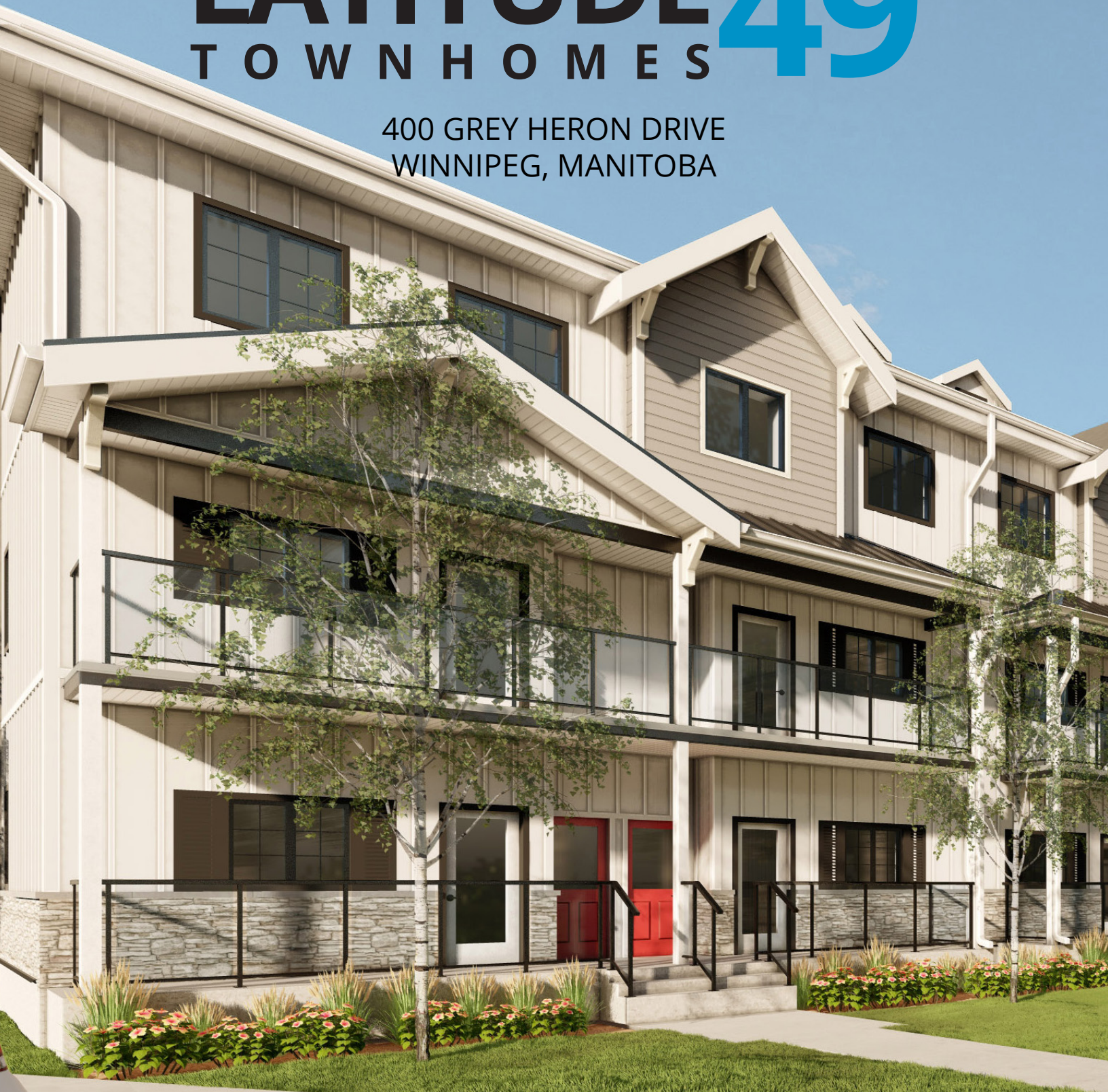


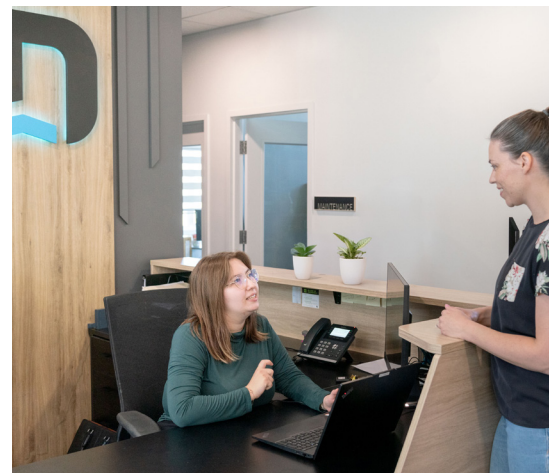
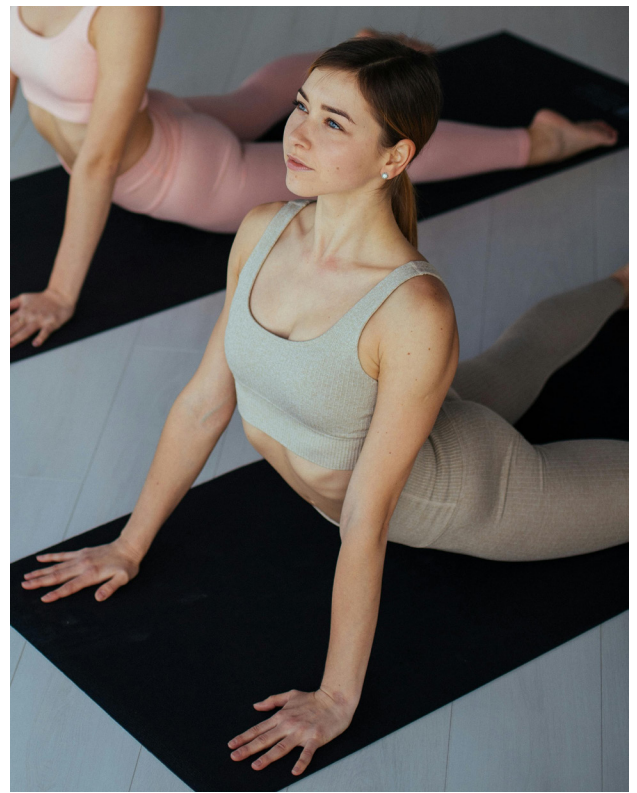


DEVERAUX
APARTMENT COMMUNITIES

LATITUDE 49 TOWNHOMES

400 GREY HERON DRIVE
WINNIPEG, MANITOBA



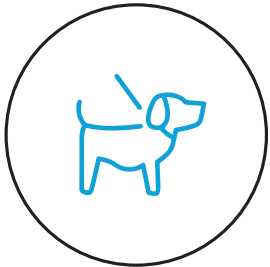


THE DEVERAUX DIFFERENCE



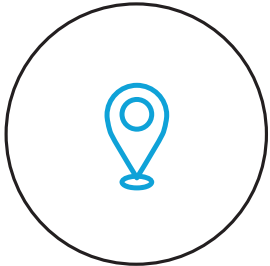
We go the extra mile.

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.



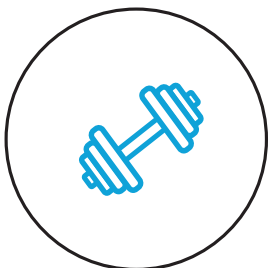
Premium locations.

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.

LATITUDE 49 TOWNHOMES



Your Home in the Heart of Sage Creek

Latitude 49 Townhomes is a pet-friendly* community in the vibrant Sage Creek neighbourhood of southeast Winnipeg, offering spacious one and three bedroom townhomes for rent. These townhomes are perfect for students, professionals, retirees and families seeking convenient, comfortable living.

Residents enjoy easy access to numerous parks, walking and biking trails, local markets, shops, restaurants and offices.

Additionally, an amenity-rich clubhouse is located just a short walk away, enhancing the lifestyle at Latitude 49.



AMENITIES

At Latitude 49 Townhomes 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.

An amenity rich resident clubhouse is located a short walk away and it includes a state-of-the-art fitness centre, a pool table and a refreshing outdoor swimming pool.

Suite Features

- 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



Off-Site Clubhouse Features

- Commercial-Grade Fitness Centre
- Coworking Space
- Event Space with Kitchen
- Off-leash Dog Run
- Outdoor Barbeques & Patio
- Outdoor Swimming Pool
- Pet Wash Station
- Pool Table



NEIGHBOURHOOD

Latitude 49 Townhomes are ideally located in Sage Creek, a vibrant community in southeast Winnipeg. This neighbourhood offers over nine kilometres of scenic walking and cycling paths, the Ecole Sage Creek elementary school, convenient transit stops and a range of lifestyle-enhancing amenities. At its core lies the Village Centre, a thriving hub with tree-lined streets, walkways, markets, shops, restaurants and offices.



Transit - 750m



Restaurants - 750m



Medical - 800m



Entertainment - 850m



Retail - 1.1km



Parks - 1.1km



Schools 1.6km



Grocery - 1.6km





Winnipeg

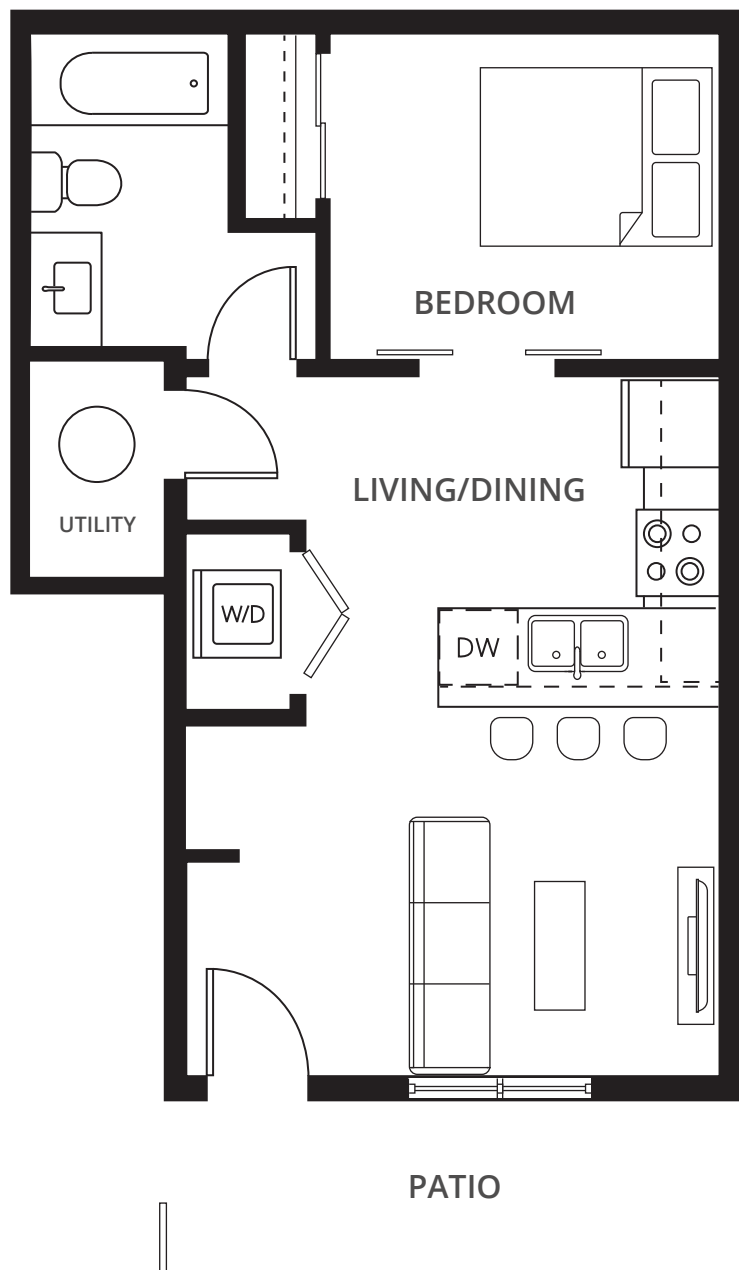


FLOOR PLANS

Townhome 1A

1 BED + 1 BATH

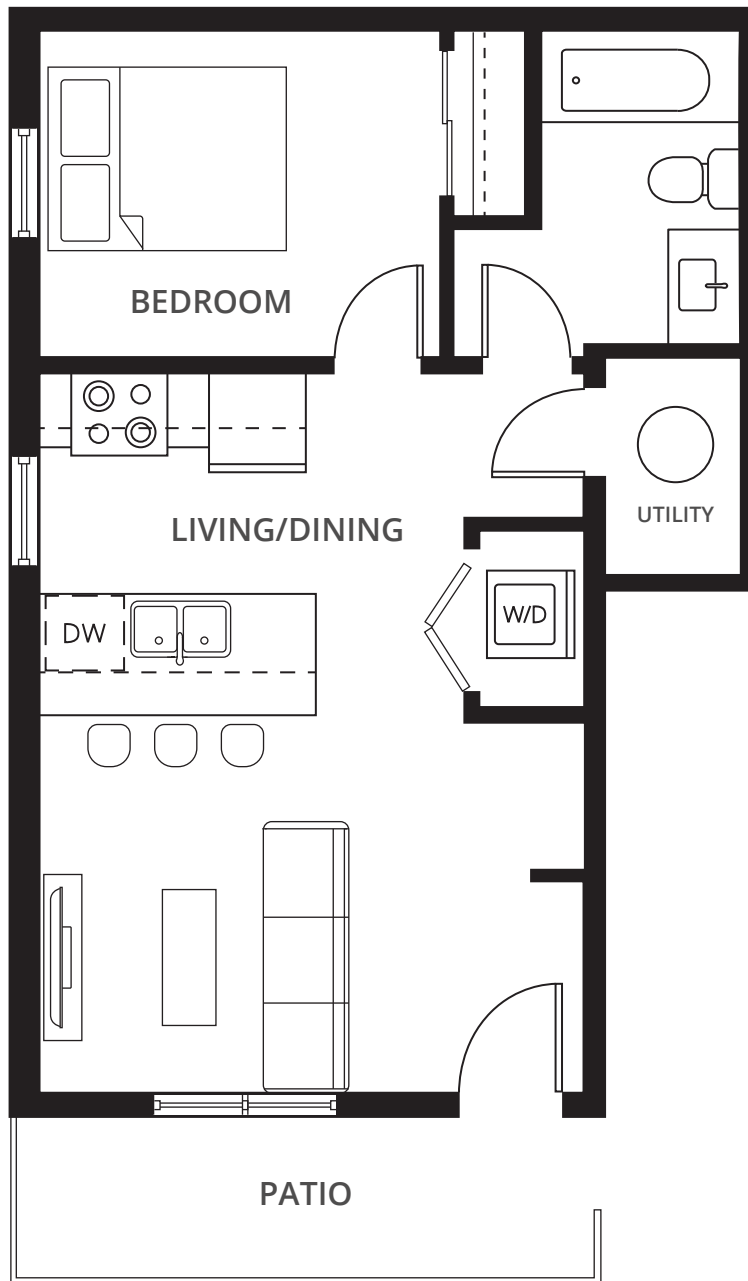
525 sq. ft.



Townhome 1B

1 BED + 1 BATH

550 sq.ft.

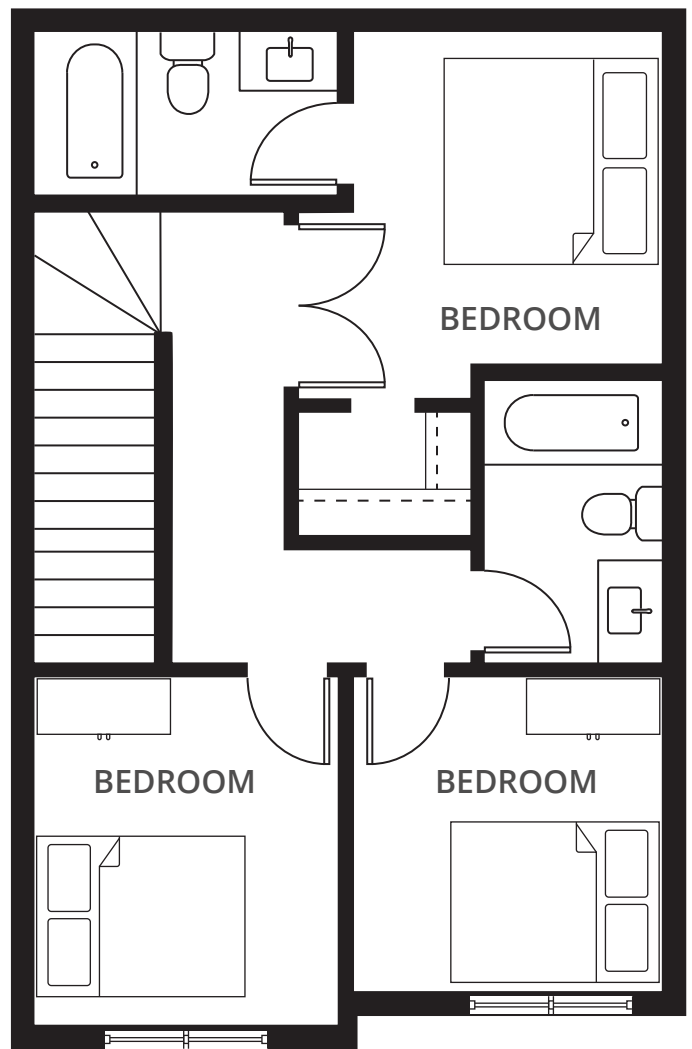
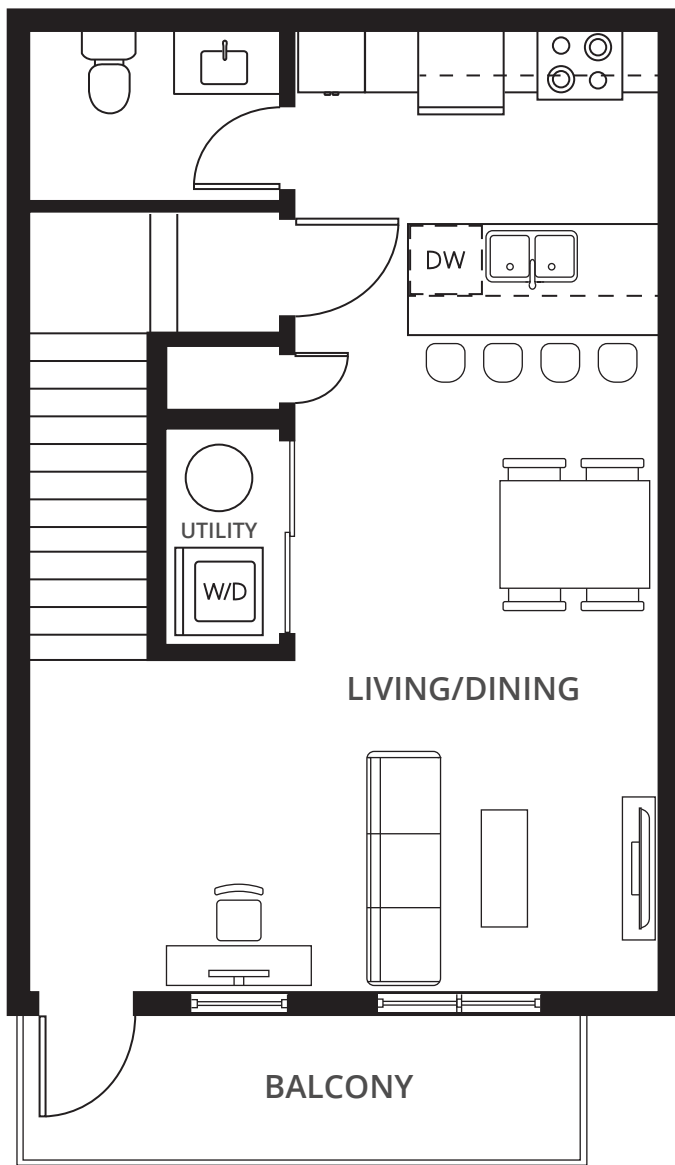


FLOOR PLANS

Townhome 3A

3 BED + 2.5 BATH

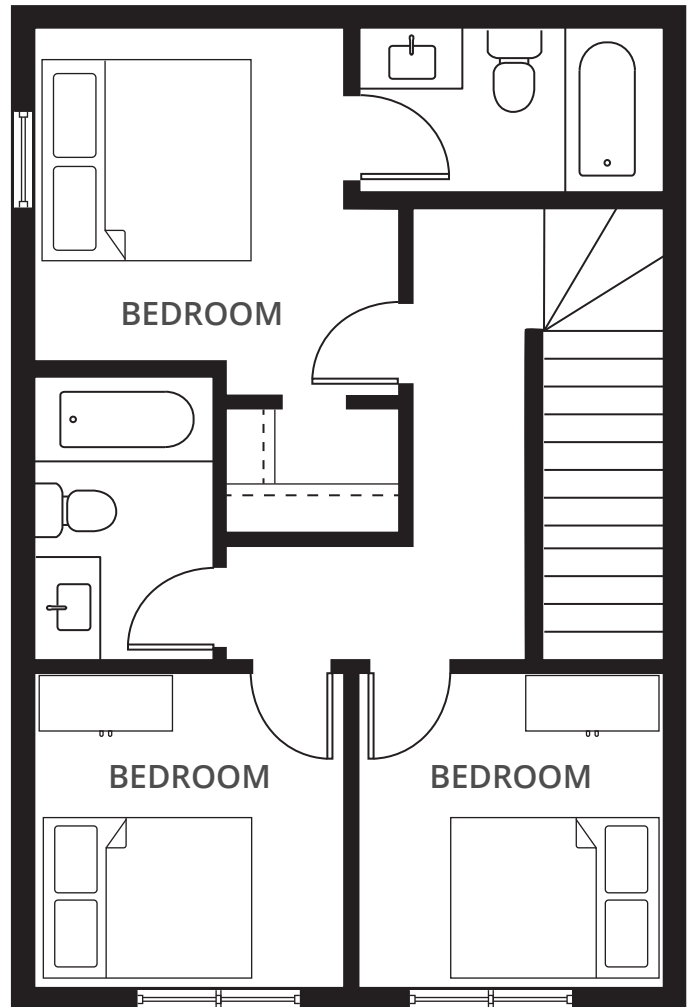
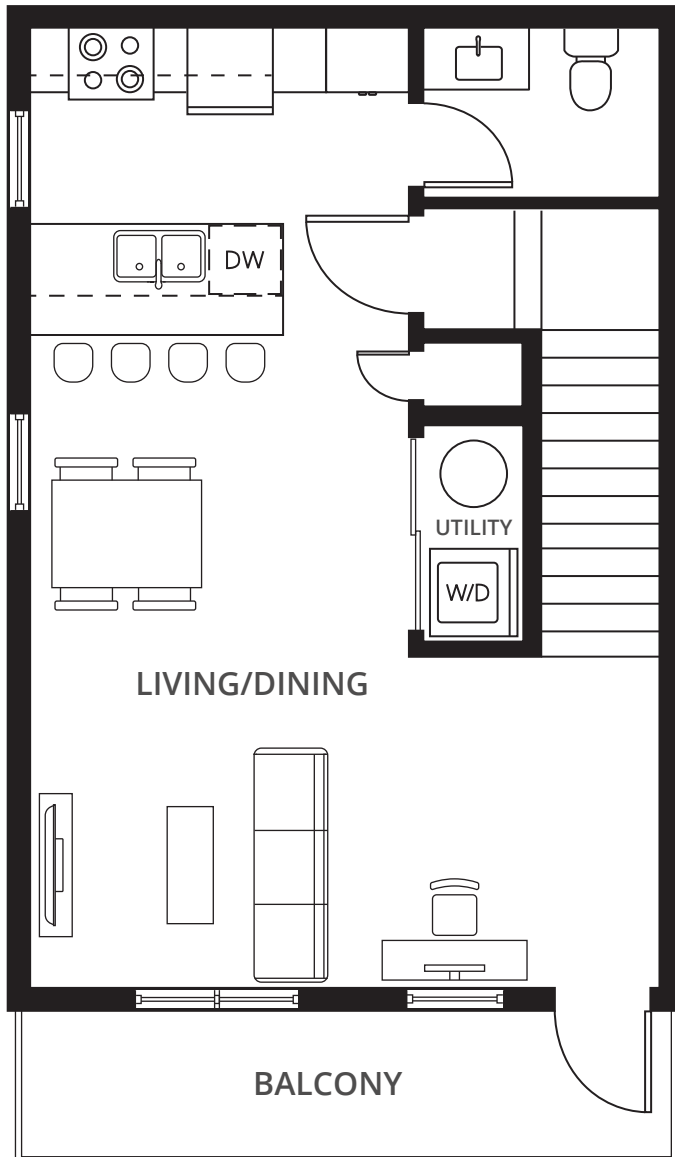
1,271 sq. ft.



Townhome 3B

3 BED + 2.5 BATH

1,315 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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wpginfo@deveraux.ca

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Winnipeg, MB



DEVERAUX
APARTMENT COMMUNITIES