

# CADENCE

## APARTMENTS

9738 137 AVENUE NW, EDMONTON, ALBERTA



**DEVERAUX**  
APARTMENT COMMUNITIES

# ELEVATED STYLE LIVING

Our communities are designed with resort-style amenities that make everyday living effortless. From fitness centres, swimming pools, and community kitchens to workstations, pet wash stations, and off-leash dog runs, Deveraux creates exceptional rental living that enhances your lifestyle.

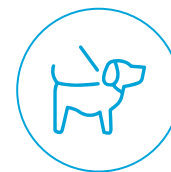


## THE DEVERAUX DIFFERENCE



**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 barbecues, 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.



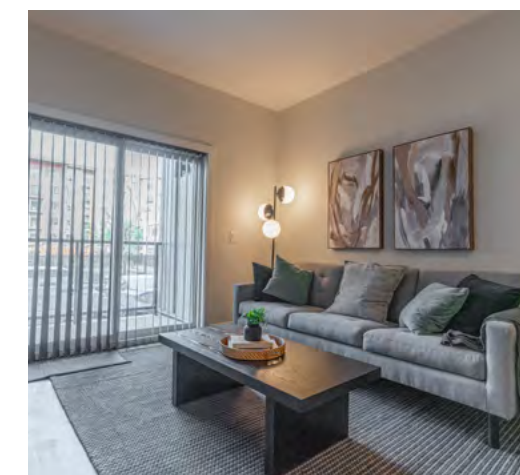
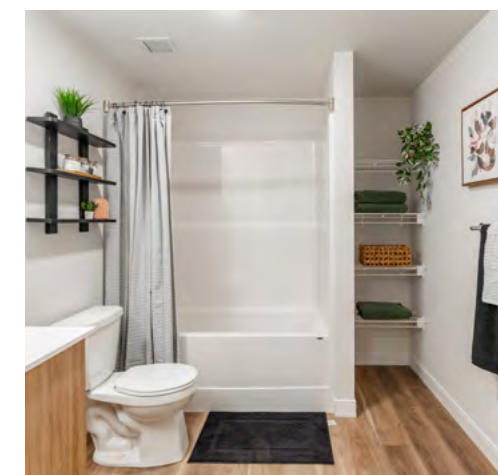
# CADENCE APARTMENTS

**Enjoy bright and spacious suites, unbeatable amenities, and a superior resident experience 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.



## Suite Features

- Air conditioning
- Front-load Washer/Dryer
- High gloss cabinets
- Luxury vinyl plank flooring
- Quartz countertops
- Stainless steel appliances
- Walk-in closets



## Building Features

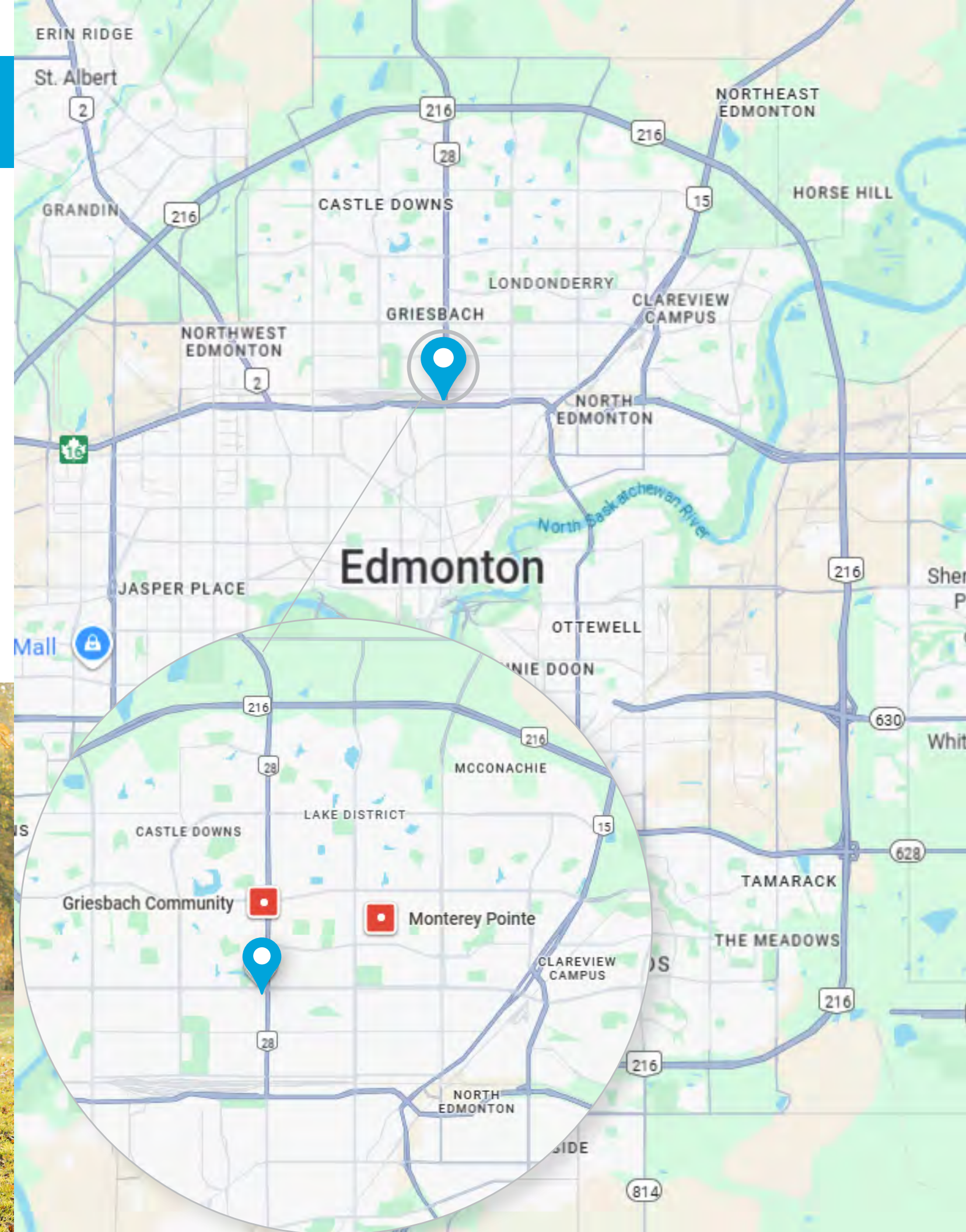
- 24/7 customer care
- Commercial-grade fitness centre
- Co-working space
- Event space with kitchen
- Golf simulator
- Garbage chute
- Heated underground parking
- Indoor storage
- Indoor bike storage
- Keyless building entry
- Outdoor patio with BBQs
- Pet wash station
- Swimming pool
- Video surveillance

# 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.

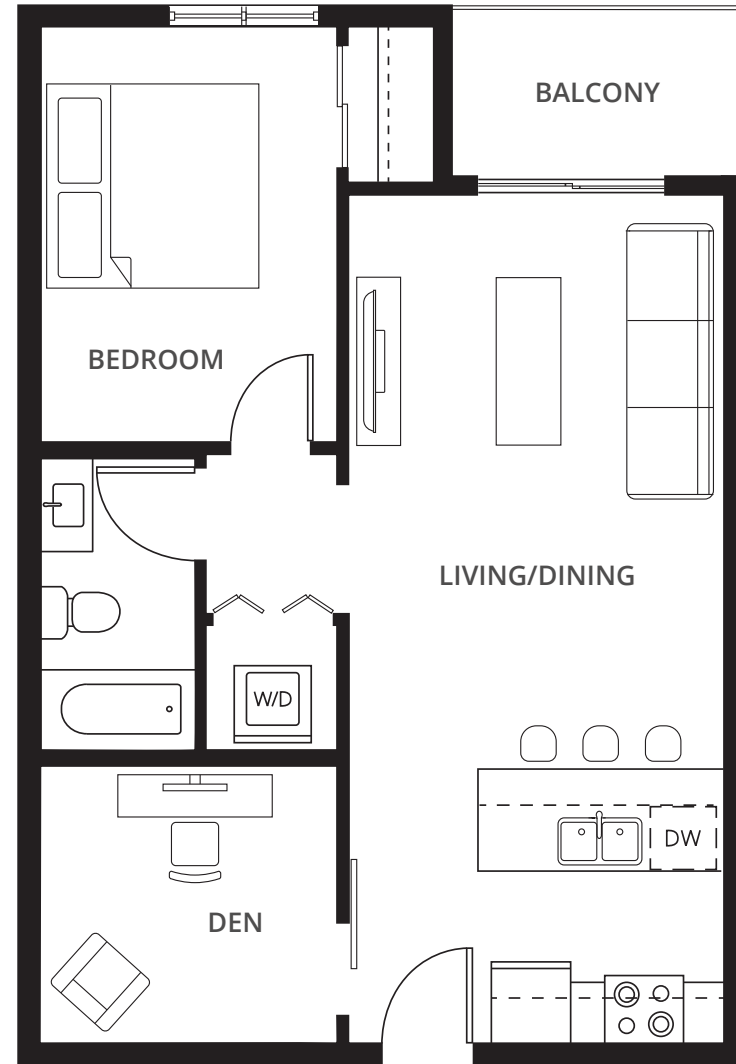
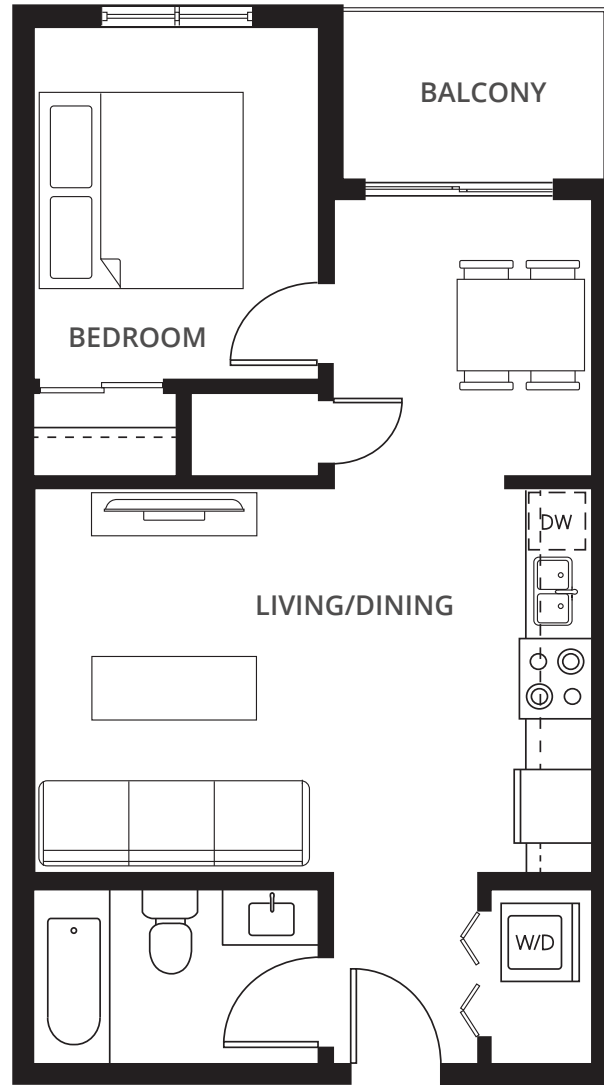
With its prime location near major roadways, Cadence provides easy access to schools, shopping, recreation and entertainment, ensuring everything you need is just minutes away.

-  Transit - 240m
-  Retail - 240m
-  Restaurants - 300m
-  Parks - 400m
-  Medical - 450m
-  Schools - 900m
-  Entertainment - 1.9km
-  Grocery - 1.6km



# FLOOR PLANS

## 1 Bedroom Suites



**1A**



1 BED



1 BATH

551 sq. ft.

**1B + DEN**



1 BED



1 BATH

694 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



**2A**



2 BED 2 BATH

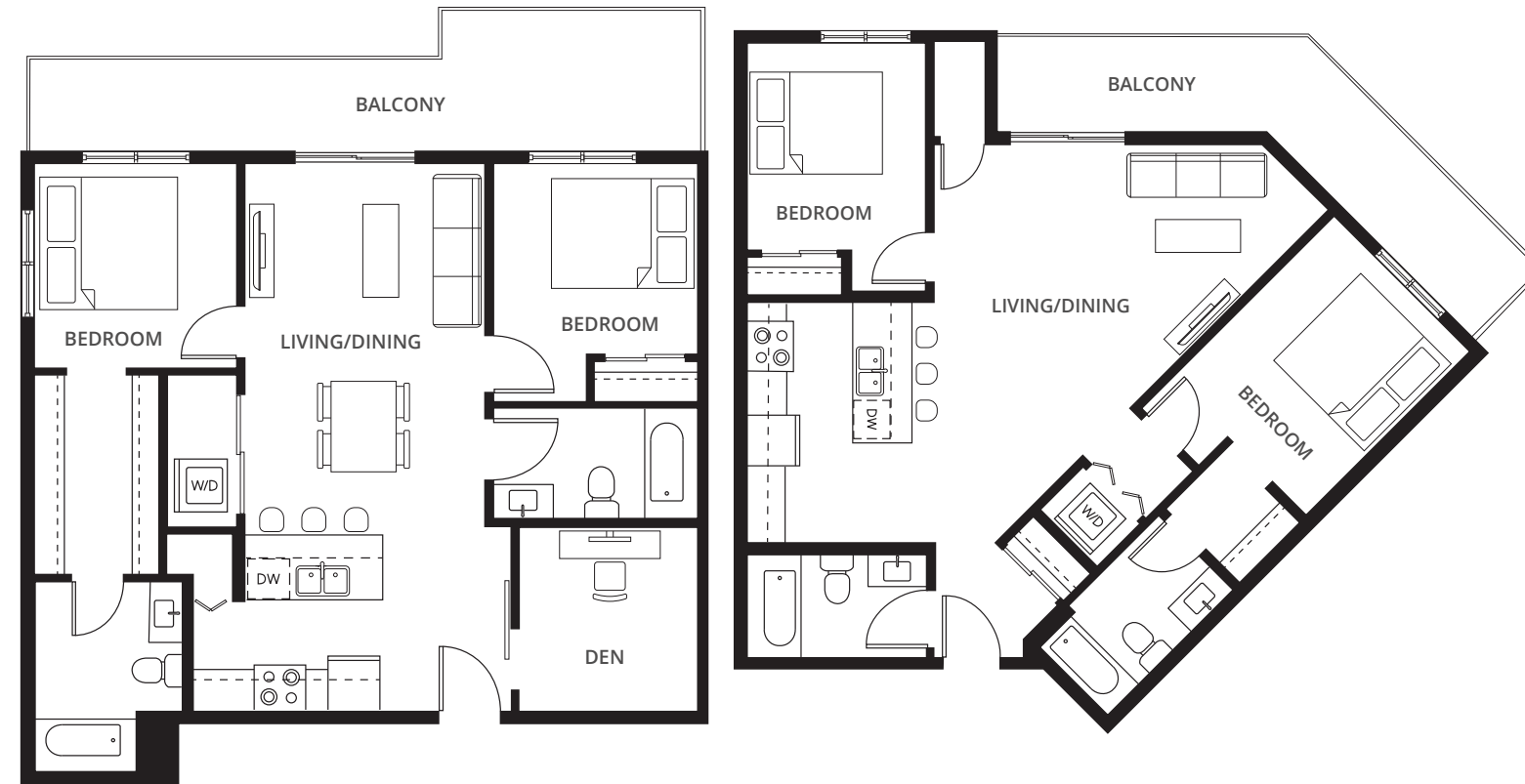
875 sq. ft.

**2B**



2 BED 2 BATH

921 sq. ft.



**2C + DEN**



2 BED 2 BATH

936 sq. ft.

**2D**

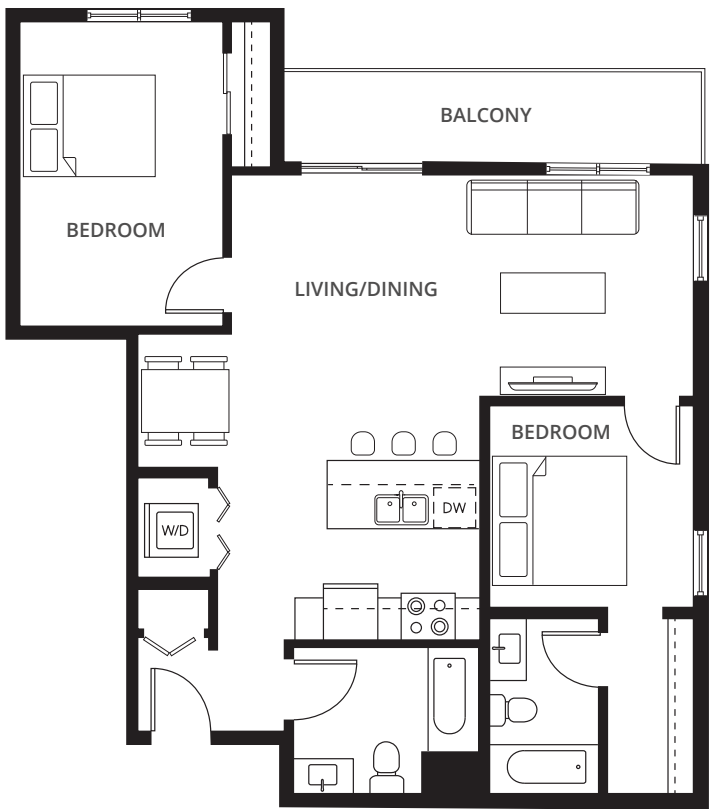


2 BED 2 BATH

950 sq. ft.

# FLOOR PLANS

## 2 Bedroom Suites

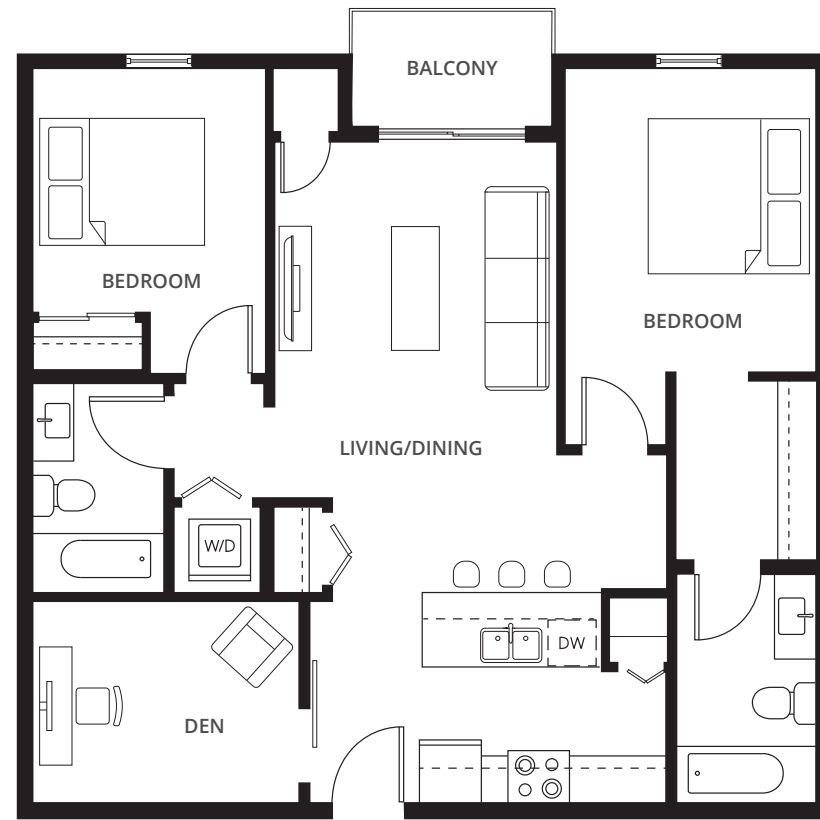


**2E**



2 BED 2 BATH

962 sq. ft.

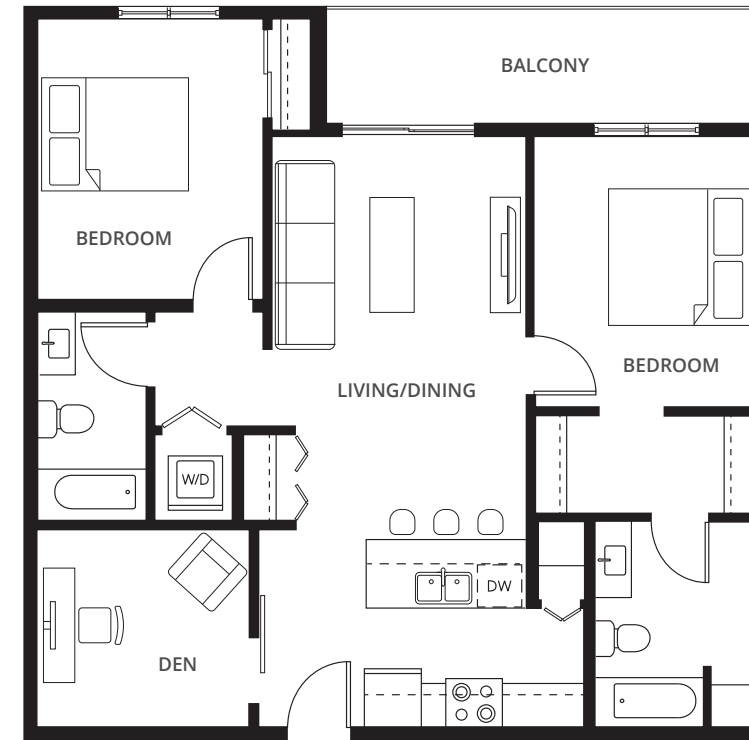


**2F**



2 BED 2 BATH

964 sq. ft.

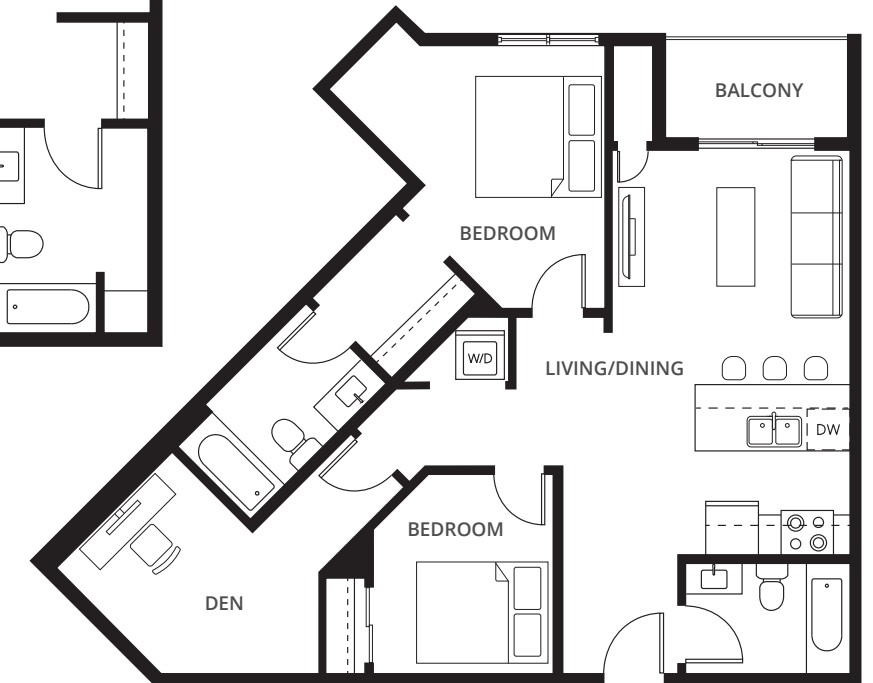


**2G + DEN**



2 BED 2 BATH

996 sq. ft.



**2H + DEN**



2 BED 2 BATH

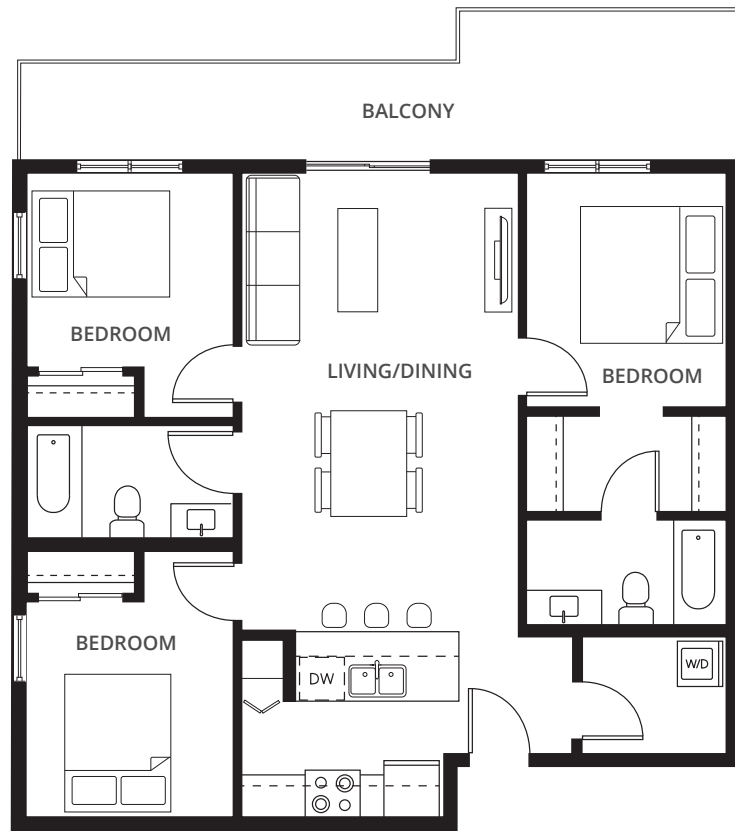
1,005 sq. ft.

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# FLOOR PLANS

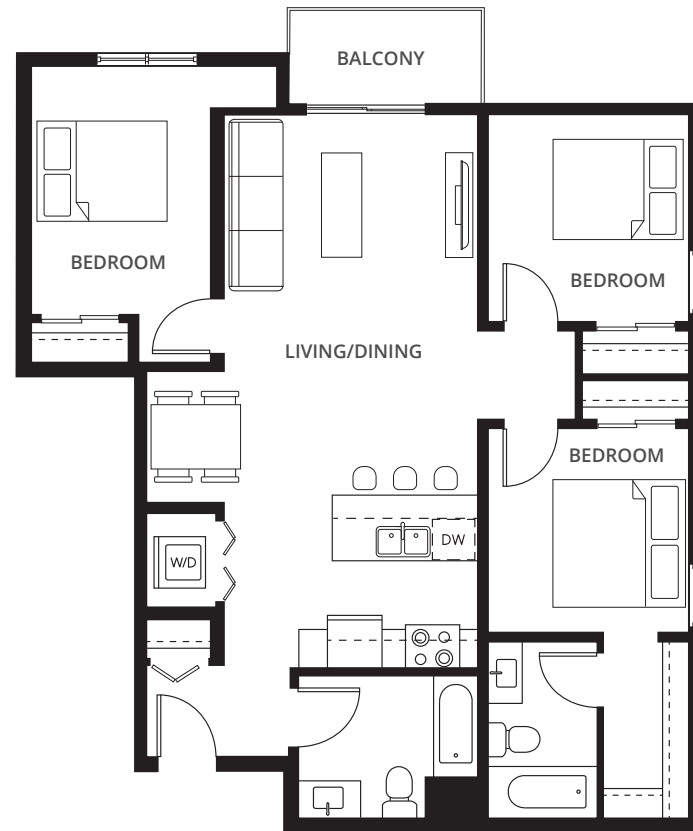
## 3 Bedroom Suites



**3A**

3 BED 2 BATH

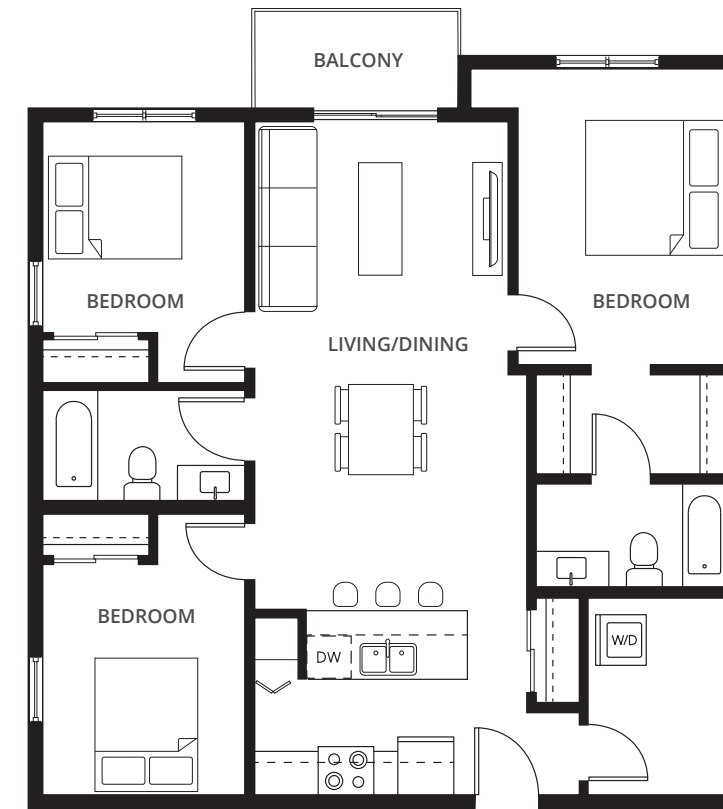
980 sq. ft.



**3B**

3 BED 2 BATH

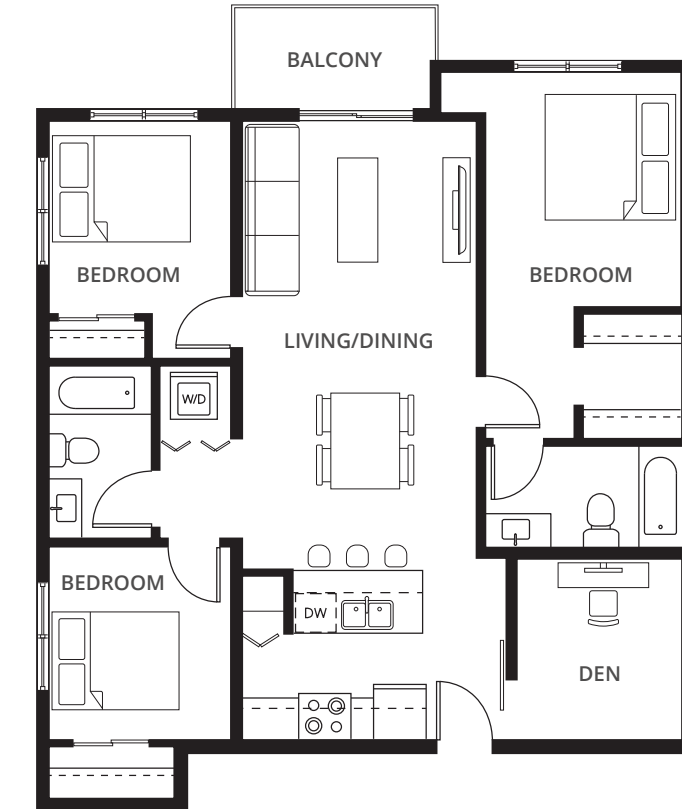
1,063 sq. ft.



**3C**

3 BED 2 BATH

1,116 sq. ft.



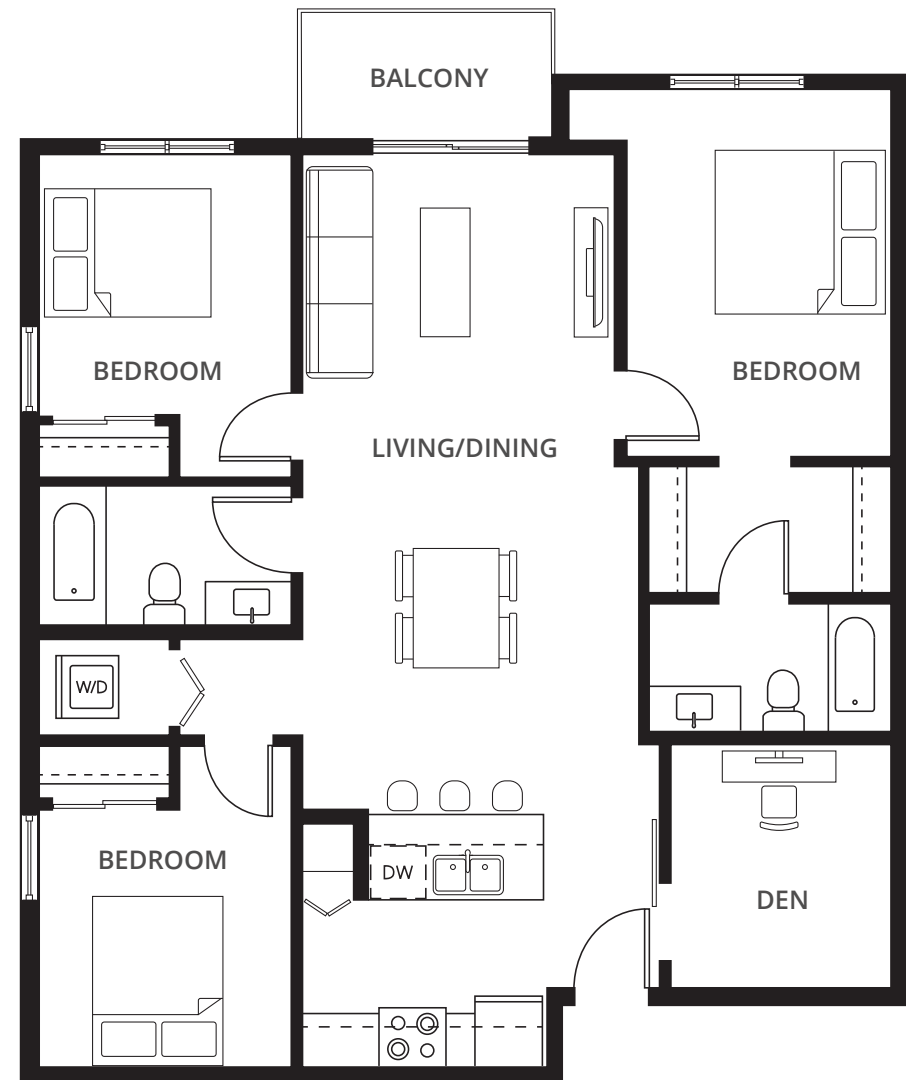
**3D + DEN**

3 BED 2 BATH

1,138 sq. ft.

# FLOOR PLANS

## 3 Bedroom Suites



**3E + DEN**

   
3 BED 2 BATH

1,174 sq. ft.

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# 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 Platinum Club 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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