



# Esprit

CONDOMINIUMS



STREETSIDE  
DEVELOPMENTS

A QUALICO Company



# Discover modern & functional living in Bison Run

Welcome to Esprit Condominiums by StreetSide Developments — where an exceptional location in the Southwest corner of Winnipeg meets the allure of affordable, beautifully designed homes. Nestled within Waverley West's Bison Run neighbourhood, this collection of contemporary three-story townhomes provides space optimized for your family. Experience effortless living with exterior maintenance included, allowing you to concentrate on cherishing life's moments.









# Neighbourhood

Located in South Winnipeg's Waverley West area, Bison Run is an emerging and highly sought after area by both families and growing professionals alike. Plan to be energized in this vibrant area of South Winnipeg with limestone trails winding along inspiring naturalized wetlands. Bison Run offers active transportation features and pedestrian-friendly roads, connecting you to nature and community through unique public gathering places.

## Schools in the area

Bison Run K-8 School opened its doors in January 2023 and is located just steps from Esprit Townhomes. For highschool students, Pembina Trails Collegiate is also just a short distance away within Bison Run. For those who either work or are enrolled at the University of Manitoba, this location is conveniently just a 5 minute drive away.

## Shops & Services

The next phases of Bison Run will include commercial development to provide you with easy access to shops and services close to home. Just beyond the community borders lie an abundance of shops and services that extend along Kenaston Blvd. and into neighbouring Bridgwater Centre. As well, IG Field and Athletic Centre and soccer fields are all nearby and well-within walking or cycling distance.







# Site Map



290 Frontier Trail

Frontier Trail

112	111	110	109	108	107
101	102	103	104	105	106

212	211	210	209	208	207
201	202	203	204	205	206

312	311	310	309	308	307
301	302	303	304	305	306

Iqbal Green

Public Lane

## PHASE I

Esprit Condominiums Phase I is made up of three 12-plex's with a total of 36 individual units.

The Hazel (1,323 SF | total of 12) Three-storey, 3 bed, 2.5 bath

The Ivory (1,214 SF | total of 24) Three-storey, 3 bed, 2.5 bath



# Features & Finishes

At Esprit Condominiums, you can discover the exquisite details within our three-story townhomes. From the custom Kitchen Craft cabinets to the gleaming quartz kitchen countertops and luxurious vinyl plank flooring, living here is an opportunity for homeowners to take pride in their space and share it with loved ones. Our dedicated designers have carefully curated these finishes, including a stunning lighting package and fixtures that perfectly harmonize with the meticulously painted three-coat walls.



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\*Pictures/Images shown are for illustration purposes only - upgraded features may be shown and layout may differ. Please refer to Sales Representative for specific offering details for Esprit Condominiums.



# Floorplans



**Third Floor**  
**Second & Third Bedroom**  
**with Full Bathroom**



**Second Floor**  
**Primary Bedroom with**  
**Ensuite & Walk-In Closet,**  
**Laundry and Flex Space**






**Main Floor**  
**Kitchen, Powder Room**  
**& Living Space**



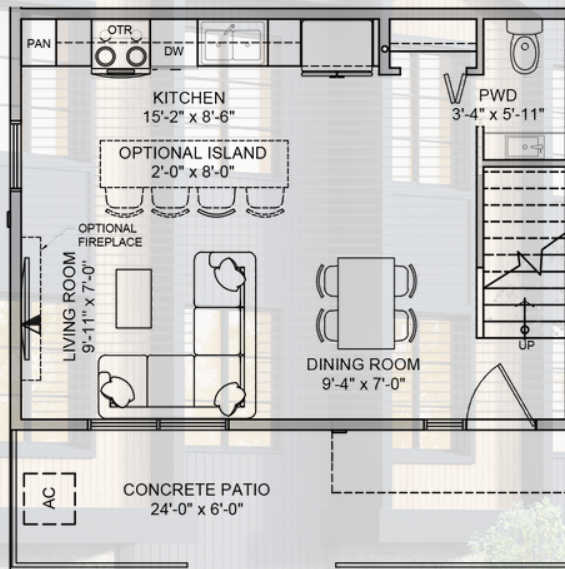


# The Hazel

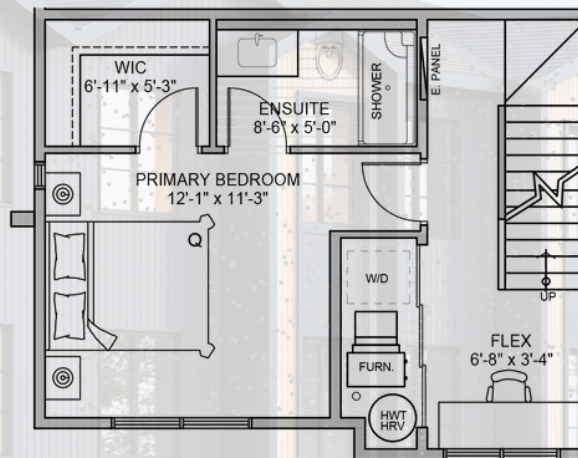
 1323 SF
  3 Bed
  2.5 Baths



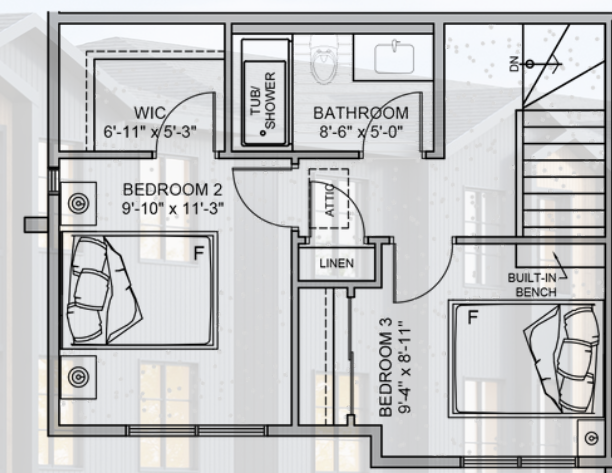
## Main Floor



## Second Floor




## Third Floor



- Open Concept Main Floor Living
- Primary Bedroom with Ensuite & Walk-in-closet
- 2nd Floor Laundry & Loft Space
- Bonus Main Floor Powder Room
- Concrete Patio with Frosted Privacy Panels
- 1 - 2 - 5 - 10 New Home Warranty

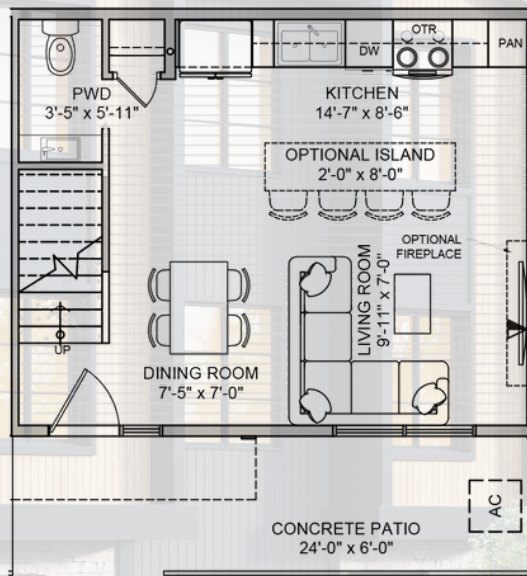


# The Ivory

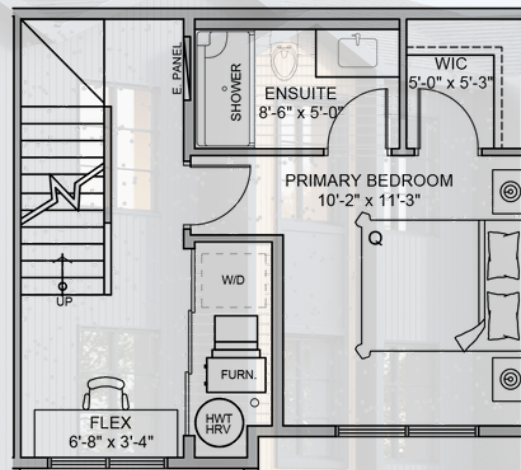
 1214 SF
  3 Bed
  2.5 Baths



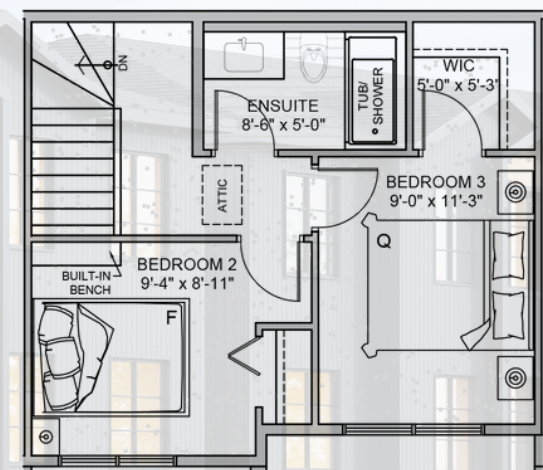
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## Third Floor



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# Lighting Package



Front Foyer Light



Bathroom Vanity



Kitchen Recessed Lights (4 inch)



Living Room & Main Bedroom Light



Kitchen & Powder Room Recessed Light (6 inch)



Exterior Potlights



Bedrooms, Hall & Laundry Room Light



# Features & Finishes



## Community

- Pet-friendly
- Urban Patios (24' x 6' Concrete Patio) with Frosted Privacy Panels
- 1-2-5-10 New Home Warranty

## Kitchens

- Kitchen Craft Contempra Melamine cabinetry throughout
- Quartz countertops (2cm) in decorative colours
- Double-basin under mount stainless steel sink
- Deluxe single-lever pull-out faucet in matte black finish

## Bathrooms

- Contempra melamine vanity cabinets
- Laminate countertops in decorative colours
- White, comfort height low water consumption flush toilets w/lined tanks
- Matte black hardware throughout
- Centrally ventilated to exterior
- One-piece 5' tub in main bathroom
- One-piece 5' shower w/door in primary ensuite

\*Please note, main floor powder room will differ in specifications. See sales team.

## Interiors

- Painted white trim including all baseboards and casings
- 5-panel Masonite passage doors
- Matte black passage & privacy door levers
- Privacy lock to primary bedroom and all bathrooms
- Interior walls painted with primer coat & two finish coats in standard builder colour

## Interiors (Continued)

- Flat-latex painted ceiling throughout all living areas
- Main floor ceiling height approximately 9'-0"
- Wire shelving in closets
- Carpet with 7lb foam underpad — location as per plan
- Luxury vinyl plank flooring — location as per plan

## Electrical & Mechanical

- Decora light switches and plugs throughout
- Individual suite electrical metering
- Cable ready for Bell MTS & Shaw. Telephone, internet & cable TV outlets
- Hard wired smoke and carbon monoxide detectors
- 60 gallon electric hot water tank
- Energy efficient electric furnace and air conditioning unit
- Central exhaust system with automatic controls

For a full list of all specifications, please contact our sales team at [esprit@qualico.com](mailto:esprit@qualico.com).



# FAQs



## **Q: Who is the developer and designer of Esprit Condominiums?**

A: StreetSide Developments, Winnipeg's largest and longest-standing condominium developer, is the driving force behind this development. StreetSide is also a Qualico company (Western Canada's largest real estate developer), which has a legacy of over 70 years of delivering quality residences to North America.

## **Q: When will construction commence on Esprit Condominiums, and when will the project be ready for occupancy?**

A: Construction began in Fall 2023; with our first condominium ready for occupancy in Summer 2024. Our display suite will be available for viewing in Summer 2024.

## **Q: How many buildings and suites will Esprit Condominiums have?**

A: Esprit Condominiums is made up of six 12-plex's with a total of 60 individual units. The development consists of the following floorplans:

- The Hazel (1,323 SF) Three-storey, 3 bed, 2.5 bath
- The Ivory (1,214 SF) Three-storey, 3 bed, 2.5 bath

## **Q: What is included in the common element fees at Esprit Condominiums?**

A: Common element fees include water, snow clearing, yard maintenance, grounds keeping & landscaping, building insurance (owners require separate insurance for condominium contents and betterments), service contracts and professional management. Owners are responsible for hydro, telephone, Internet, cable TV, contents insurance and realty taxes.

## **Q: Are pets allowed at Esprit Condominiums?**

A: Yes! The project by-laws and declaration will describe the rules in detail.

## **Q: Are there any schools planned for Bison Run?**

Yes! Bison Run School, a K-8 school, opened its doors on January 30, 2023 and is located just down the street from Esprit. Also, Pembina Trails Collegiate, a 9-12 high school has open its doors in September 2023.

## **Q: What comes as a standard with my home at Esprit Condominiums?**

- Kitchen Appliance Package
- Air Conditioning
- Kitchen Craft Contempra Melamine cabinetry throughout
- Quartz countertops in kitchen; laminate in bathrooms
- Designer lighting package & plumbing fixtures
- Luxury vinyl plank flooring & carpet (location as per plan)
- Energy efficient electric furnace
- Urban concrete patio with frosted privacy panel
- Fully landscaped common areas

## **Q: Can I select my own design finishes for my home at Esprit Condominiums?**

Yes! When you choose a pre-sale home with StreetSide, you get the opportunity to meet with our experienced Design Consultant, in our Design Centre, and make your interior selections such as colors, finishings & optional upgrades (such as washer/dryer package, kitchen island, additional storage options, electric fireplace, kitchen backsplash and much more).



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## Contact

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LEARN MORE AT [ESPRITCONDOSWPG.CA](https://www.espritcondoswpg.ca)



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