

COMMUNITY QUICK FACTS

Kinglet
BY BIG LAKE

Neighbouring Lois Hole Centennial Provincial Park & Big Lake



SHOPS & SERVICES
5 MINUTES AWAY

3.5
HOURS TO
JASPER

6

BUILDER
PARTNERS

FRONT GARAGE
& TOWNHOMES

5

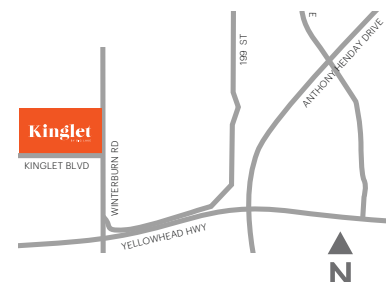
BRAND NEW
SHOWHOMES

15 MINUTES TO SERVUS CREDIT
UNION PLACE REC CENTRE

ABOUT THE COMMUNITY

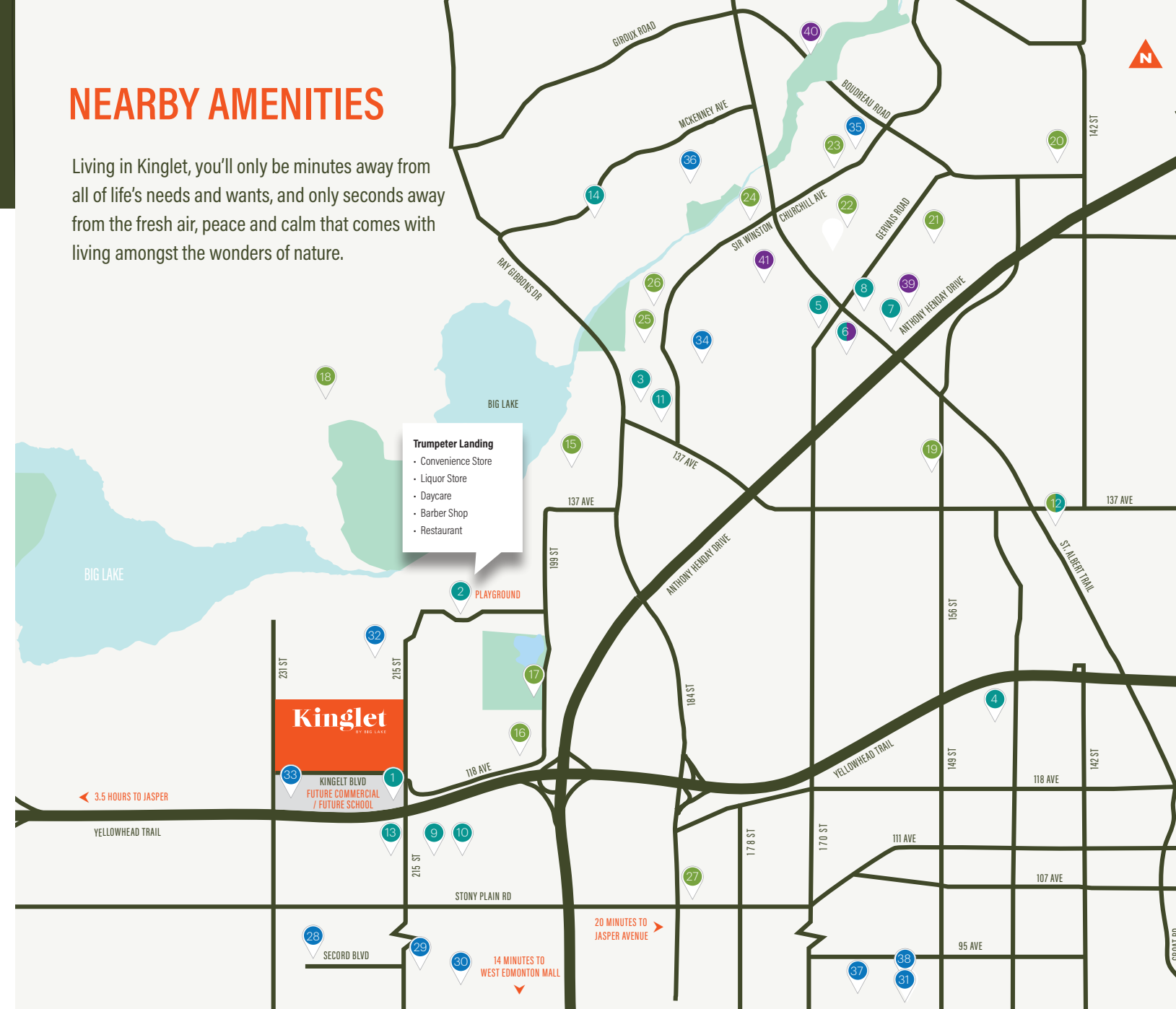
Kinglet by Big Lake lets you keep one foot in nature and the other in the city, so you can stay connected to everything that matters. Big Lake is part of Lois Hole Centennial Provincial Park—home to over 200 different bird species, including the beloved Kinglet. You can kayak on the lake, fish along the shore and up the river, or hop on the Red Willow Trail System for an invigorating hike or bike ride.

Conveniently located just north of Yellowhead Trail on Winterburn Road, you're only a short drive from all the amenities of Edmonton and St. Albert. Anything you need can be found within 15 minutes of your home in Kinglet. You can get to West Edmonton Mall or downtown St. Albert in just 15 minutes, and downtown Edmonton in about 25 minutes.



NEARBY AMENITIES

Living in Kinglet, you'll only be minutes away from all of life's needs and wants, and only seconds away from the fresh air, peace and calm that comes with living amongst the wonders of nature.



RETAIL

- 1 Future Commercial, Retail, Grocery - 1 Km | 1 min
- 2 Trumpeter Landing - 2 Km | 2 min
- 3 Enjoy Centre - 6 Km | 10 min
- 4 Costco - 9 Km | 13 min
- 5 Village Landing - 11 Km | 10 min
- 6 Tudor Glen - 11 Km | 10 min
- 7 Superstore & Superstore Liquor - 10 Km | 10 min
- 8 Gateway Village Shopping Centre - 12 Km | 11 min
- 9 Shell - 2 Km | 2 min
- 10 Tim Hortons - 2 Km | 2 min
- 11 Bellevue Village - 5 Km | 8 min
- 12 Christy's Corner - 12 Km | 14 min
- 13 Donna's Eatery/Winterburn Liquor - 3 Km | 3 min
- 14 Co-op Food Store - 11 Km | 10 min

RECREATION

- 15 Cineplex Odeon - 14 Km | 13 min
- 16 Lois Hole Centennial Provincial Park - 6 Km | 9 min
- 17 Dragons Head Par 3 Golf Course - 4 Km | 5 min
- 18 Glendale Golf & Country Club - 4 Km | 5 min
- 19 Sandpiper Golf & Country Club - 11 Km | 14 min
- 20 Twin Willows Golf Course - 11 Km | 11 min
- 21 Servus Place Rec Centre - 14 Km | 13 min
- 22 Akinsdale /Kinex Arenas - 15 Km | 12 min
- 23 Fountain Park Pool - 15 Km | 12 min
- 24 Fowler Athletic Park - 13 Km | 12 min
- 25 St. Albert Curling Club - 9 Km | 14 min
- 26 St. Albert Soccer Association - 7 Km | 10 min
- 27 St. Albert Rugby Club - 7 Km | 11 min
- 28 Rock Jungle Fitness and Climbing Centre - 9 Km | 10 min

PUBLIC SCHOOLS

- 29 David Thomas King School (K-9) - 7 Km | 10 min
- 30 Winterburn School - 6 Km | 7 min
- 31 Michael Phair School - 7 Km | 9 min
- 32 Jasper Place High - 14 Km | 16 min
- 33 Hawks Ridge Elementary - Future - 2 Km | 2 min

CATHOLIC SCHOOLS

- 34 Kinglet Gardens Catholic School (K-9) - Future - 3 Km | 3 min
- 35 Albert Lacombe Catholic Elementary - 8 Km | 12 min
- 36 Richard S. Fowler Catholic Jr High - 14 Km | 12 min
- 37 St. Albert Catholic High School - 14 Km | 12 min
- 38 Annunciation Catholic Elementary School - 12 Km | 14 min
- 39 St. Francis Xavier High School - 13 Km | 14 min

MEDICAL

- 40 Dx Medical Centres - 11 Km | 10 min
- 41 Gateway Village Dental Centre & Gateway Family Medical Clinic - 12 Km | 11 min
- 42 Sturgeon Community Hospital - 14 Km | 15 min
- 43 Grandin Medical Clinic - 13 Km | 11 min

Kinglet
BY BIG LAKE

KINGLETBIGLAKE.CA

Anthem

anthemproperties.com

Kinglest by Big Lake offers endless opportunities for you to connect and unwind in your own natural habitat. Looking for information to help you get settled? You'll find answers here to some of our frequently asked questions.

If what you want to know isn't covered below, please contact your sales representative, and they'll be happy to help you find what you need!

What options do I have nearby for groceries, shopping and services?

You'll find familiar retail chains, boutique shops and even an outdoor farmers' market all within 15 minutes of your home in Kinglest.

- **Tim Hortons and Shell gas station - 2 minutes**
- Gas up and grab a bite, just a few minutes south on Winterburn Road.
- **The Enjoy Centre - 10 minutes**
- This unique mixed-use retail space houses a bakery, food market, premium liquor store, bistro and café, plus a greenhouse and garden centre.
- **Grocery stores - 10 minutes**
- Superstore, Save-On-Foods and Safeway are all within 1km of each other, just off Anthony Henday Drive and St. Albert Trail.
- **Costco - 10-15 minutes**
- The Yellowhead location is about 10 minutes east of Kinglest, and the Winterburn location is about 15 minutes south, so you can go where it's most convenient.
- **Downtown St. Albert/Perron District - 14 minutes**
- Every Saturday during the summer, downtown St. Albert hosts the largest outdoor farmers' market in Western Canada.

Will there be any commercial amenities within Kinglest?

There is no commercial development planned for inside the community of Kinglest by Big Lake so that you can enjoy a peaceful residential neighbourhood with plenty of commercial amenities nearby. There are future commercial developments planned, which will be located on the corner of Yellowhead Trail and 215th St.

How close is Kinglest to other amenities in Edmonton and St. Albert?

Kinglest's quick connections to Yellowhead Trail and Anthony Henday Drive make it easy to get to nearby amenities, as well as attractions a bit further away. As a result, you're only about 15 minutes away from finding almost anything you need.

- **West Edmonton Mall - 15 minutes**
- **Currents of Windermere - 20 minutes**
- **Downtown Edmonton - 22 minutes**
- **Edmonton International Airport - 30 minutes**

Are there any dog parks nearby?

Yes! The nearest off-leash dog park is Lacombe Lake Dog Park located just off Ray Gibbons Drive in St. Albert, so it's easy to take your furry friends out for some playtime in the fresh air. Lose the leash, and let Fido run wild!

Where will my kids be going to school?

The current designated schools for Kinglest, which include public and Catholic options, are just a short trip from home. Please confirm with the school board's website for the most up to date information on designated schools:

- **Public schools serving Kinglest**
 - Winterburn School (K-6) - 8 minutes
 - Michael Phair School (7-9) - 9 minutes
 - Jasper Place School (10-12) - 15 minutes
- **Catholic schools serving Kinglest**
 - Annunciation Catholic Elementary School - 15 minutes
 - St. Thomas More Catholic Junior High School - 20 minutes
 - St. Francis Xavier High School - 20 minutes

How big will Kinglest be when complete?

There are 1,152 single family lots and 8.8 acres to accommodate multifamily homes in Kinglest by Big Lake.

Does Kinglest have a Homeowner Association (HOA)?

Anthem decided the community will work well without the use of an HOA.

When will Kinglest be completed?

The last stages of community development should be complete in 2031, with final lot sales anticipated in 2032 and most home construction finished by around 2033.

Who maintains the neighbourhood streets, parks and green spaces?

Anthem is in charge of neighbourhood maintenance until community construction, and Final Acceptance Certificates (FAC) are complete. After that, Anthem will turn things over to the City of Edmonton, who will maintain streets and park spaces, along with providing other essential municipal services for Kinglest.

Does my property come with any trees or landscaping?

Anthem provides the residents with a canvas to complete the landscaping around their home, with guidance from a set of professionally designed architectural guidelines. The neighbourhood landscaping includes beautiful boulevard trees throughout Kinglest by Big Lake. There are also natural environmental reserve spaces around the community, which include mature trees and other types of greenery for you to enjoy. More information about landscaping for your property can be found in Kinglest's Architectural Guidelines, available from your sales representative or our website.

Kinglest

BY BIG LAKE

This plan is for marketing purposes only, and is subject to errors and omissions. Landscaping and street furniture locations may change and should be confirmed. Dimensions shown are in feet and are rounded to the nearest decimal. Refer to registered subdivision plan to confirm all lot information. November 2023

- Front Drive Home
- Duplex Home
- Laned Home
- Townhome
- Walkway
- Maintenance Access
- Development Boundary

