

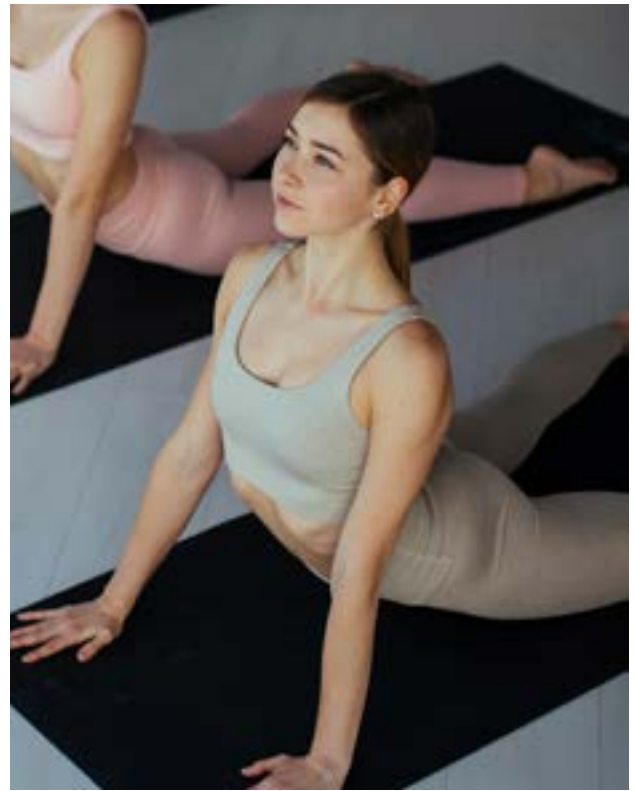


**DEVERAUX**  
APARTMENT COMMUNITIES

# THE FIFTH AT PALISADES

171 ALBANY DR 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.

# THE FIFTH AT PALISADES



Discover luxury living at its finest at The Fifth at Palisades, your new home in north Edmonton.

Deveraux's premier apartment community offers a blend of modern amenities and serene apartment living. Explore our state-of-the-art facilities and pet-friendly\* spaces designed with your comfort and convenience in mind. Make The Fifth at Palisades your choice for a luxurious, convenient lifestyle.

At The Fifth at Palisades each suite features full-size stainless-steel appliances, in-suite laundry and contemporary finishes such as luxury vinyl plank flooring, large windows, quartz countertops and high-gloss cabinetry.

As a resident of The Fifth at Palisades, you will also enjoy exclusive access to the on-site resident clubhouse. Host an event in the resident lounge with a games room and community kitchen, work out in the commercial-grade fitness centre or work remotely from the IT room. Our skilled and attentive team of Property Administrators, Facilities Technicians and Cleaning Associates are located on-site and are there to assist you with whatever you need.



# AMENITIES

Indulge in exclusive amenities at our resident clubhouse, including a state-of-the-art fitness centre, an immersive golf simulator and a refreshing outdoor swimming pool.

## 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
- Community fire pits and barbeques
- Event space with kitchen
- Games area
- Golf simulator
- Indoor bike storage
- IT/Business space
- Keyless building entry
- Outdoor swimming pool
- Pet wash station
- Video surveillance



# NEIGHBOURHOOD

Nestled in the heart of Albany, one of Edmonton's newest neighbourhoods, The Fifth at Palisades offers more than just a place to live—it's a lifestyle. Established in 2009 as an extension of the Palisades area, Albany is ideally located near Anthony Henday Drive, providing effortless access to Edmonton and surrounding areas like St. Albert, Fort Saskatchewan and Spruce Grove. This vibrant community is ideal for those seeking a balance of city life and natural beauty, with all the conveniences of urban living nearby.



## Schools

- Elizabeth Finch School (2.1 km)
- Dunluce School (2.3 km)
- Christ The Redeemer Catholic School (2.7 km)
- St. Charles Elementary School (3.7 km)
- Mary Butterworth Jr. High School (3.6 km)



## Medical

- Albany Medical Clinic (300 m)
- Health Aid Pharmacy (300 m)
- Edmonton Walk-In Clinic (900 m)
- Deansgate Compounding Pharmacy (1 km)
- Sturgeon Community Hospital (7.2 km)



## Restaurants

- Paramount Fine Foods (260 m)
- Browns Socialhouse (350 m)
- McDonald's (450 km)
- Boston Pizza (650 km)



## Parks & Greenspace

- Oxford Pond (650 m)
- Orval Allen Park (1.7 km)
- Herb Link Park (1.9 km)
- Carlton Lake (2 km)



## Retail

- Albany Market Square (750 m)
- Nomadique Couture (750 m)
- Newcastle Shopping Centre (1 km)
- Palisades Shopping Centre (3.9 km)



## Grocery

- Bulk Barn (350 m)
- Walmart Supercentre (850 m)
- Sobeys (1.1 km)
- Save-On-Foods (2.2 km)



## Entertainment

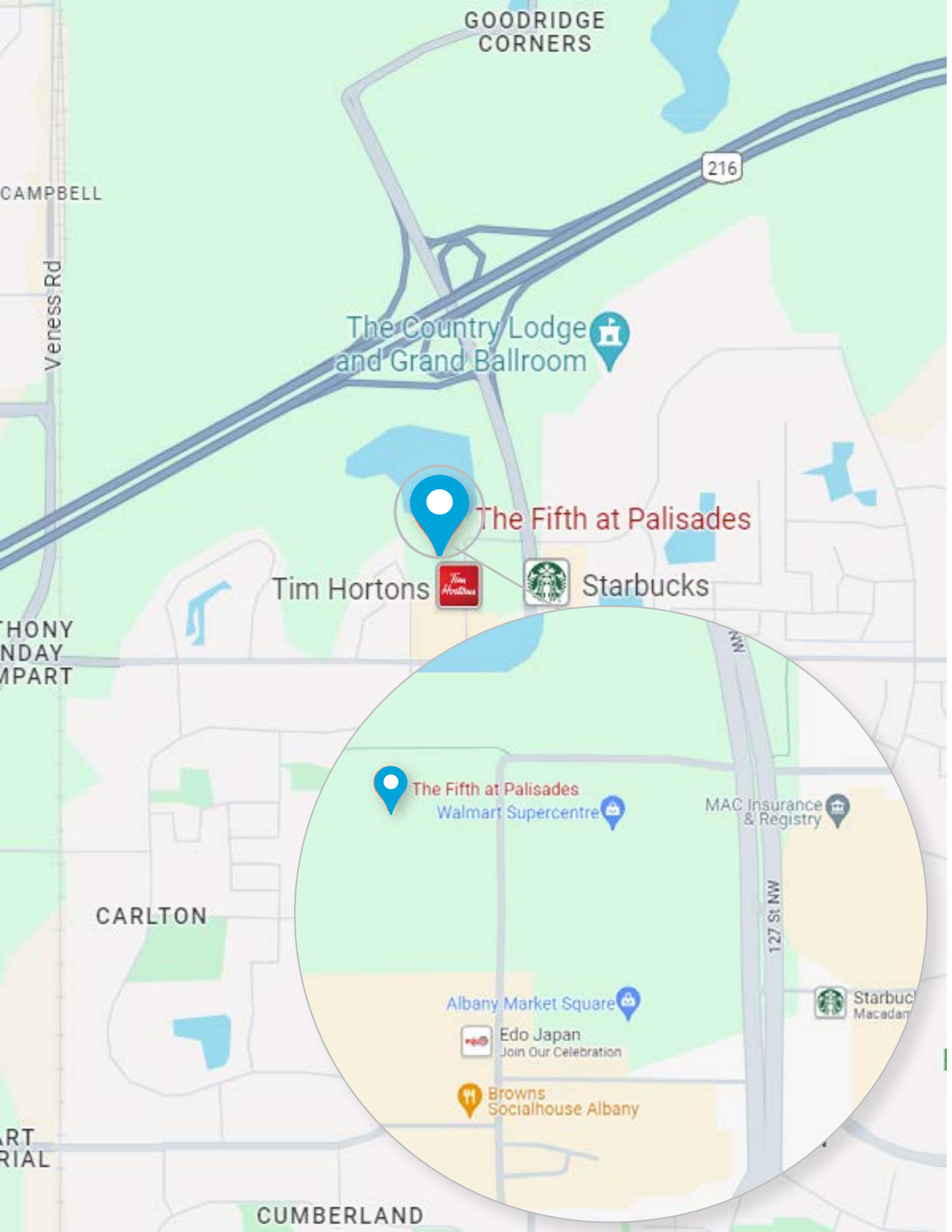
- Century Casino (3.2 km)
- Cineplex VIP Cinemas (5.2 km)
- Cattail Crossing Golf (6.4 km)
- Musée Héritage Museum (7.2 km)



## Major Landmarks

- Anthony Henday Drive





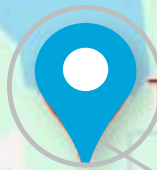
GOODRIDGE CORNERS

216

CAMPBELL

Veness Rd

The Country Lodge and Grand Ballroom



The Fifth at Palisades

Tim Hortons



Starbucks

ANTHONY  
NDAY  
MPART



The Fifth at Palisades

Walmart Supercentre



MAC Insurance & Registry



CARLTON

Albany Market Square



Edo Japan  
Join Our Celebration



Browns  
Socialhouse Albany



Starbucks  
Macadam

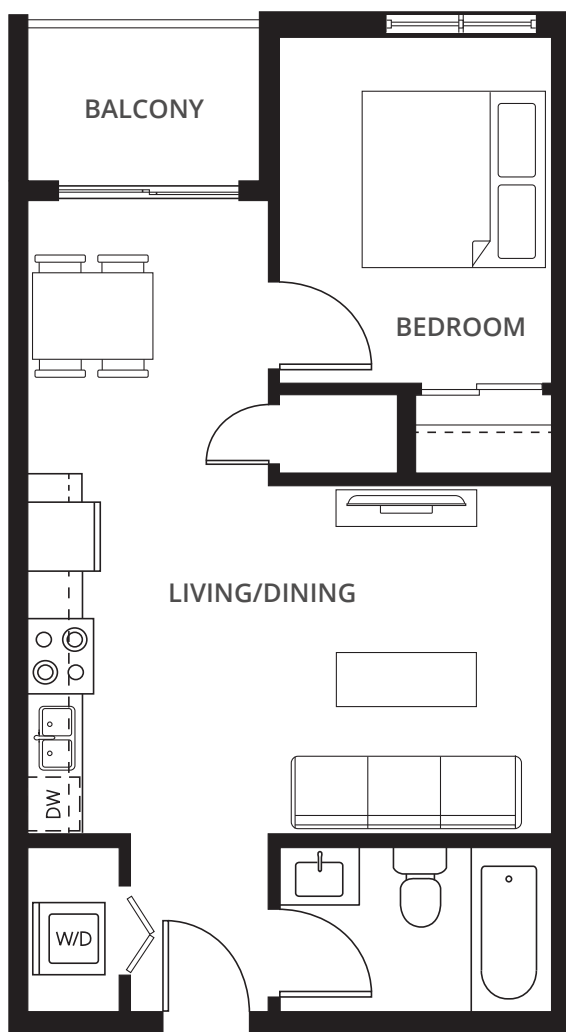
RT  
RIAL

CUMBERLAND

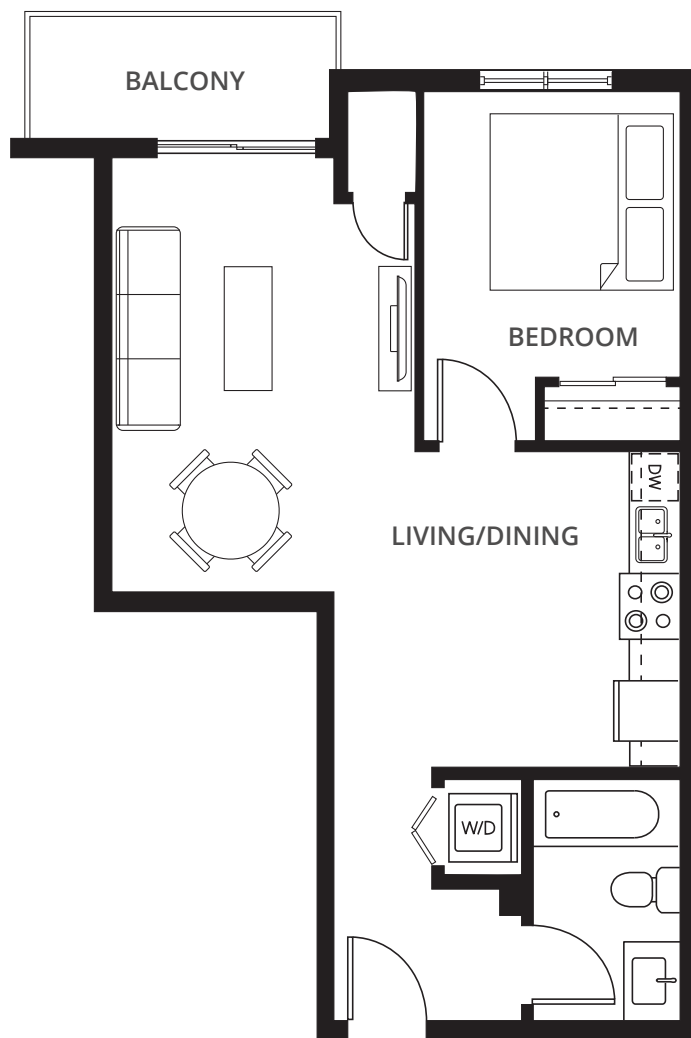
127 St NW

# FLOOR PLANS

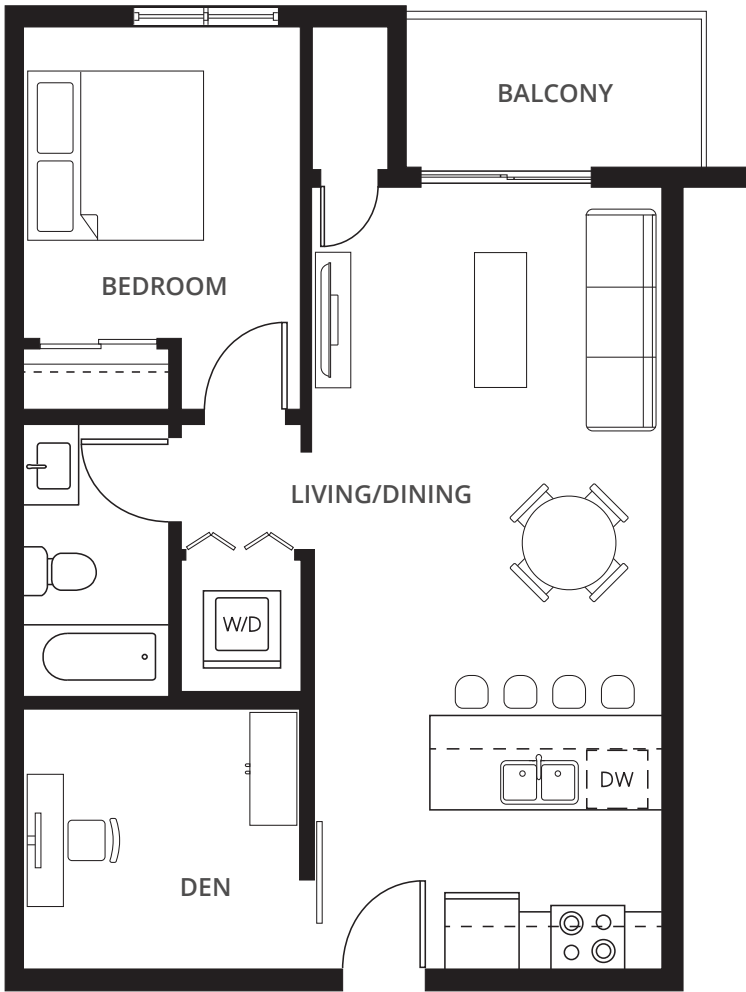
## 1 Bedroom Suites



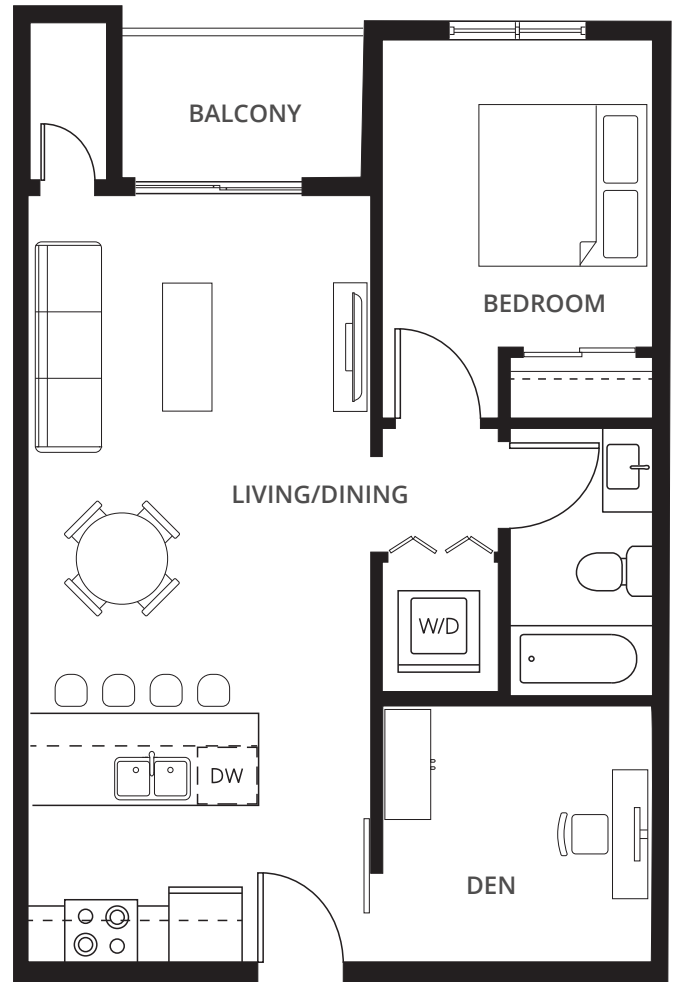
**1A**  
1 BED + 1 BATH  
563 sq. ft.



**1B**  
1 BED + 1 BATH  
639 sq. ft.



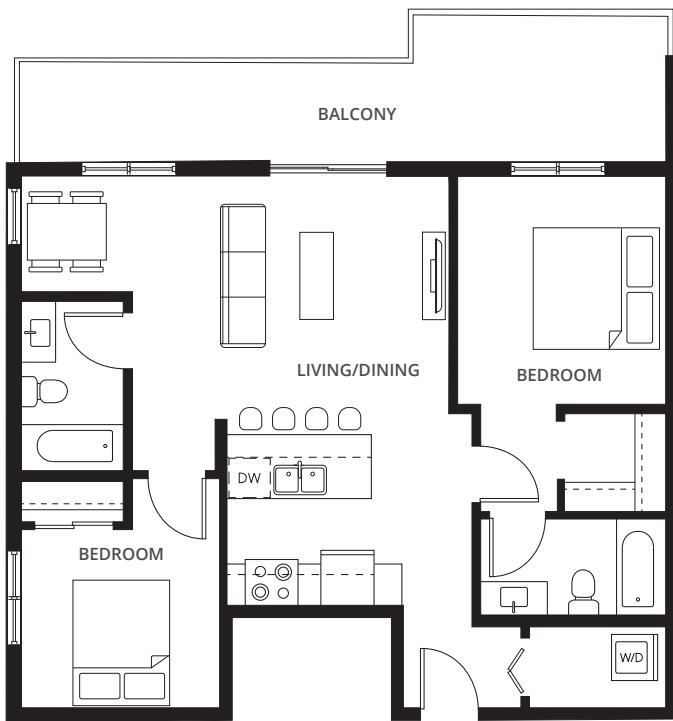
**1C**  
 1 BED + 1 BATH  
 709 sq. ft.



**1D**  
 1 BED + 1 BATH  
 715 sq. ft.

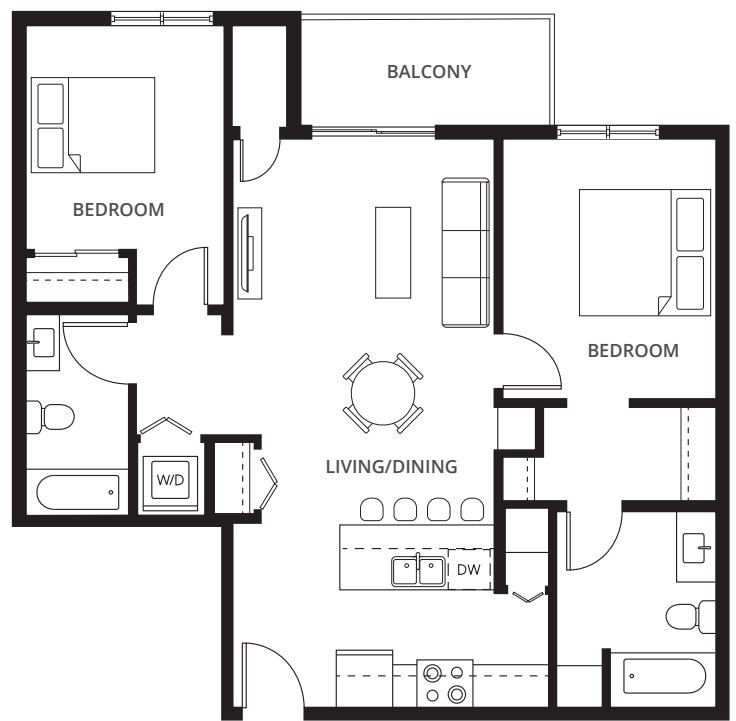
# FLOOR PLANS

## 2 Bedroom Suites



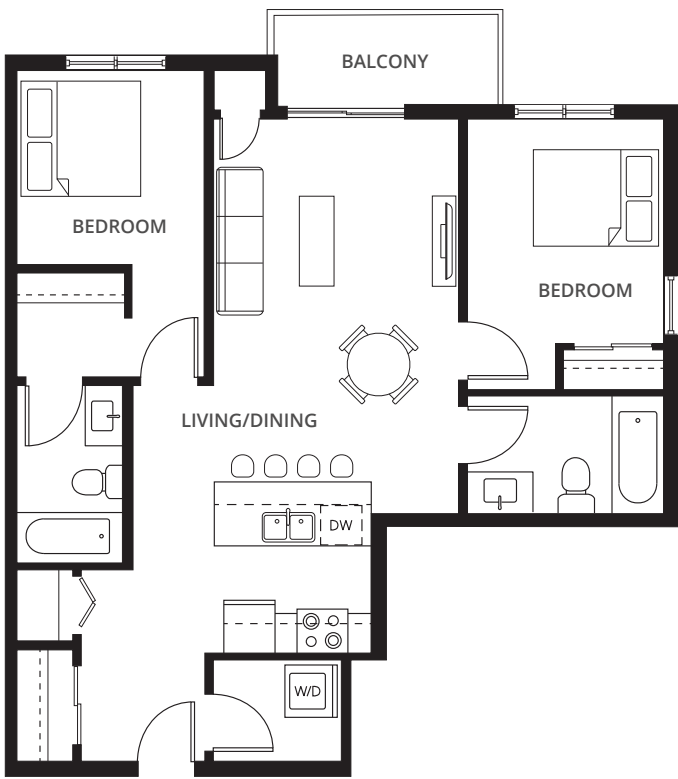
**2A**

2 BED + 2 BATH  
898 sq. ft.



**2B**

2 BED + 2 BATH  
926 sq. ft.



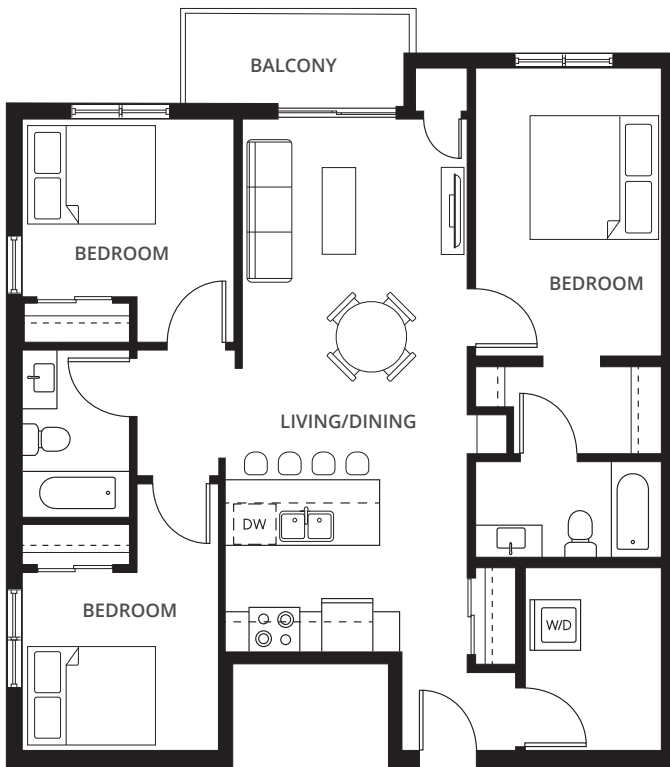
**2C**  
 2 BED + 2 BATH  
 974 sq. ft.



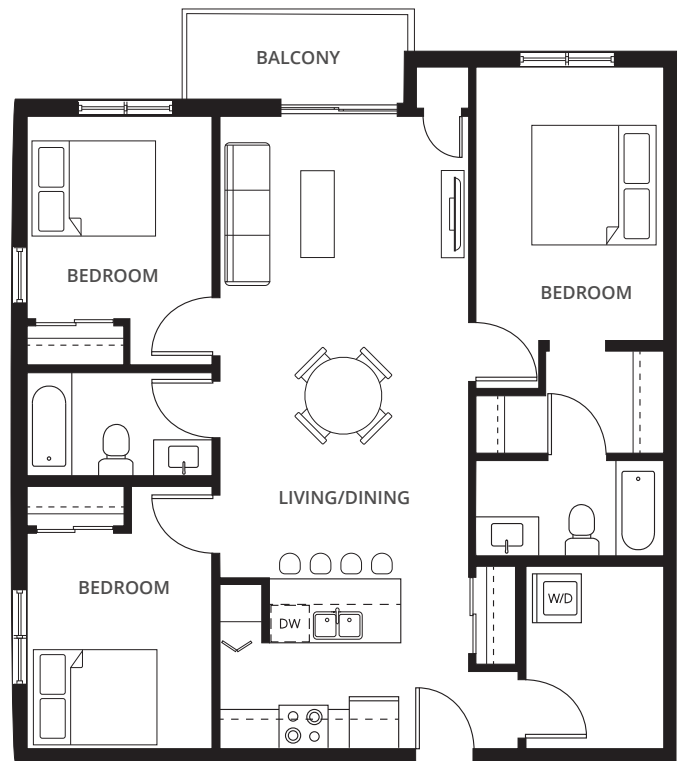
**2D**  
 2 BED + 2 BATH  
 1020 sq. ft.

# FLOOR PLANS

## 3 Bedroom Suites



**3A**  
3 BED + 2 BATH  
1,115 sq. ft.



**3B**  
3 BED + 2 BATH  
1,162 sq. ft.



# 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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