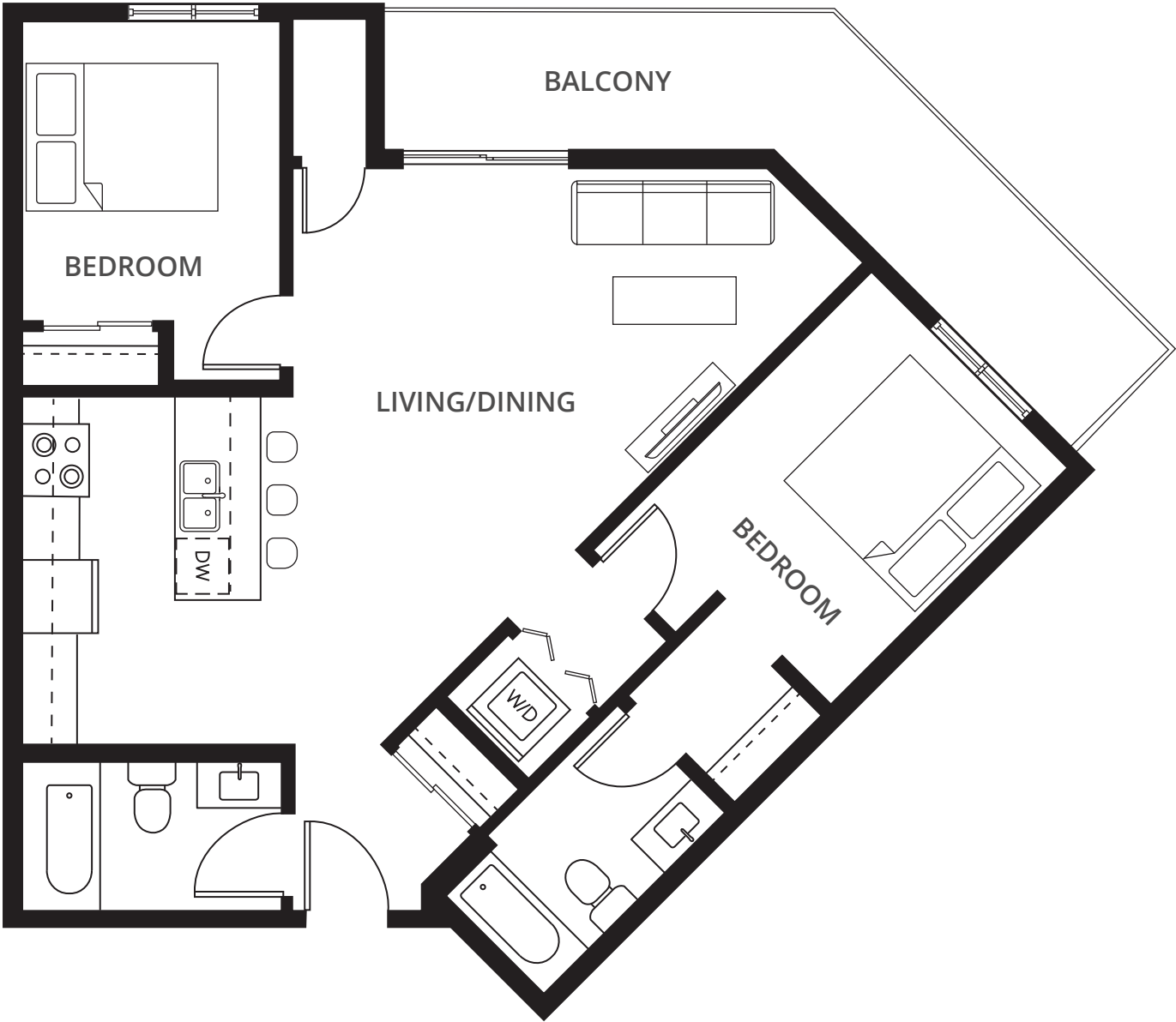
2C

2 BED + 2 BATH + DEN

936 sq.ft.



2D
2 BED + 2 BATH
950 sq.ft.



All dimensions are approximate and should be used for reference only. Floor plans may be a mirror image.

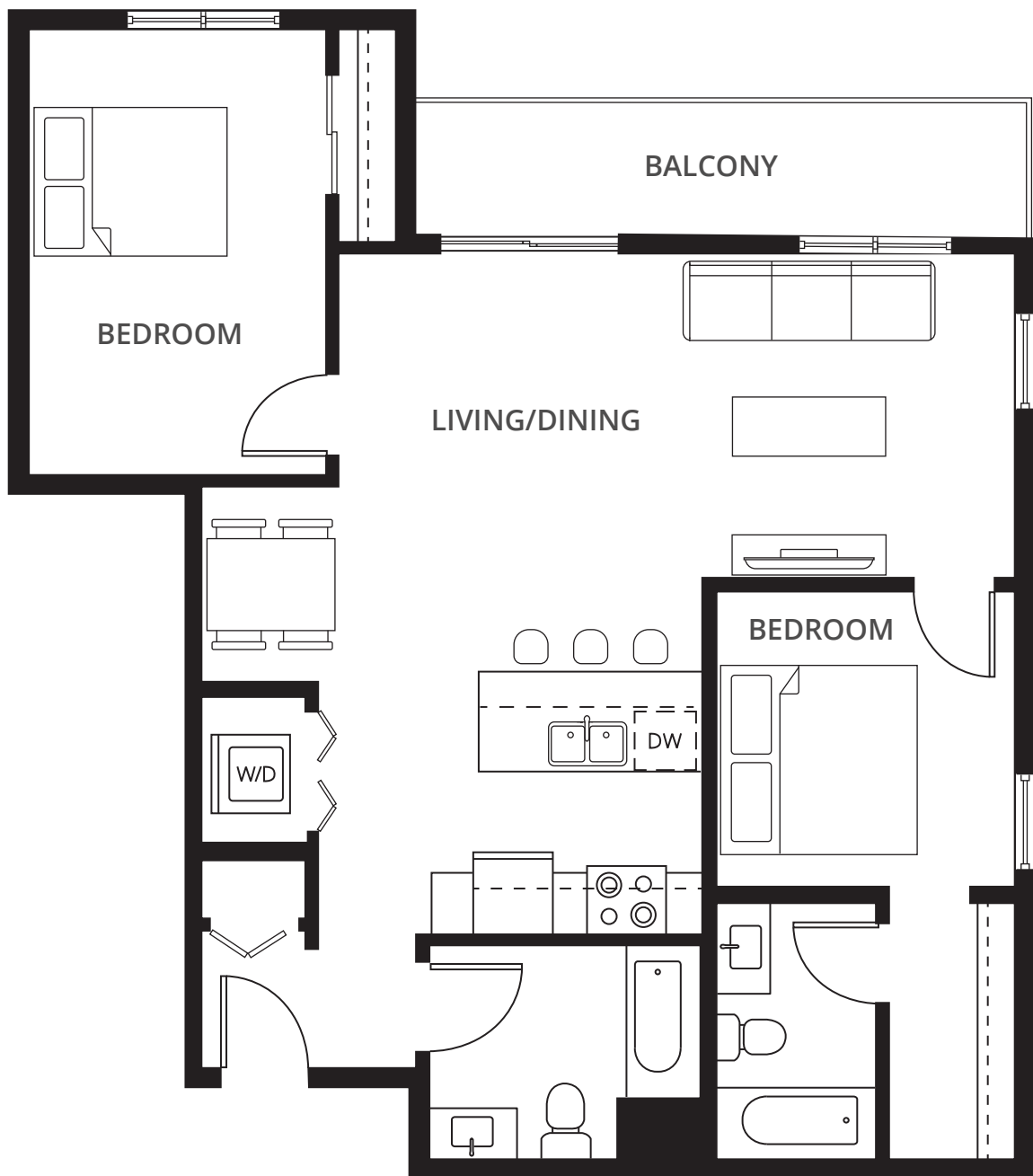
FLOOR PLANS

2 Bedroom Suites

2E

2 BED + 2 BATH

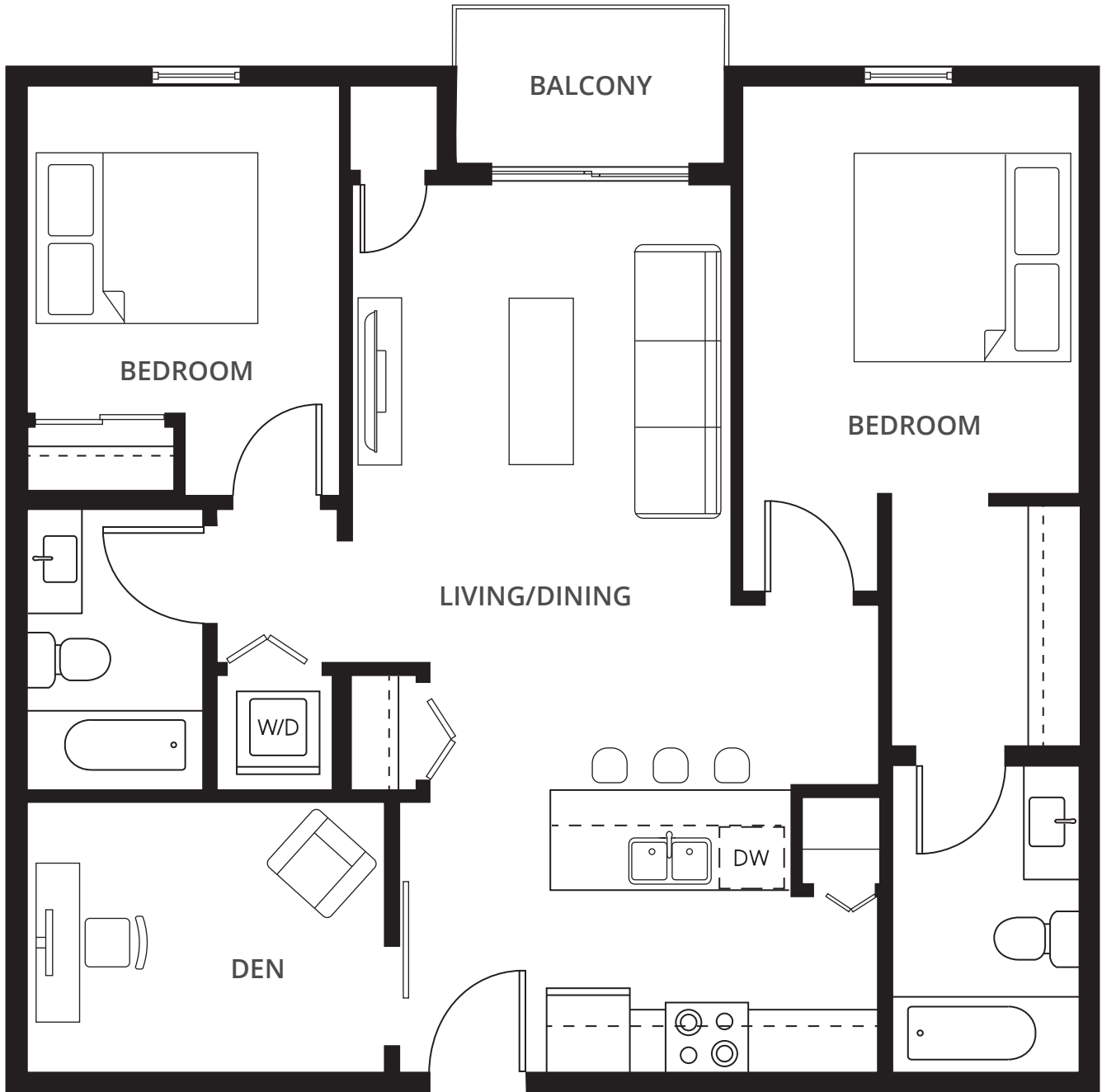
962 sq.ft.



2F

2 BED + 2 BATH

964 sq.ft.



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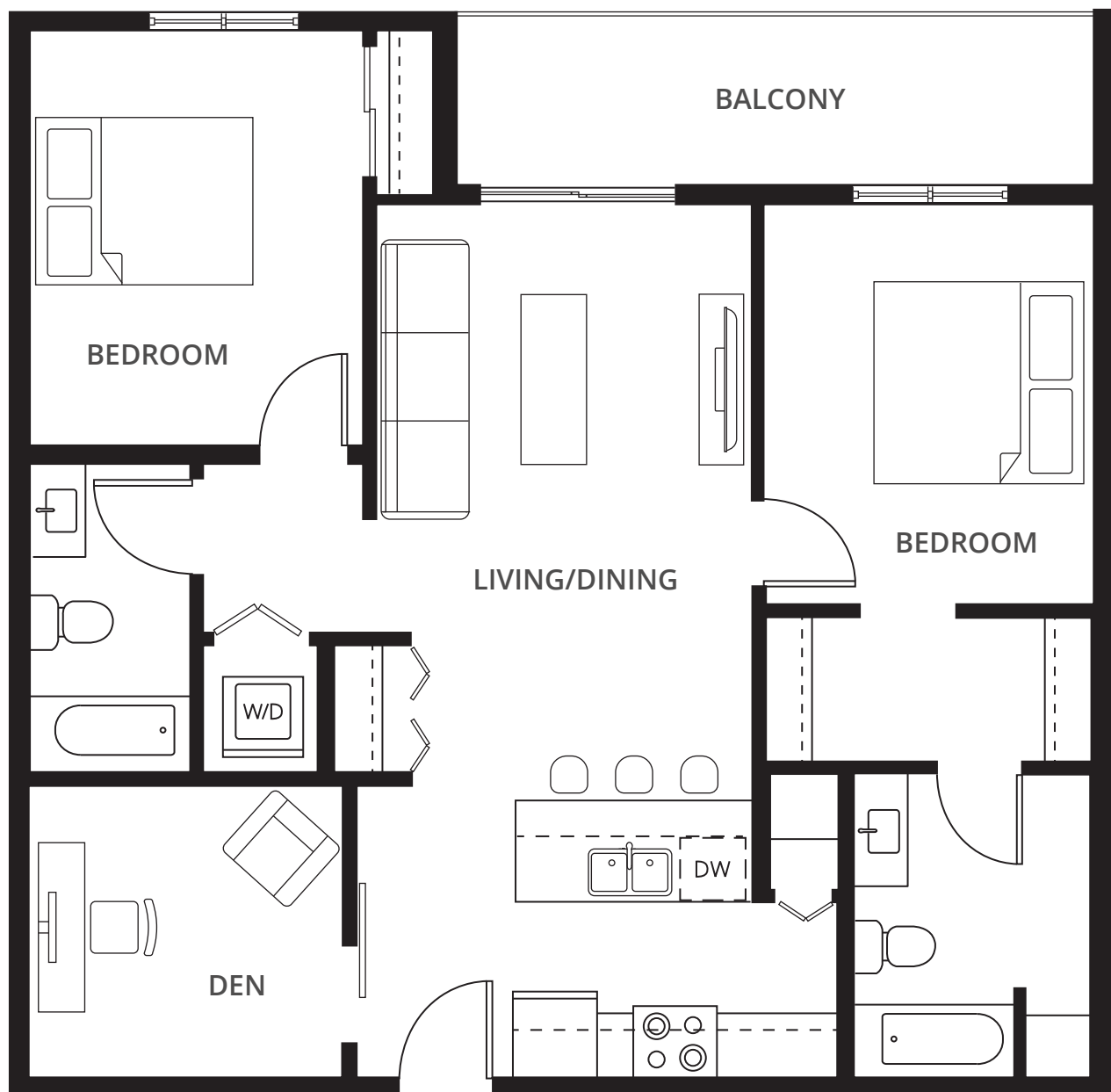
FLOOR PLANS

2 Bedroom Suites

2G

2 BED + 2 BATH + DEN

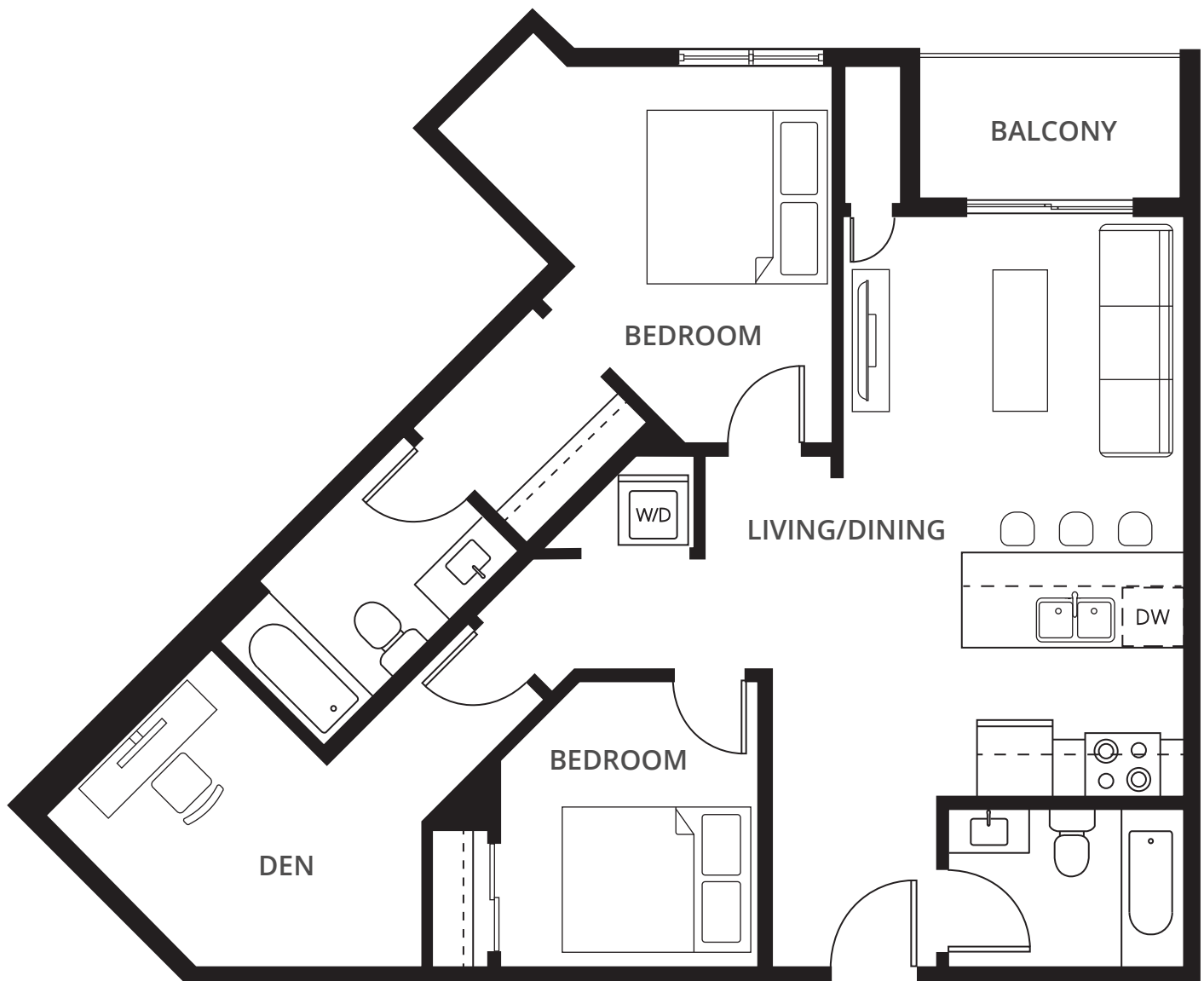
996 sq.ft.



2H

2 BED + 2 BATH + DEN

1,005 sq.ft.



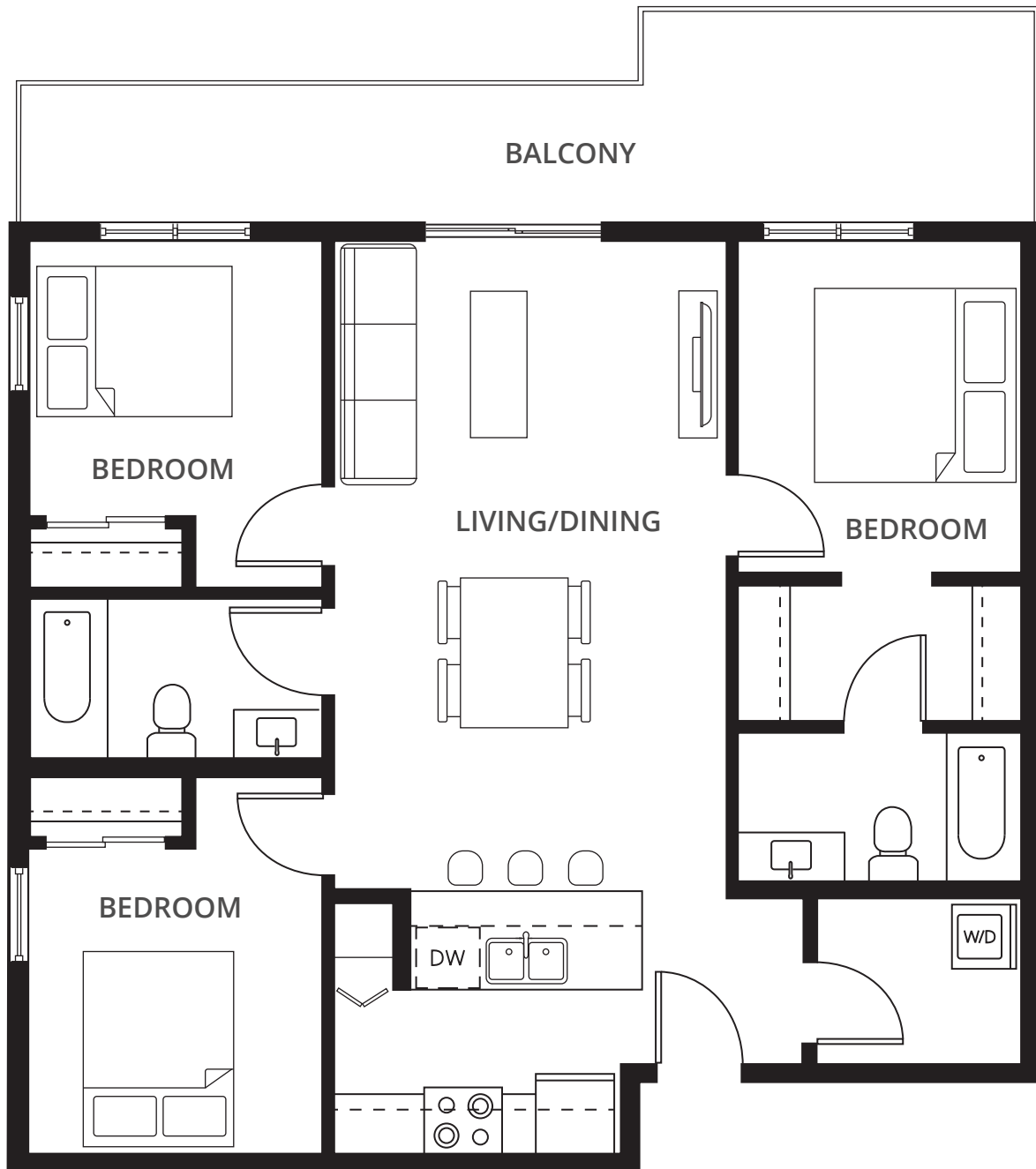
FLOOR PLANS

3 Bedroom Suites

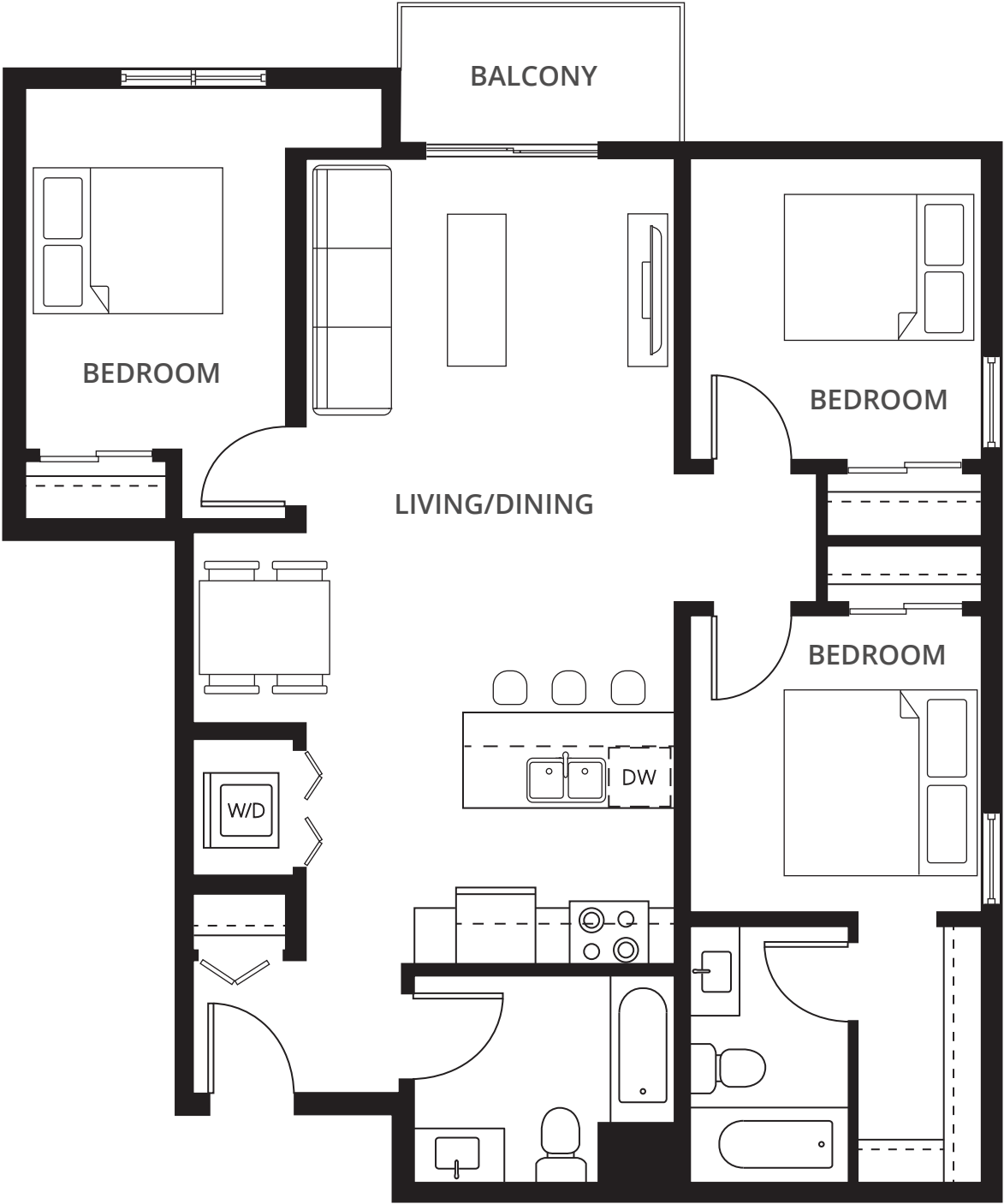
3A

3 BED + 2 BATH

980 sq.ft.



3B
3 BED + 2 BATH
1,063 sq.ft.



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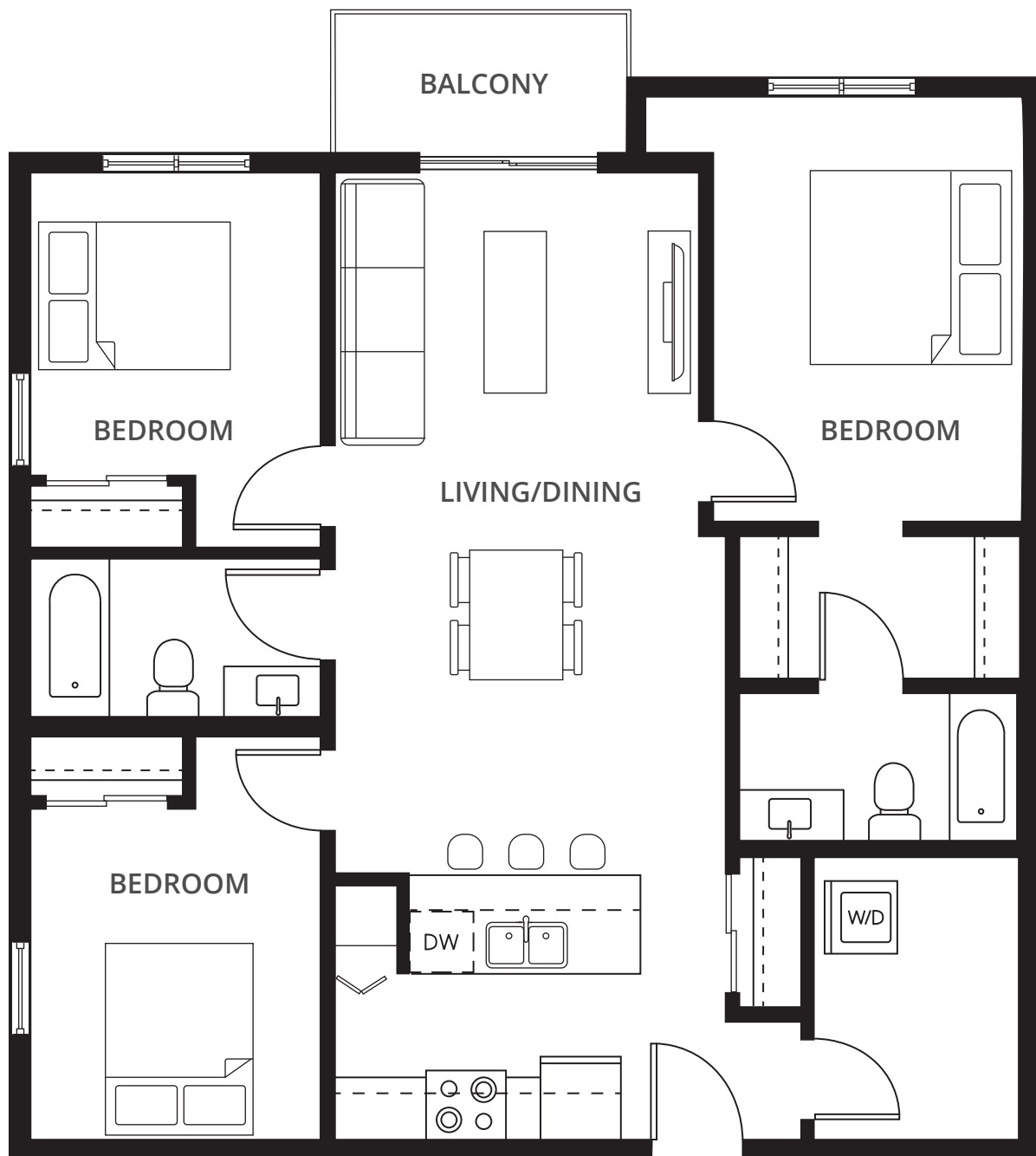
FLOOR PLANS

3 Bedroom Suites

3C

3 BED + 2 BATH

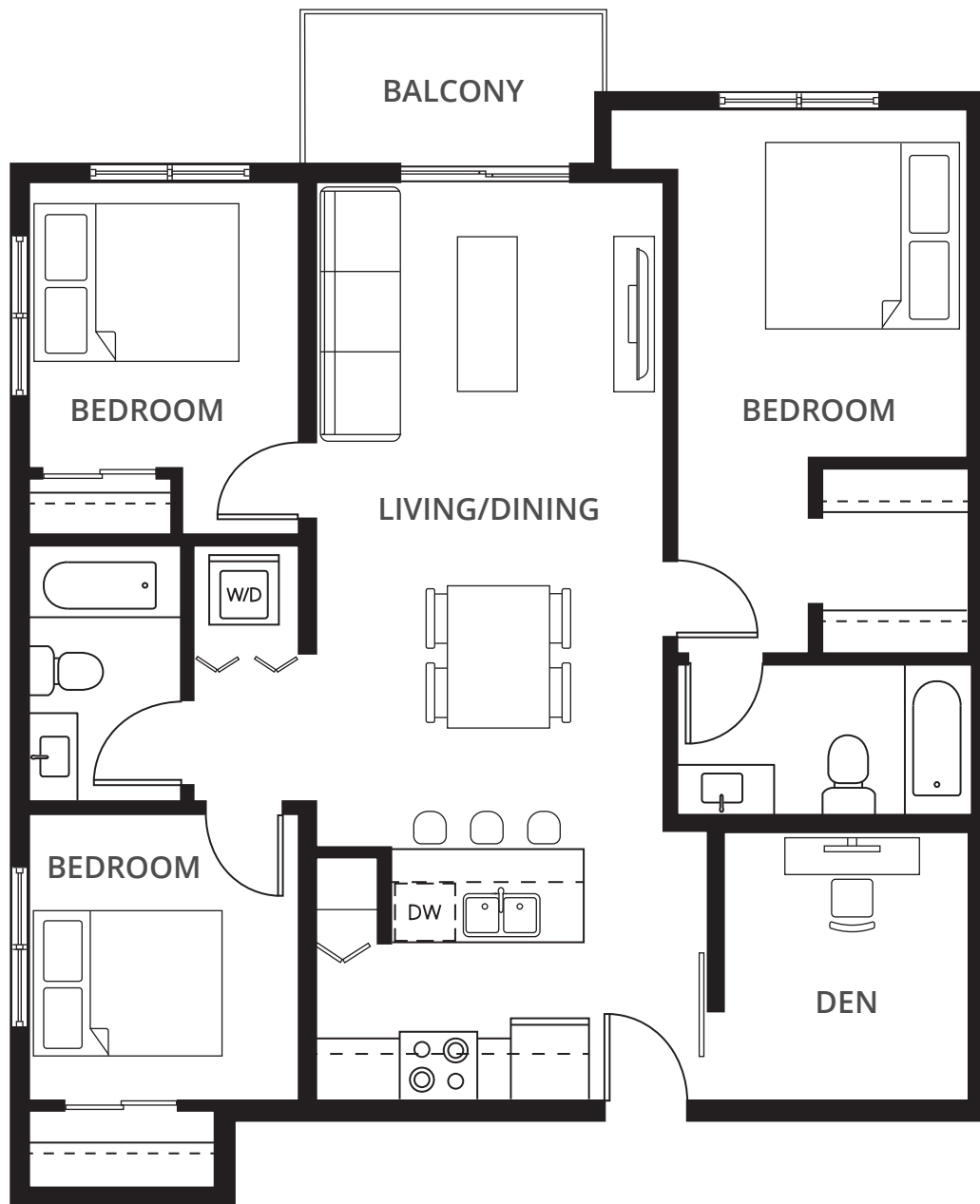
1,116 sq.ft.



3D

3 BED + 2 BATH + DEN

1,138 sq.ft.



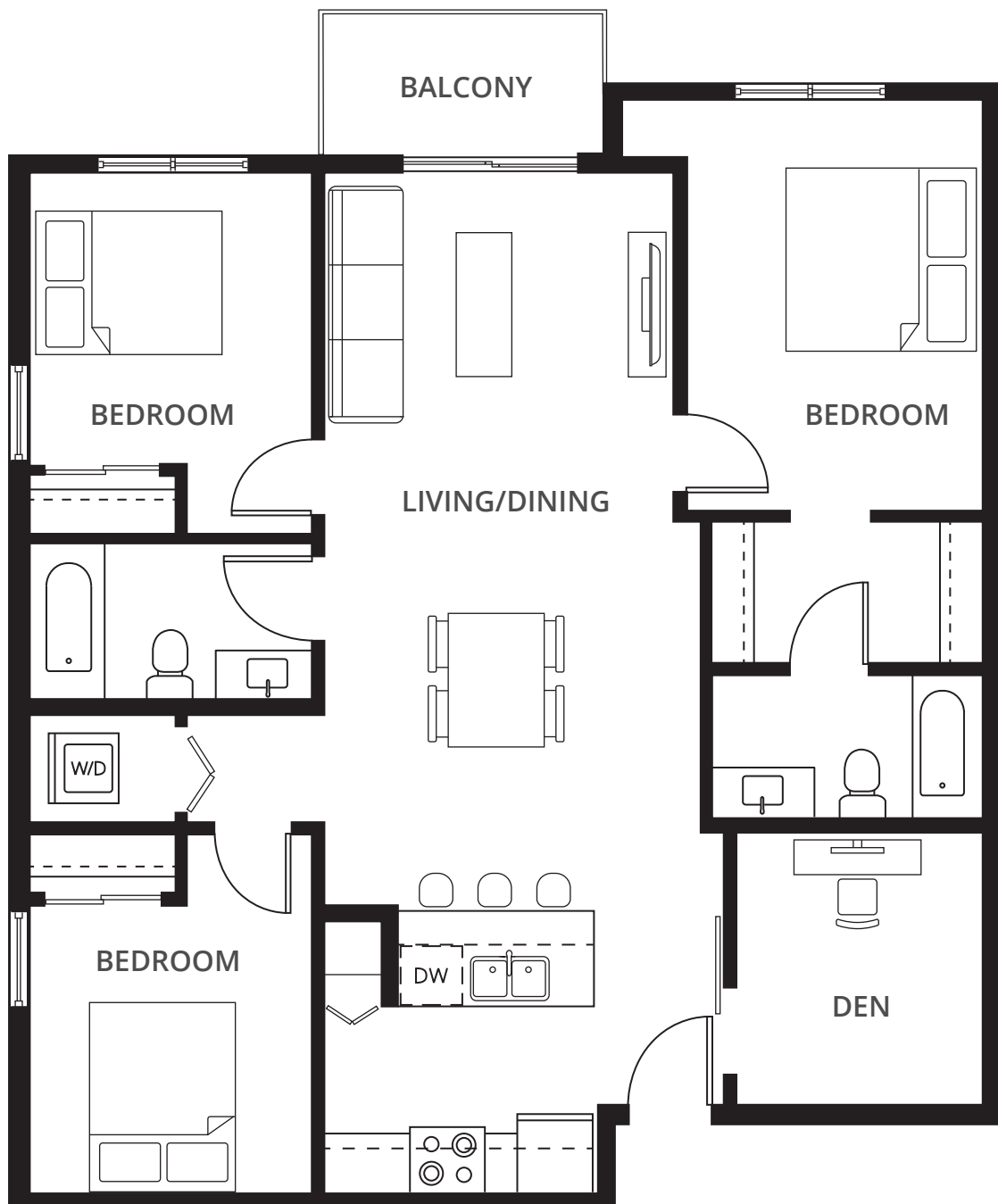
FLOOR PLANS

3 Bedroom Suites

3E

3 BED + 2 BATH + DEN

1,174 sq.ft.



All dimensions are approximate and should be used for reference only. Floor plans may be a mirror image.



ABOUT US

Deveraux Apartment Communities is the award-winning property management division of the Deveraux Group of Companies, a leader in the development, construction, and management of residential apartment communities across Western Canada.

Proudly attaining gold status as one of Canada's Best Managed Companies, Deveraux is committed to providing a best-in-class resident experience with prime locations, enhanced on-site amenities, and exceptional customer service.



CONTACT US

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