

FINISHES & FEATURES

DISTINCT DESIGN

- Ryan Lawson — a world-renowned interior design firm from New York City and Edmonton's DIALOG have collaborated to design Raymond Block
- Residential units are setback from the street for added privacy and quieter living, while retail and office spaces maintain the streetscape of Old Strathcona
- Stunning, industrial-chic lobby features high ceilings, a welcoming fireplace and reclaimed brick from the historic Kelly Ramsey building
- North and South facing units feature large windows and wide balconies with panoramic views of the unmistakable Edmonton skyline
- Raymond Block features an in-building fitness facility and spacious third floor outdoor lounge and patio area perfect for entertaining

FASHION & FUNCTION

- Wide-plank vinyl flooring looks stylish, while being durable, low maintenance and moisture resistant
- Suites feature large windows and stylish roller shades for privacy
- All units include convenient in-suite laundry
- Master bedrooms offer spacious walk-through closets that include fully fitted out, wall-to-wall adjustable shelving
- Tall, smooth drywall ceilings create an open and airy feel, and allow tenants to enjoy having neighbours without hearing them

CONTEMPORARY KITCHENS

- Timeless Caesarstone® quartz countertops
- Kitchens are outfitted with a stainless steel appliance package including:
 - Refrigerator with bottom-mount freezer
 - Easy-wipe ceramic glass cooktop range
 - Over-the-range microwave with built-in hood fan
 - Multi-cycle Energy Star® certified dishwasher
- Flat-panel, modern cabinets with soft-close drawers
- Undermount sink and spot-resistant Moen® faucet

LUXURIOUS BATHROOMS

- Bathrooms maintain a classic appeal with Caesarstone® quartz countertops, undermount sinks and Moen® chrome faucets
- Master bathrooms feature dual vanity sinks
- Flat-panel cabinets and soft-close drawers with brushed nickel hardware
- Spacious vanities include a full-size mirror and chic lighting
- Conserve water with low-flow toilets

PEACE OF MIND

- Safety is top of mind at Raymond Block with a private and secure residents-only area within the main lobby leading to security access-controlled elevators
- Concrete structure allows for superior soundproofing and solid core doors reduce sound transmission
- Suites facing Whyte Avenue feature soundproof triple-paned windows
- Heated underground parkade keeps vehicles and bicycles secure and out of the elements (parking additional)
- LEED Platinum building, which results in improved comfort and air quality
- Keep your home cool and comfortable in the summer with air conditioning
- Each unit has access to the fastest internet with building-wide fibre optic wiring and smart boxes
- Fully managed building includes on-call maintenance personnel

UNPARALLELED LOCATION

- Located in the heart of Whyte Avenue, this unique property is nearby top tier amenities including a variety of cafés, restaurants, grocery, shopping and services — some are even right at your front door with in-building retail tenants
- Old Strathcona is known for its culture and as such, residents will be minutes from local farmers' markets, pubs, theatres, live music venues and seasonal festivals
- Just steps from transit and minutes from major road arteries, Raymond Block is centrally located, making it the perfect place to call home

RAYMOND BLOCK IS A LEED PLATINUM BUILDING