



e11even

[e11evenyeg.ca](http://e11evenyeg.ca)

10045 111 Street, Edmonton

STUDIO, 1 & 2 BEDROOM SUITES FOR RENT



**780.809.1449**

[rent@e11evenyeg.ca](mailto:rent@e11evenyeg.ca)



— LRT    - - - PATHWAY    — BIKE ROUTE

## LIVE THE RIVER VALLEY. LOVE THE RIVER VALLEY

### ■ RESTAURANT

- 1 SICILIAN PASTA KITCHEN
- 2 LOCAL
- 3 CACTUS CLUB CAFÉ
- 4 DISTRICT CAFÉ AND BAKERY
- 5 ALLEGRO ITALIAN KITCHEN
- 6 PAMPA BRAZILIAN STEAKHOUSE
- 7 THE COMMON
- 8 CENTRAL SOCIAL HALL
- 9 THE PINT PUBLIC HOUSE
- 10 HUDSON'S CANADA'S PUB

### ■ SHOPPING

- 1 SAVE-ON-FOODS
- 2 EDMONTON BREWERY DISTRICT
- 3 OLIVER SQUARE EAST AND WEST
- 4 EDMONTON CITY CENTRE

### ■ SCHOOLS / UNIVERSITY

- 1 NORQUEST COLLEGE
- 2 MACEWAN UNIVERSITY
- 3 UNIVERSITY OF ALBERTA

### ■ ENTERTAINMENT AND POINTS OF INTEREST

- 1 ROYAL ALBERTA MUSEUM
- 2 ART GALLERY OF ALBERTA
- 3 ROGERS PLACE
- 4 ALBERTA LEGISLATURE GROUNDS
- 5 VICTORIA PARK AND GOLF COURSE
- 6 CONSTABLE EZIO FARAONE PARK
- 7 EMILY MURPHY PARK
- 8 KINSMEN PARK AND SPORTS CENTRE

# MODERN RIVER CITY LIVING DESIGNED WITH YOU IN MIND

## > LIVE. DREAM. EXPLORE.

Whether it's a run along the river, catching a local yoga class, or fitting in a work out in our in-house fitness studio, getting the most out of downtown living has never been easier with the river valley as your back yard.



## > EAT. SHOP. PLAY.

Conveniently located off Edmonton's vibrant Jasper Ave. Everything you need is just steps from your front door. From high end dining, to entertainment, shopping and so much more. The scenic river valley district offers the very best downtown living that Edmonton has to offer.



## > RELAX IN STYLE

e11even residences were designed with you in mind. Enjoy bright open concept studio, one & two bedroom suites, filled with modern finishes and extensive storage. From quartz countertops, ceramic back splashes, stainless-steel appliances and beautiful pendant lighting; no detail has been overlooked.

Just as **Beautiful** on the Inside

### e11even **AMENITIES**

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- ▶ Outdoor rooftop terrace with BBQ, lounge seating and stunning city views
- ▶ Indoor rooftop lounge and entertainment area
- ▶ Main floor bicycle storage
- ▶ Main floor parcel boxes for hassle free deliveries
- ▶ Exclusive resident fitness studio
- ▶ Heated underground parking

### **ELEVATED** INTERIORS

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- ▶ Spacious, open-concept floor plans
- ▶ In suite washer/dryer
- ▶ Individual air conditioning in every suite
- ▶ Convenient keyless entry
- ▶ Extensive in-suite storage
- ▶ Pet friendly
- ▶ Murphy bed suites available for optimal functionality
- ▶ Oversized windows offering abundant natural light

#### • **CHEF INSPIRED** KITCHENS

- ▶ Pendant island lighting & soft close cabinetry
- ▶ Modern quartz countertops and ceramic backsplashes
- ▶ Premium stainless-steel appliances

#### • **RELAX AND UNWIND**

- ▶ Spacious bedrooms
- ▶ Walk in & walk through closet options
- ▶ Each suite features a private safe
- ▶ Modern bathrooms with upgraded finishes

### BUILT **GREEN**

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- ▶ Constructed to a higher standard of energy efficiency
- ▶ Built using sustainable construction methods

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## e11even is BuiltGreen

### ENERGY SYSTEMS

- ▶ **Heat recovery** ventilator units are installed in every suite to recover energy and increase heating and cooling efficiency.
- ▶ **Super-efficient heating, cooling, hot water, and heating control systems** are installed throughout the building.
- ▶ **Programmable thermostats** help to conserve energy while also enhancing personal comfort.
- ▶ All appliances are **highly energy efficient and ENERGY STAR certified**.
- ▶ All **lighting is LED**, which uses over 50 per cent less energy and has a life expectancy up to 10 times longer than standard lighting.

### CONSTRUCTION MATERIALS

- ▶ e11even was once an office building, now repurposed into a residential building. This **increases the lifespan** of the building, **reduces the waste sent** to landfills, and **decreases the total life cycle emissions** of the building.
- ▶ To **increase durability and longevity**, the building uses precast concrete, has exterior trim clad with pre-finished metal, and quartz countertops in every suite.

### INDOOR AIR QUALITY AND VENTILATION

- ▶ **Heat recovery ventilator units** are installed in each suite, to deliver fresh air conditioning for residents' personal comfort.
- ▶ **High efficiency air filters** are installed throughout the building to increase air quality.
- ▶ **Smoke and carbon monoxide detectors** are installed throughout the building and within each suite to increase safety.
- ▶ **Low volatile organic compound (VOC) paints** were used to improve air quality and reduce harmful health impacts.
- ▶ **Formaldehyde-free insulation** is installed throughout the building.

### WATER EFFICIENCY

- ▶ Every suite has **efficient dual-flush toilets and low-flow bathroom faucets**.
- ▶ Every suite has **water efficient dishwashers and laundry appliances**.
- ▶ Implementation of **efficient irrigation technology and native plant** selection during landscape design, to reduce water use.

### WASTE DIVERSION

- ▶ During construction, a **thorough waste diversion program** reduced the amount of waste sent to landfills.
- ▶ **Recycling bins** are provided in waste recycling rooms, to reduce residents' impact on the environment.

