

# UPPER VISTA

THE LAKEVIEW RESIDENCES  
ON DODDS LAKE



*Redefining Lakeside Living*

INNISFAIL, ALBERTA



# A FIRST OF A KIND MASTER-PLANNED RESIDENTIAL COMMUNITY.

Unparalleled waterfront living in a truly  
magnificent part of the world has arrived.

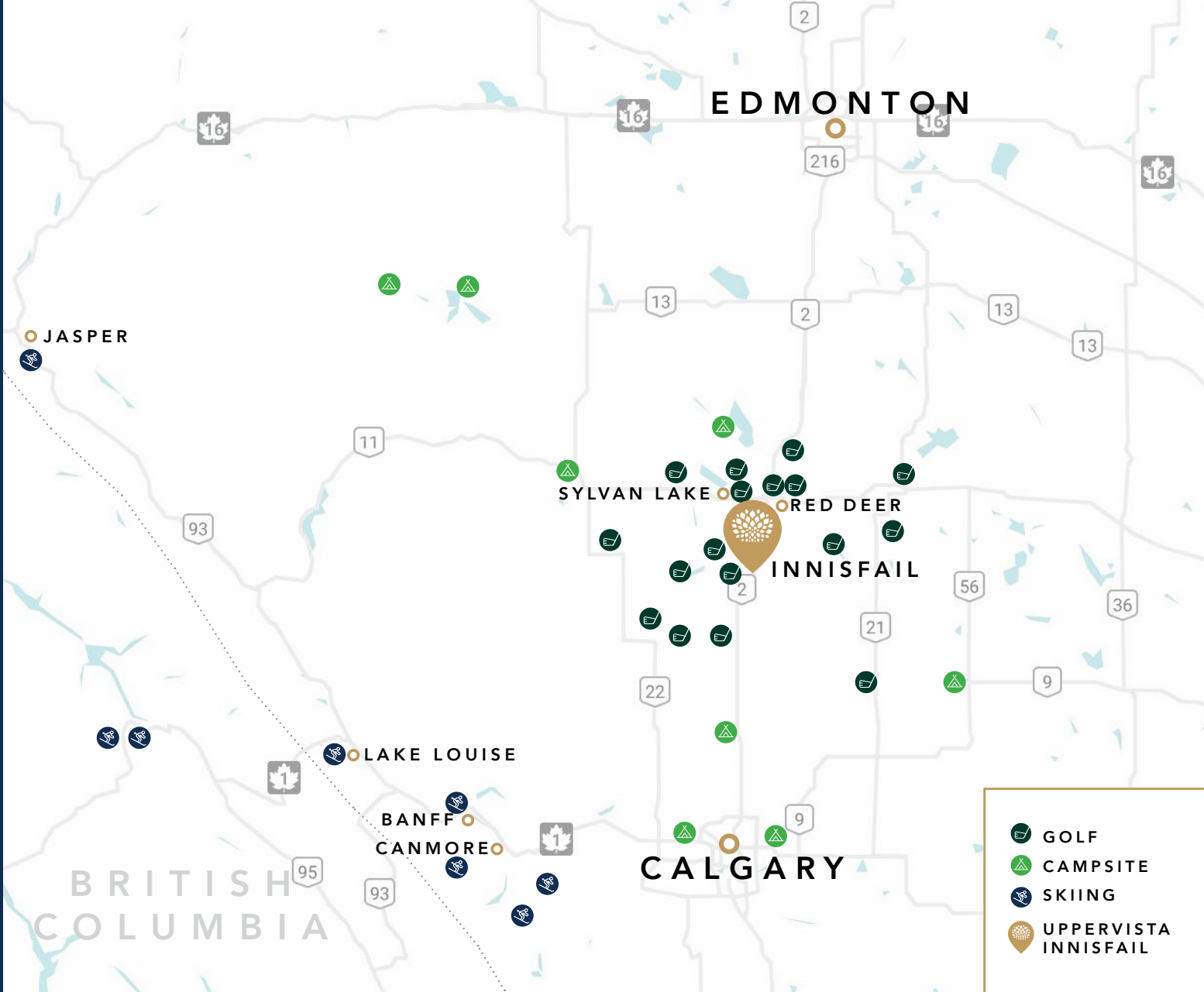


THAT WILL REDEFINE  
ALBERTA'S REAL  
ESTATE LANDSCAPE.



# LOCATED AT THE CENTRE OF IT ALL.

Perfectly situated – nestled between beautiful lakes, trails, ski hills and golf courses. With the rugged mountains of Banff, sparkling glaciers of Jasper, and turquoise waters of Lake Louise all within reach.



# WITH ENDLESS OUTDOOR ADVENTURE AT YOUR FINGERTIPS.

Located in the stunning backdrop of Alberta's Parkland Region, you'll discover a truly spectacular destination with no shortage of incredible ways to spend your day.



FISHING



HIKING



SKIING



CANOEING



HUNTING



BIKING



CAMPING



CLIMBING



BIRD WATCHING



RODEOS



OUTDOOR FESTIVALS



SPORTING EVENTS



BBQING



SNOWSHOEING



PICNICKING



WALKING

# THAT PROMISES TO YIELD LUCRATIVE RETURNS.

Real estate has proven to be one of the best investments. Investing in real estate in Alberta can be a great way to generate wealth due to the province's strong economy, low unemployment rate, high wages and booming energy sector.

Evertrust is positioned to deliver strong investment returns to Canadian families now and for generations to come.

6%

RENTAL  
GUARANTEE

\$0

LAND  
TRANSFER TAX

540 DAY

EXTENDED DEPOSIT  
STRUCTURE



- ❖ NO PROVINCIAL SALES TAX
- ❖ NO FOREIGN BUYER TAX
- ❖ LOWER CLOSING COSTS



# WHY ALBERTA?

WHY ALBERTA?

BREATH-taking,  
AFFORDABLE,  
FRIENDLY, AND RIPE  
WITH OPPORTUNITY,  
ALBERTA IS THE  
ANSWER TO BUILDING  
YOUR FUTURE.

Alberta is poised for huge growth.  
There has never been a better time  
to invest in Alberta.

8.3%

POPULATION GROWTH

\$76,160

HIGHEST AFTER TAX INCOME

465%

INCREASE IN MIGRATION

\$125,522

AVERAGE HOUSEHOLD INCOME

LOWEST  
TAXES

IN THE COUNTRY

\$3.9B

BUDGET SURPLUS



WHY ALBERTA?

# ALBERTA'S BOOMING WITH ECONOMIC GROWTH.

Alberta's economic growth is forecast to expand by 5.4%, placing the province among the nation's growth leaders in both 2022 and 2023.

\$7B

CAPITAL PROJECTS  
APPROVED

\$4.3B

AMAZON CLOUD DIVISION  
INVESTMENT BY 2037

\$100B

OPPORTUNITY  
CANADA'S FIRST  
HYDROGEN HUB

20K

NEW SILICON PRAIRIE  
JOBS BY 2030

170K

CLEAN TECH SECTOR  
JOBS BY 2050

3RD

WORLDWIDE IN  
AI RESEARCH

WHY ALBERTA?

# BOASTS WORLD-CLASS EDUCATION

The University of Alberta has always been at the forefront of what is now AI and machine learning (ML). From launching Canada's 1st computing science department (April 1, 1964) to ranking #3 globally for the past 25+ years, to being named 1 of 3 of Canada's national AI hubs.

With more than a dozen universities throughout the province, Alberta has many choices for higher education. From the University of Calgary, Concordia in Edmonton, and the University of Lethbridge to Burman, Mount Royal, Ambrose, Athabaska, MacEwan and Kings, Alberta draws students from all over the country and the globe.

## PETROLEUM ENGINEERING

#1 IN CANADA  
#8 GLOBAL

## NURSING

#1 IN CANADA  
#9 GLOBAL

## ENVIRONMENTAL SCIENCE & ENGINEERING

#1 IN CANADA  
#10 GLOBAL

## CHEMICAL ENGINEERING

#1 IN CANADA

## INSTRUMENTS SCIENCE & TECHNOLOGY

#1 IN CANADA

## CHEMISTRY

#2 IN CANADA

## FOOD SCIENCE & TECHNOLOGY

#2 IN CANADA

## AGRICULTURE SCIENCE

#2 IN CANADA

# \$70M

## PROMISED BY THE PROVINCE OVER 3 YEARS

TO EXPAND MORE THAN 20 PROGRAMS AT POST-SECONDARY  
INSTITUTIONS WITHIN EDMONTON

Located in the truly stunning backdrop of Alberta's Parkland Region, Innisfail is a picturesque, all-season resort community. Here, in the rolling foothills of the Rocky Mountains, Innisfail is surrounded by natural beauty. From breathtaking water views of Dodds Lake to lush green forests, tranquil streams and abundant wildlife, Innisfail offers small-town charm just 20 minutes from Red Deer.



# DISCOVER INNISEFAIL.

DISCOVER INNISFAIL

# CONNECTIVITY

20 MINUTE DRIVE

## RED DEER

Located just 20 minutes away, Red Deer is a thriving city of 101,000. Red Deer is a bustling city with every conceivable amenity. With big box stores, fast food, fine dining, entertainment and shopping, the city is chock full of options.

CALGARY TO EDMONTON IN 45 MIN

## HIGH-SPEED HYPERLOOP

With the recent announcement of a new High-Speed HYPERLOOP to begin construction in 2024, residents can enjoy the tranquility of small-town living with all the luxuries of the big city a stone's throw away.

This will have an incredible impact on Innisfail – making it a viable choice for commuters from both Edmonton and Calgary seeking more affordable housing.




# PROJECT OVERVIEW

## PHASE ONE

101 Freehold Townhomes

STARTING FROM THE HIGH \$200's



Upper Vista Innisfail Lakeside Residences will be a beautiful waterfront destination with a variety of 2-storey, bungalofs and upscale low-rise condominiums with stunning unobstructed views of Dodds Lake and the central piazza. With numerous residences planned over multiple phases, Upper Vista Innisfail will be the ultimate retreat for both residents and vacationers alike.

UPPER VISTA INNISFAIL

# LOOKING FOR RELAXATION OR FEELING ADVENTUROUS, YOU DECIDE.

Whether you're seeking adventure or want to escape the daily grind, look no further than Upper Vista Innisfail Lakeview Residences! The natural wonders surrounding Innisfail provide residents with a peaceful retreat with breathtaking landscapes. Or if that's not your thing Alberta is the perfect destination for adventure seekers and nature enthusiasts alike!

## SO, WHAT ARE YOU WAITING FOR? GET OUTSIDE AND START EXPLORING TODAY!



# UPPER VISTA INNISFAIL LOCATION

Just a two-hour drive to Banff, Upper Vista Innisfail is ideally situated for a weekend day trip. Picturesque Canmore, with its unequalled outdoor recreational opportunities, great food, and great shopping in the heart of some of the world's most breathtaking scenery, is just 4 hours away.



## UPPER VISTA INNISFAIL LOCATION

Lake Louise can be reached in under 3 hours. When you live at Upper Vista Innisfail, all the exciting adventures of the Rocky Mountains are just a car ride away!





## UPPER VISTA INNISFAIL LIFESTYLE

Did you know that people actually live longer in small towns than big cities? It's not that surprising. No traffic, no line-ups, no headaches getting from here to there - all that stress adds up! Innisfail is the perfect lifestyle. All the advantages of a small, village-like town with its slower pace, yet just a 20-minute drive to bustling Red Deer and just 55 minutes to Calgary and 1.5 hours to Edmonton.

Plus, with the new Hyperloop stop in Red Deer, Innisfail is ideal for commuters.

DISCOVER INNISFAIL

# WHAT'S DRIVING DEMAND FOR HOUSING IN INNISFAIL?



## 01 RECORD HIGH JOB VACANCIES

Large influx of Canadian and international workers filling the positions resulting in an increased demand for housing.

## 03 4.68% RESIDENTIAL VACANCY RATES

Lowest in Central Alberta

## 05 40% OF THE POPULATION WORK FOR THE GOVERNMENT OR EDUCATION SECTOR

Post-secondary students, faculty and government employees seeking both short and long-term housing.

## 02 37.9 MEDIAN AGE

This means a lot of young families looking for affordable housing close to employment hubs.

## 04 LACK OF SUPPLY

No new inventory being built creates the perfect scenario for long-term appreciation and increased rental income.

DISCOVER INNISFAIL

# SO GET IN EARLY.

Innisfail is a rapidly developing and maturing community with an influx of younger, wealthier buyers/renters, and new business creating greater demand for improved housing.

43.1

MEDIAN AGE

\$76,160

MEDIAN HOUSEHOLD  
INCOME

71%

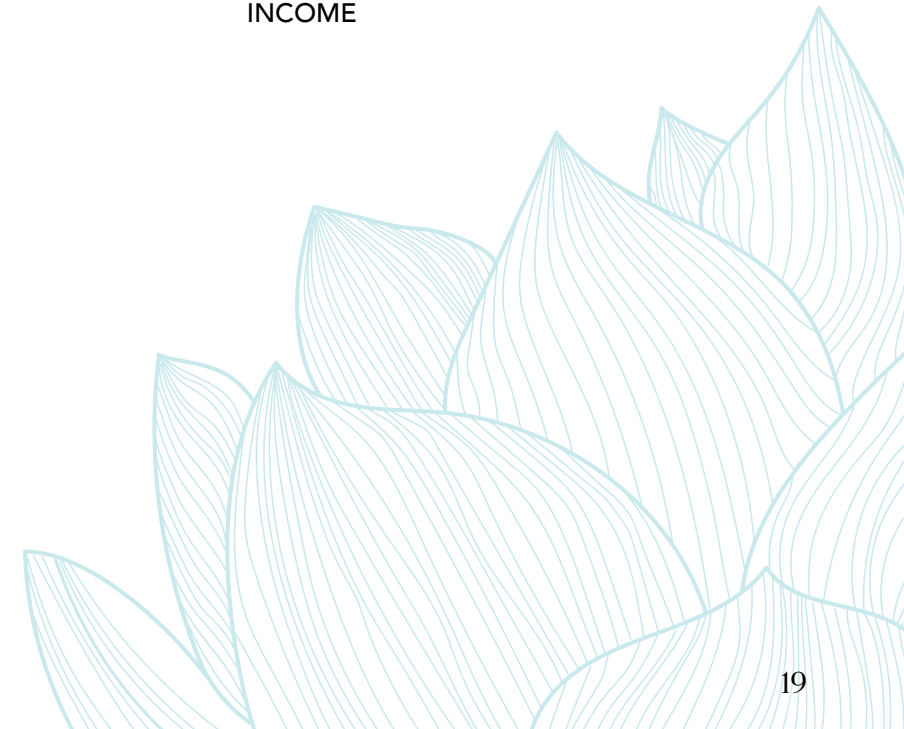
MARRIED  
COUPLES

\$91,880

AVERAGE HOUSEHOLD  
INCOME

38%

FAMILIES WITH KIDS



DISCOVER INNISFAIL

# REASONS TO BELIEVE IN INNISFAIL



## YOUNGER POPULATION

A shifting demographic with more than 50% of the population under the age of 34. This region is quickly gentrifying with a younger population moving into a more affordable area.

## REDUCED COST OF ENTRY

Innisfail real estate prices are 41% lower than the Alberta average.

## AFFORDABLE LIVING

Cost of living in Innisfail is 15% lower than the Alberta average.

# WHY BUY AT UVI <sup>1/2</sup>

01

## UNDENIABLE ECONOMIC FACTORS

A perfect trifecta of rapid population growth, strong economic forecasts and incredibly low tax rates.

03

## ONLY 5% OF HOMES BUILT AFTER 2011

95% of dwellings are older creating an increased demand for new product.

02

## HIGH-SPEED HYPERLOOP

Calgary to Edmonton in 45 min.  
Making Innisfail a viable choice for commuters from both Edmonton and Calgary seeking more affordable housing.

04

## FORCED APPRECIATION

A thriving master-planned community with future multiple releases

05

## SCARCE INVENTORY FOR RENTALS OR RESALES

Desperate for inventory, the municipality of Innisfail has been forced to build homes to relieve the pressure.



# WHY BUY AT UVI <sup>2/2</sup>

06

## AFFORDABLE COST OF ENTRY

Investors can immediately realize positive cash flow with minimal down payments.

07

## INVESTOR FRIENDLY – 6% RENTAL GUARANTEE

Cash Flow Positive  
No Land Transfer Tax  
No Foreign Buyer Tax

08

## CURRENTLY LESS THAN 10 UNITS AVAILABLE FOR RENT

Ideal location for a rental home with high earning potential. (Airbnb or VRBO)

09

## EXCEPTIONAL WATERFRONT LIVING

Located on the shores of Dodds Lake – offering a truly incredible lakeside living experience. Perfectly situated, nestled between beautiful lakes, trails, and golf courses.

10

## MAGNIFICENT NATURAL ATTRACTIONS

The rugged mountains of Banff, sparkling glaciers of Jasper, and turquoise waters of Lake Louise all within reach.



Enjoy all the water activities available on Dodds Lake. From canoeing and kayaking, to peddle boating, paddle boarding, swimming, and fishing, here's the opportunity to truly enjoy a lakeside life just steps from your door!



# LIFE ON THE WATER

## GOLF

Rated as one of the best courses in the province, Innisfail Golf Club was established in 1924. This Bill Robinson-designed course is located at 6080 Lakewood Drive in Innisfail.



## SKI

Situated on a northern facing hill, located on the west side of Innisfail, the ski hill backs onto Mud Lake and the Innisfail Golf Course. Offering six main runs; two beginner, three intermediate and one with a rail park as well as several small side trails through the trees, a bump track, and an earth dug half pipe.

Other ski destinations within a 2-hour drive include:

- Canyon Ski Resort, Red Deer
- Snow Valley Ski Club, Edmonton
- Rabbit Hill Snow Resort, Edmonton
- WinSport Ski Area, Calgary





# FESTIVALS / ENTERTAINMENT

The Town of Innisfail hosts the following festivals and events each year:

- Family Day Festivities
- Green and Clean – Challenge Community Clean-Up
- June 30th Fireworks
- Water Warz
- Christmas Tree Lighting

And works with sponsors on:

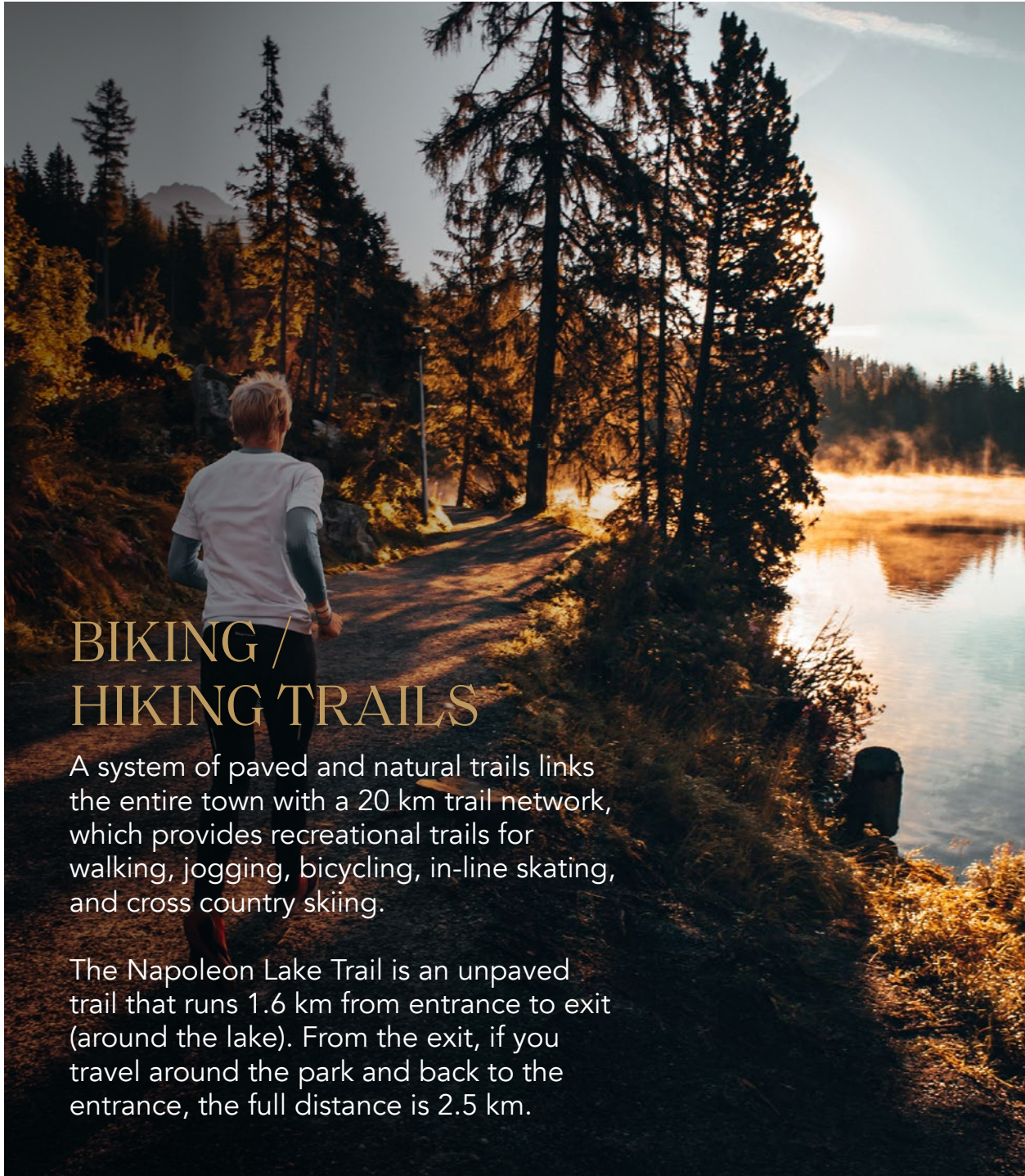
- Community Awards Program
- Market on Main Farmer's Market
- Canada Day
- Hillside Vibes Music Festival
- Innisfail Festival of Trees
- Rodeo Parade
- Innisfail Lantern Festival
- Innisfail Pride
- Weekend of Wheels Car Show

FOR A SMALL TOWN, THERE'S A LOT GOING ON IN INNISFAIL!

# CAMPSITES

Whether you're glamping or camping, Innisfail has numerous outdoor experiences to enjoy. Hike the trails adjacent to our lakes or camp within town limits – nature is never too far away in Innisfail.

- Anthony Henday Campground  
56 Street and Lakewood Drive
- Discovery Wildlife Park  
5200 42 Avenue
- Gleniffer Lake Reservoir  
Hwy 54 and Cowboy Trail



## BIKING / HIKING TRAILS

A system of paved and natural trails links the entire town with a 20 km trail network, which provides recreational trails for walking, jogging, bicycling, in-line skating, and cross country skiing.

The Napoleon Lake Trail is an unpaved trail that runs 1.6 km from entrance to exit (around the lake). From the exit, if you travel around the park and back to the entrance, the full distance is 2.5 km.



## WILDLIFE / BIRD WATCHING

Whether you're an experienced birder or a novice, there are numerous bird-watching tours and groups available in Innisfail.

One of the most popular spots for birding is The Innisfail Natural Area, a protected wetland that is home to many species of birds, wildlife, trees, even frogs! It's just outside of town and it's the perfect spot to enjoy Innisfail's beautiful natural area.

# SITE FEATURES / AMENITIES

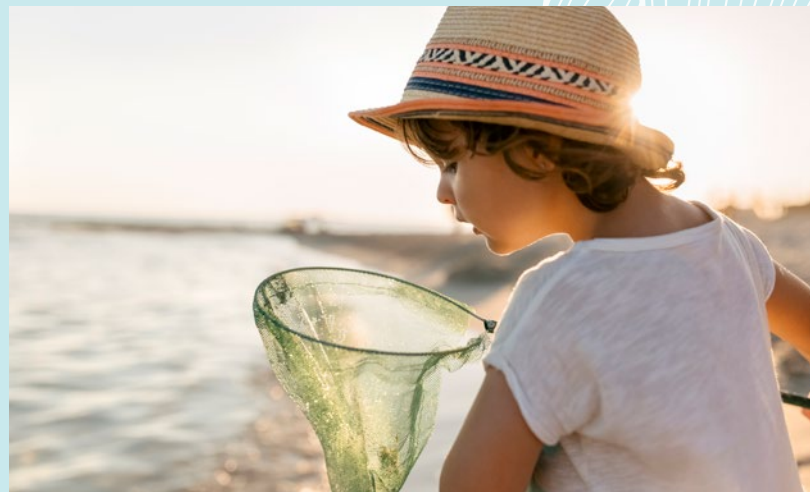
## Amenities:

- Boardwalk
- Waterfront Restaurants
- Retail Shops
- Nature Preserve Trails
- Courtyards
- Boat Launch Zone
- Boat Docks
- Picnic/BBQ Area
- Childrens Play Zone
- Dog Park
- Bocce Court

## Main Club House:

- Pool
- Sauna
- Fitness Centre
- Yoga Studio
- Meditation/ Somadome Room
- Party Room
- Golf Simulator
- Coffee Lounge
- Outdoor Lounge with Fire Pits

and more...

















# Bow Valley

1,529 SF

2  2 



## TYPE A

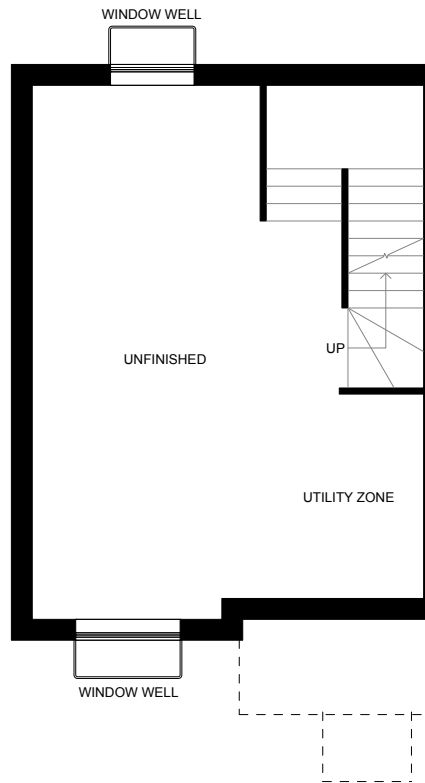
### Bow Valley

*Inspired by the Bow River Valley, a scenic area located east of Innisfail.*

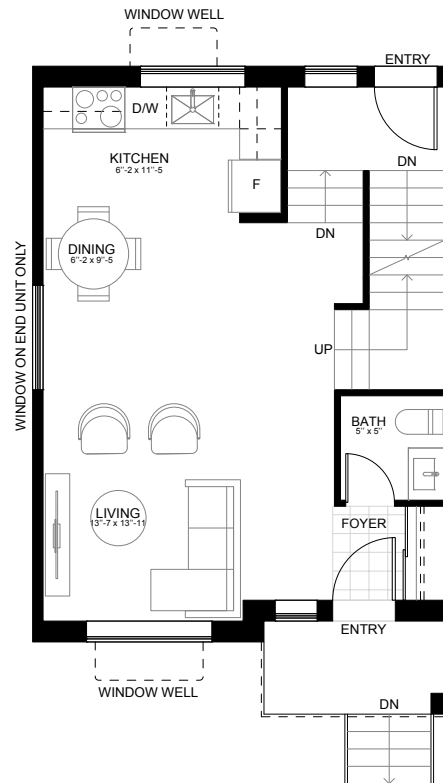


## UPPER VISTA

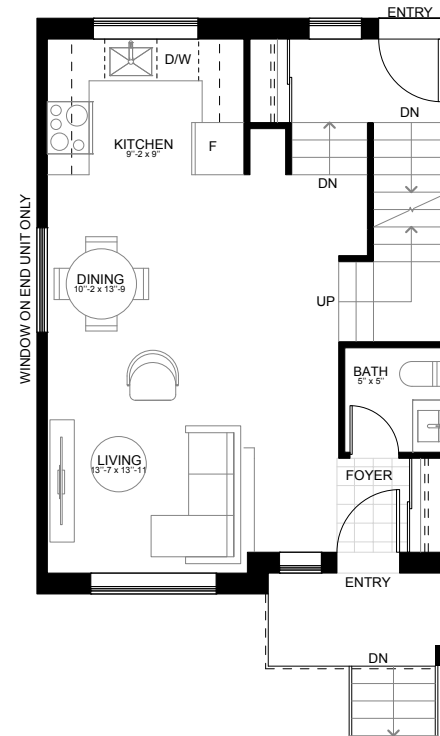
THE LAKEVIEW RESIDENCES ON DODDS LAKE



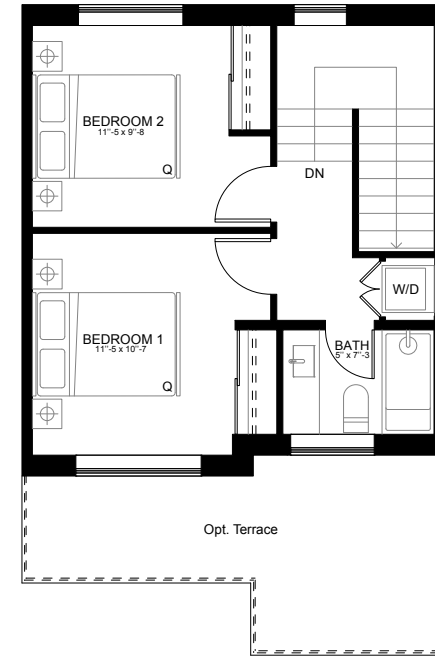
**BASEMENT**  
543 SQ FT



**GROUND FLOOR**  
543 SQ FT



**GROUND FLOOR (OPTION 2)**  
543 SQ FT



**SECOND FLOOR**  
443 SQ FT

ABOVE GRADE: 986 SF

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# Elk River

1,629 SF

3  2 



## TYPE B

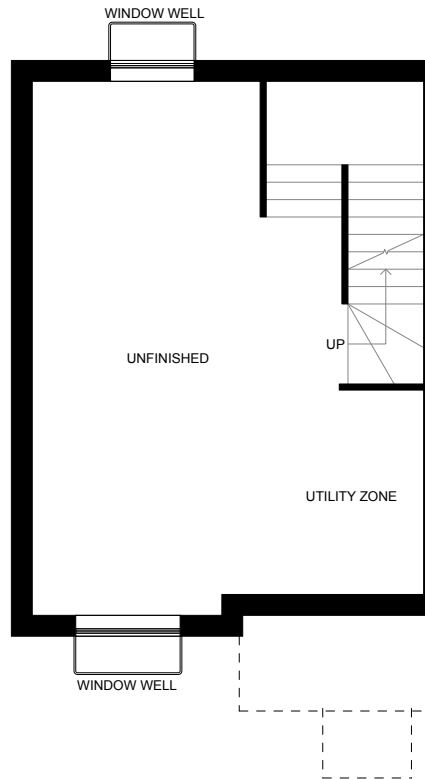
### Elk River

*Inspired by the Elk River,  
a scenic area located north/  
west of Innisfail*

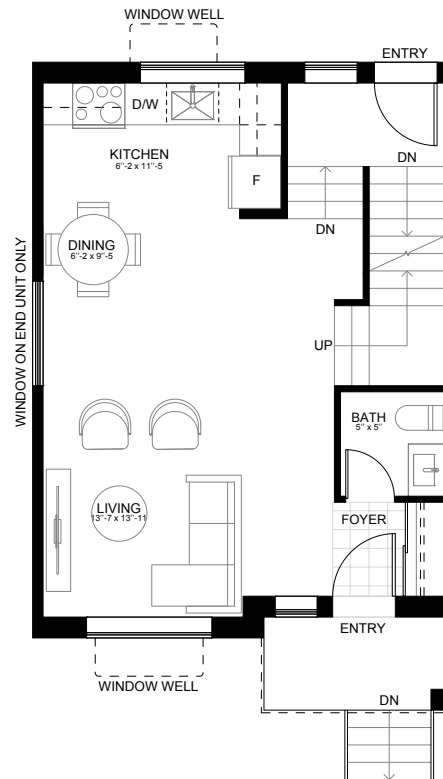


## UPPER VISTA

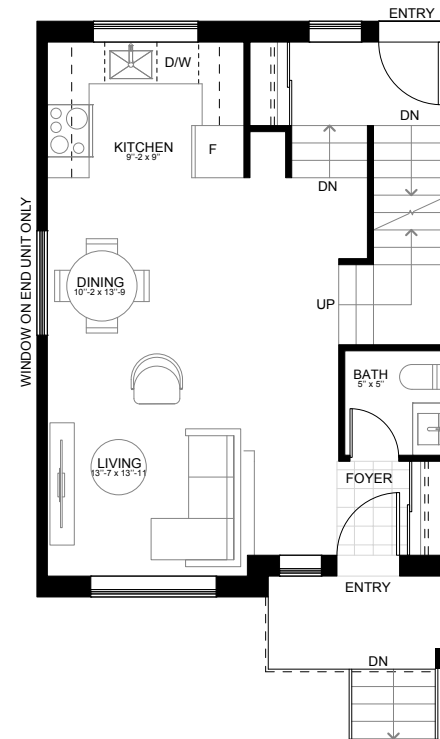
THE LAKEVIEW RESIDENCES  
ON DODDS LAKE



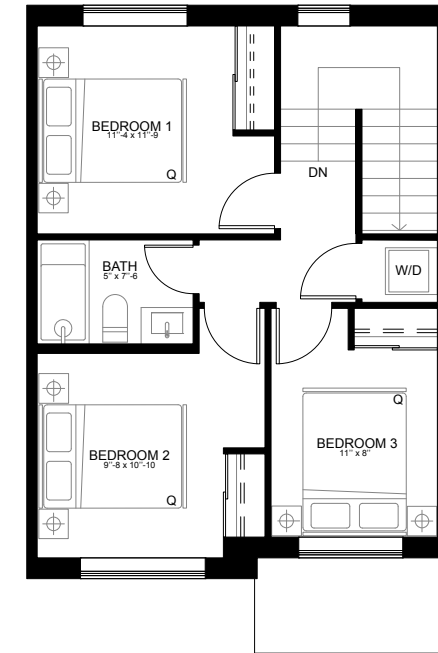
**BASEMENT**  
543 SQ FT



**GROUND FLOOR**  
543 SQ FT



**GROUND FLOOR OPTION 2**  
543 SQ FT



**SECOND FLOOR**  
543 SQ FT

ABOVE GRADE: 1086 SF

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# Livingstone

2,100SF

3  3 



## TYPE C

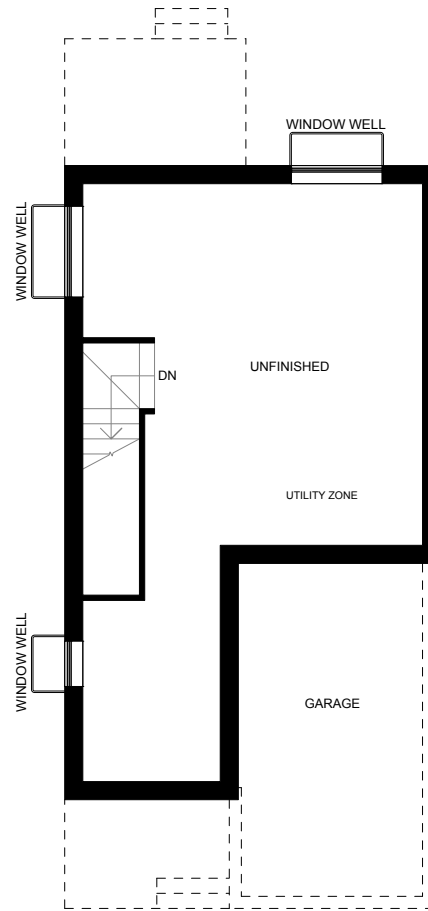
### Livingstone

*Inspired by the Livingstone Range, a mountain range located by southwest of Innisfail*

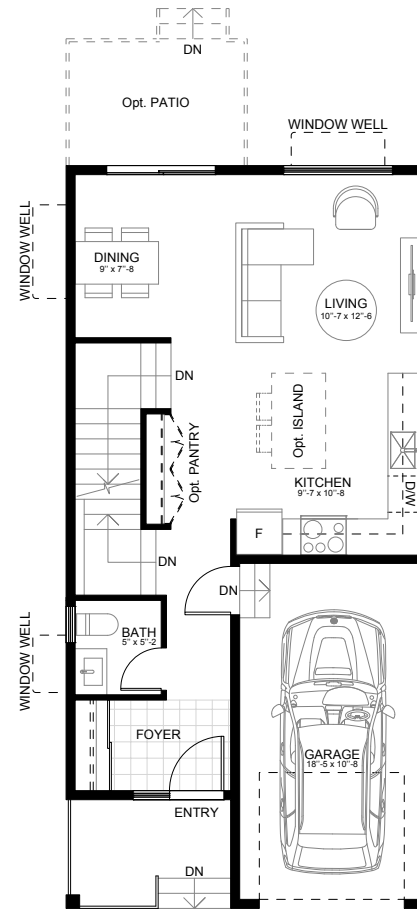


## UPPER VISTA

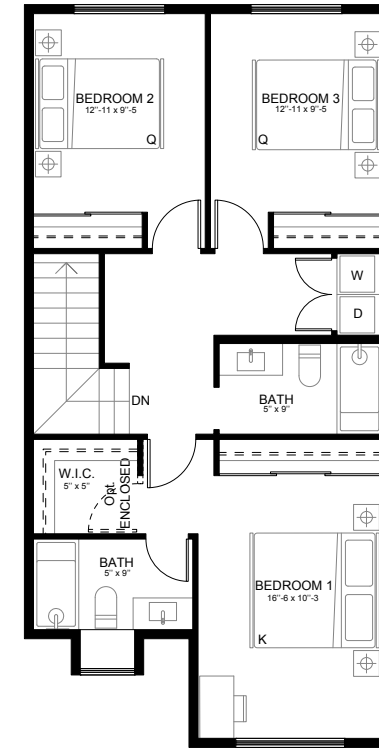
THE LAKEVIEW RESIDENCES ON DODDS LAKE



**BASEMENT**  
562 SQ FT



**GROUND FLOOR**  
765 SQ FT



**SECOND FLOOR**  
773 SQ FT

ABOVE GRADE: 1538 SF

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# Sundance

2,850SF



## TYPE D

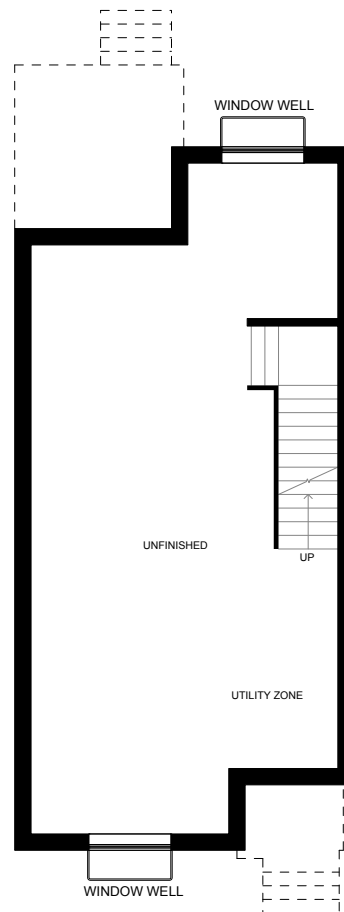
### Sundance

Inspired by the Sundance Range,  
a mountain range located south  
of Innisfail.

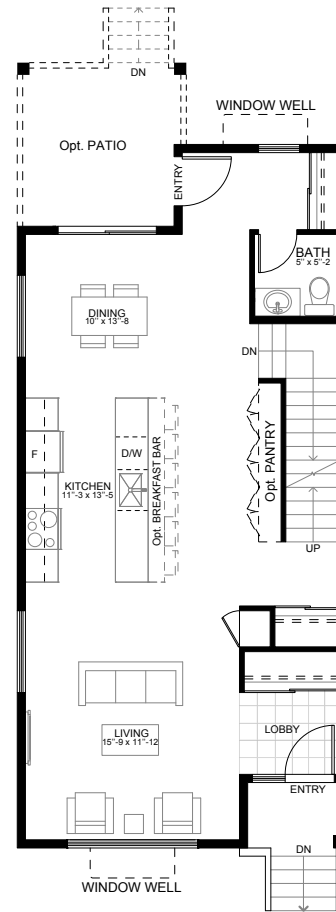


## UPPER VISTA

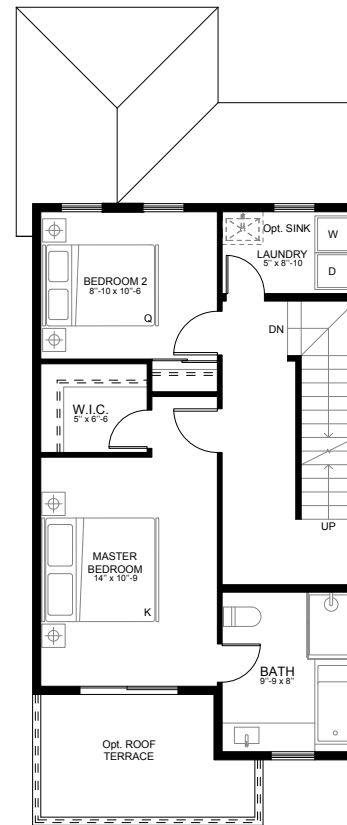
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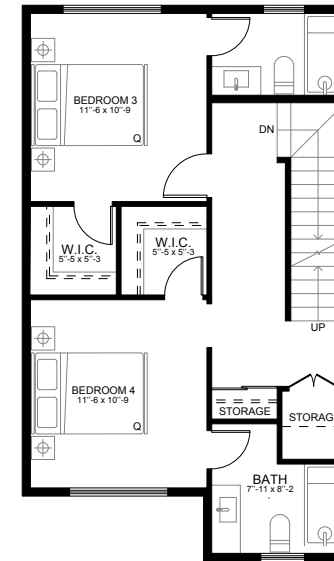
**BASEMENT**  
789 SQ FT



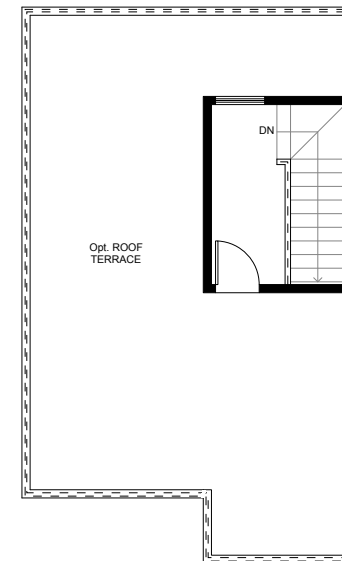
**MAIN FLOOR**  
789 SQ FT



**SECOND FLOOR**  
636 SQ FT



**THIRD FLOOR**  
636 SQ FT



**OPTIONAL ROOF TERRACE**  
FLOOR PLAN  
108/528 SQ FT

ABOVE GRADE: 2061 SF

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THE LAKEVIEW RESIDENCES

# DEPOSIT STRUCTURE / INCENTIVES

## EXTENDED DEPOSIT STRUCTURE

\$10,000 on signing

Balance to 5% in 30 days

2.5% in 180 days

2.5% in 365 days

2.5% in 450 days

2.5% in 540 days

01

**\$1000/MO  
MORTGAGE  
PAYDOWN  
INCENTIVE  
FOR 2 YEARS**

02

**NO SHORT-  
TERM RENTAL  
RESTRICTIONS**

03

**FREE  
ASSIGNMENT**

04

**NO FOREIGN  
BUYER TAX**

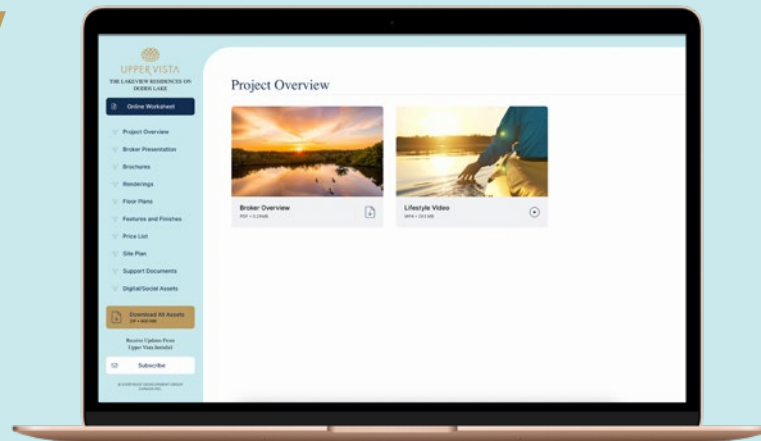
# THE LAKEVIEW RESIDENCES

## NEXT STEPS

### GET ACCESS TO BROKER PORTAL

- Register on our broker portal to receive updates on our projects
- All marketing assets will be updated regularly on the portal
- Brochure, renders, floor plans, presentations, videos and more

#### BROKER PORTAL



<https://uppervistainnisfail.com/broker-portal/>

### START MARKETING TO YOUR CLIENTS NOW!

ESTIMATED LAUNCH DATE: SUMMER 2026



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DEVELOPER

# ABOUT EVERTRUST

Evertrust Development Group Canada Inc. is a leading real estate developer focused on making meaningful contributions to the communities they serve. Evertrust Development Group boasts an unparalleled global track record with over 25 years of experience developing master-planned, multi-phased communities. Evertrust is also at the forefront of innovation and is committed to developing energy-efficient, design-oriented communities built to the highest construction standards in the industry.

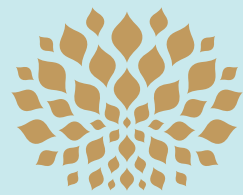
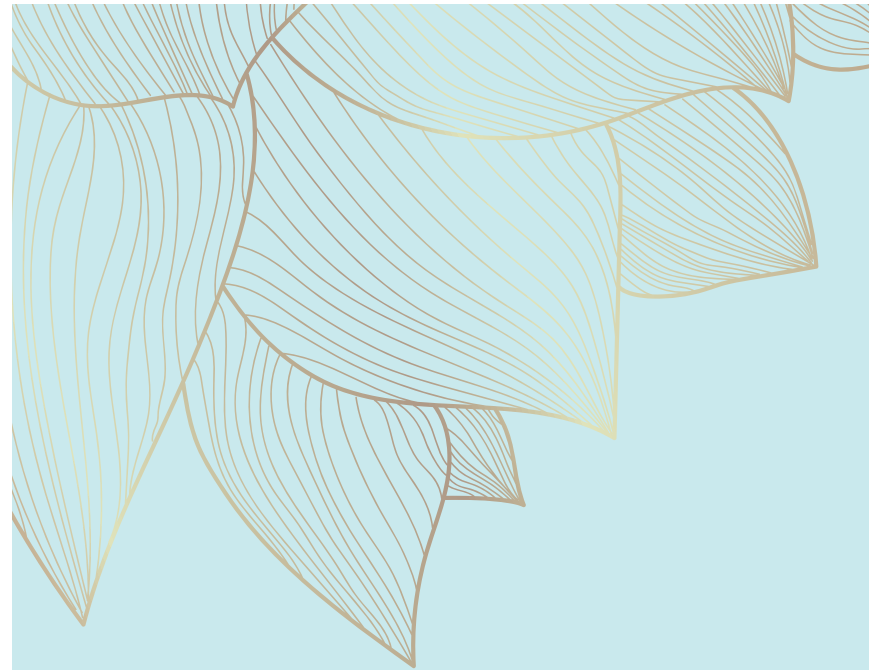
Evertrust Development Group's corporate philosophy revolves around our customers and focuses on delivering happy, healthy, high-end, affordable communities. With thousands of acres under control and over 13,500 approved units in over ten cities across the country, Evertrust is positioned to deliver strong investment returns to Canadian families now and for generations to come.



# EVERTRUST

DEVELOPMENT GROUP CANADA INC.





# UPPER VISTA

THE LAKEVIEW RESIDENCES  
ON DODDS LAKE



*Redefining Lakeside Living*

INNISFAIL, ALBERTA

## EVERTRUST

DEVELOPMENT GROUP CANADA INC.

## FEATURES & FINISHES

### THE HOMES

- Beautifully appointed interiors by our interior design and decor team with a choice of timeless interior colour schemes
- Contemporary imported high gloss ceramic floor tile, with custom set full height kitchen backsplashes
- A choice of high-quality luxury wide plank flooring with acoustic underlay throughout main living area
- In-suite technology featuring integrated wiring, TV/Telephone connections in principal areas
- Convenient and ultra-quiet in-suite Front load stacking Washer and Dryer vented to the exterior, with quick water shut off valve, and an easy access lint trap (only as required)
- Brilliant lighting: stay illuminated with our hand-picked energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings.
- Closet shelving and storage shelving (as per plan)
- Complete security system rough-in for keypad and motion (rough-in only)
- Hardwired carbon monoxide and smoke detectors
- G.F.I. Protected electrical outlets in bathrooms
- Approximately 8 –9ft ceilings throughout, featuring energy saving high performance windows

### THE DEVELOPMENT

- Peace of mind provided through our comprehensive warranty program:
  - 1 Year on Workmanship & Materials,
  - 2 Year Warranty of Delivery & Distribution Systems,
  - 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program

### THE BATHROOMS

- Eased edge polished Quartz countertops
- Modern square edge tubs with upgraded contemporary tiles to reveal a luxe spa atmosphere
- Vanity designed for maximum storage
- Chrome plumbing fixtures with porcelain undermount sink
- Porcelain comfort height toilets
- Contemporary bathroom hardware and accessories
- Environmentally conscious water fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers for well-being

### ENERGY EFFICIENCY

- High efficiency furnace with Drip humidifier
- All duct work is professionally cleaned before possession
- 50 Gallon energy saver electric hot water tank
- R-50 loose fill attic insulation for ultimate comfort
- Spray foam insulation in all cold areas under living spaces
- Formaldehyde-free batt insulation & expanding insulation in between all windows and doors
- Industry leading party wall detailing

### THE KITCHENS

- Contemporary kitchen cabinetry design
- Floor to ceiling ergonomic contemporary kitchen cabinetry; textured finishes, accented by soft close door and drawer hardware plus integrated storage
- Contemporary polished Quartz hard surface eased edge countertops
- Under-mount double bowl sink with industrial high arc single lever pull out faucet
- Contemporary full height tile kitchen backsplashes
- Contemporary full height door hardware as per selections
- For the chef; Fridge, Stove, Dishwasher and Hood Fan included.

### THE GARAGE

- Rear detached double or single car garage (As per specific model if applicable)
- Attached garage (As per specific model)
- Concrete apron
- Flat panel passage door
- Insulated overhead garage door
- Two pot lights & one carriage light

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not the same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly shown on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements. Renderings are artist's concept. E.&O.E. May 2023.