



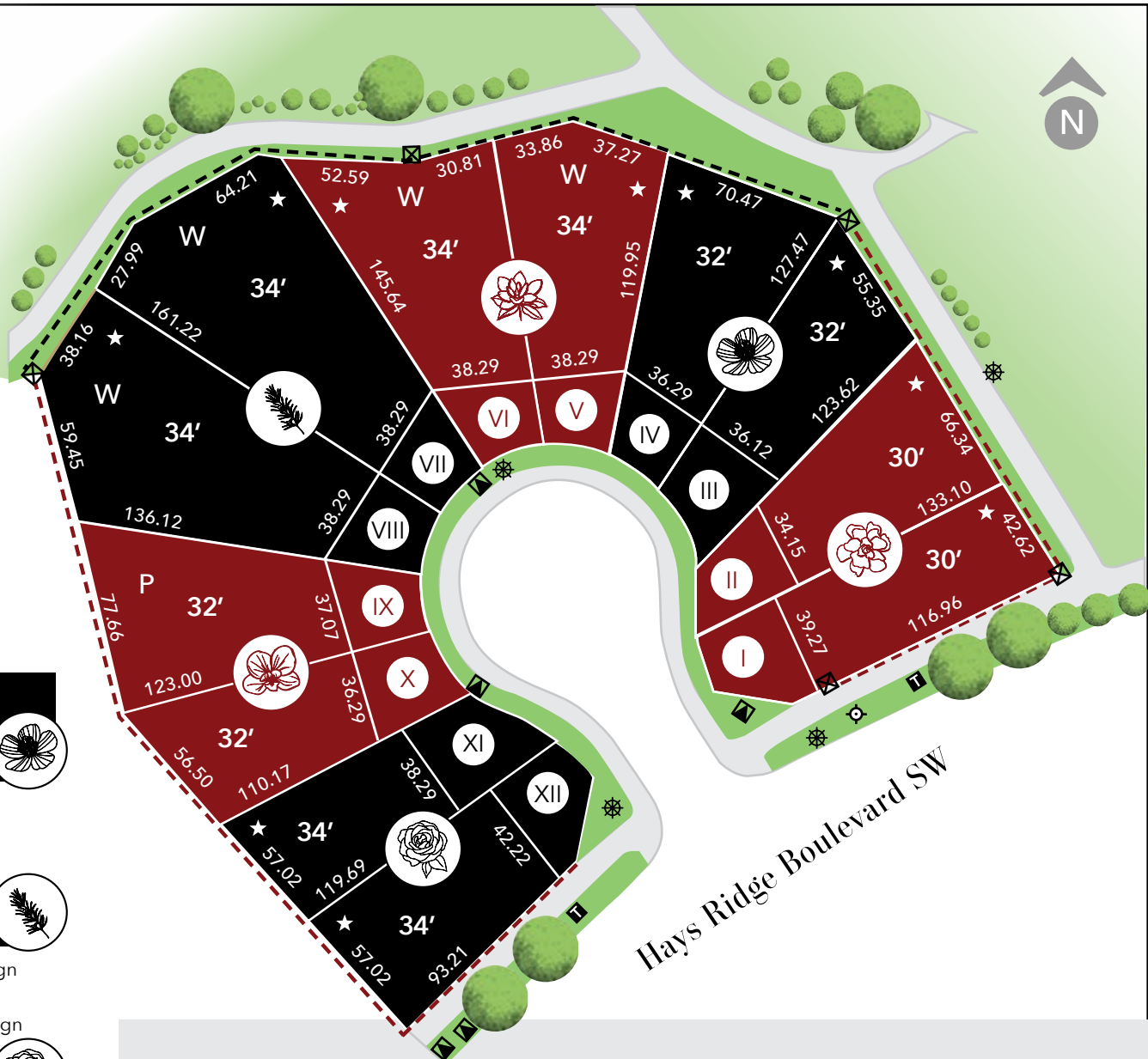
KIMBERLEY HOMES



the VILLAS of
JAGARE RIDGE

*Exceptional Bungalow Living
In SW Edmonton*

the VILLAS of JAGARE RIDGE



PRAIRIE ELEVATION

MAGNOLIA

Magnolia I: 2790 Sq. Ft. - Future Showhome

Magnolia II: 2769 Sq. Ft. - SOLD

JASMINE

Jasmine V: Custom Design Process Available

Jasmine VI: Custom Design Process Available

ORCHID

Orchid IX: Custom Design Process Available

Orchid X: Custom Design Process Available

MODERN CONTEMPORARY

PRIMROSE

Primrose III: Custom Design Process Available

Primrose IV: Custom Design Process Available

JUNIPER

Juniper VII: Custom Design Process Available

Juniper VIII: Custom Design Process Available

CAMELLIA

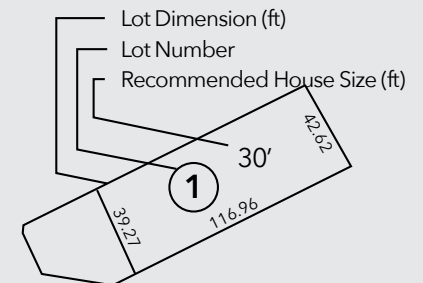
Camellia XI: 2908 Sq. Ft.

Camellia XII: 2999 Sq. Ft.

Legend

- ☼ Street Light
- ▲ Pedestal
- T Transformer
- ⊠ Masonry Column
- ⊕ Hydrant

- W Walkout Lot
- P Partial Walkout Lot
- ★ High Visibility Lot
- - - Wood Screen Fence
- - - Decorative Metal Fence



Note: This plan is conceptual only. The location of all future roads and block lines are subject to revision at the time of subdivision. Details are subject to change. For more information on land use, please contact the City of Edmonton.

COMMUNITY



*Welcome to Kimberley
Homes' 5th bungalow-duplex
community since 2017,
The Villas of Jagare Ridge*

**This bespoke collection of 12 homes
focuses on refined luxury living.**

Our clients have the opportunity to customize their floorplan with each homesite offering unique amenities, including a selection of walkout lots. This exclusive cul-de-sac in the final phase of Jagare Ridge offers golf-course views, park backing lots, and private backyards.

Pricing anticipated to range between \$1,100,000 - \$1,550,000+.



ARCHITECTURE



PRAIRIE MODERN

Discover the pinnacle of understated sophistication with Prairie Modern homes in The Villas of Jagare Ridge. These homes are defined by low-pitched roofs, extended horizontal lines, and refined, streamlined facades. The look balances classic architectural cues with contemporary detailing, creating a calm, grounded presence on the streetscape. Clean lines, subtle textures, and thoughtful material choices work together to create a serene, elegant home style, perfect for homeowners who appreciate harmony, balance, and enduring appeal.



CONTEMPORARY MODERN

Contemporary Modern homes make a confident, eye-catching statement. The defining features are crisp lines, smooth surfaces, and dramatic sloping rooflines, create a striking silhouette from every angle. Expansive windows invite generous natural light inside, turning the surrounding landscape into a living piece of art. Every detail, from the architectural form to the material selection, is intentionally refined to elevate both style and livability. The overall effect is bold, bright, and sophisticated, offering a distinctly modern living experience with undeniable curb appeal.

FEATURES



- Turn-key with basement development, landscaping, rear deck, fencing, and appliances included.
- Private cul-de-sac in the final phase of Jagare Ridge.
- Limited walkout options.
- 10' main floor ceilings & 9' basement ceiling height (option for 10').

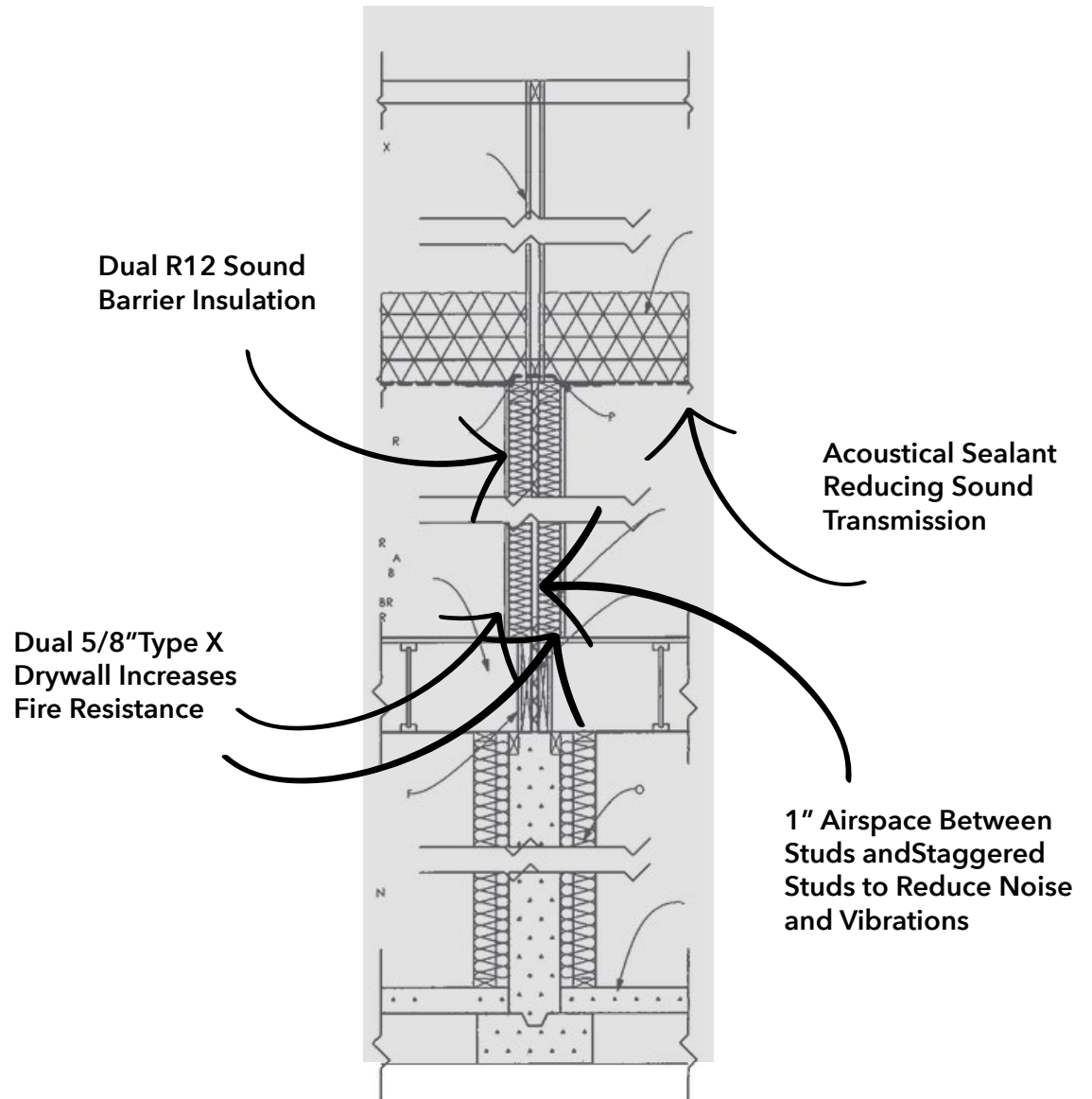
- Executive finishes throughout like engineered hardwood floors, heated ensuite floors, custom cabinetry, 8' interior doors on the main, and more.
- Predesigned home plans or a custom design process available (lot-specific).
- No Condo fees.



PARTY WALL DETAILS



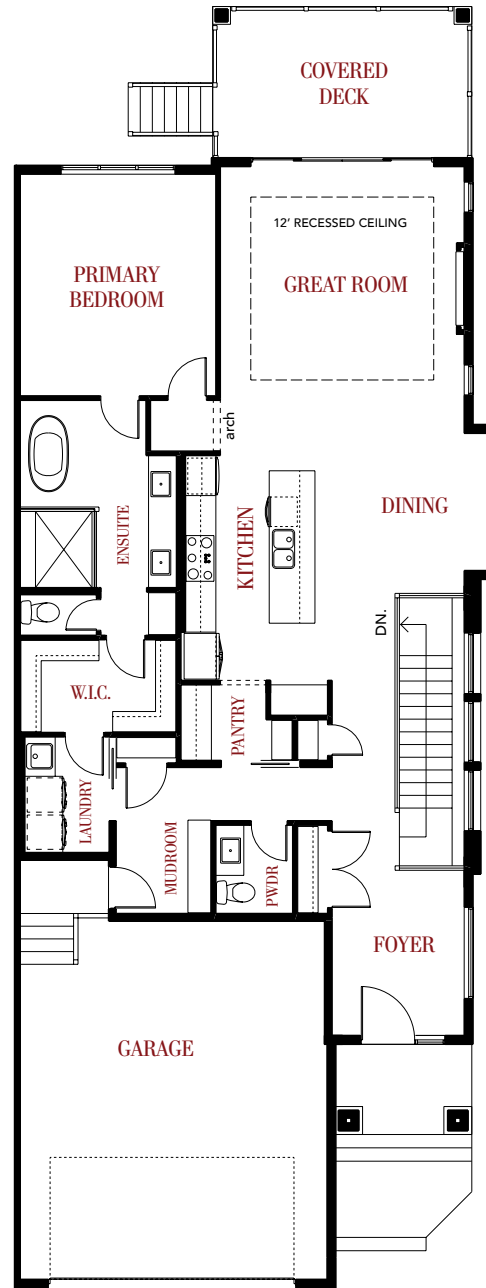
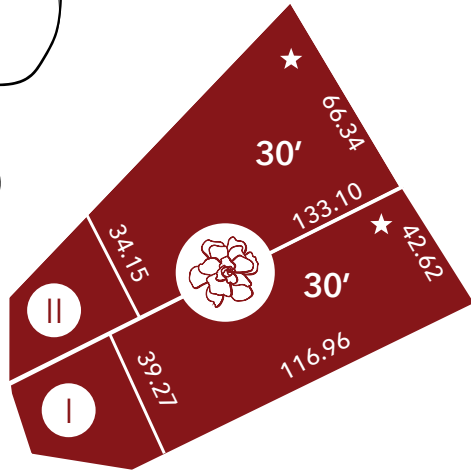
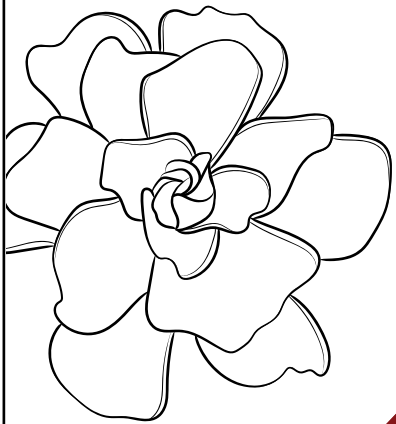
Kimberley's party wall detail offers homeowners peace of mind by incorporating construction techniques designed to minimize noise and vibrations along shared walls, ensuring a tranquil living environment.



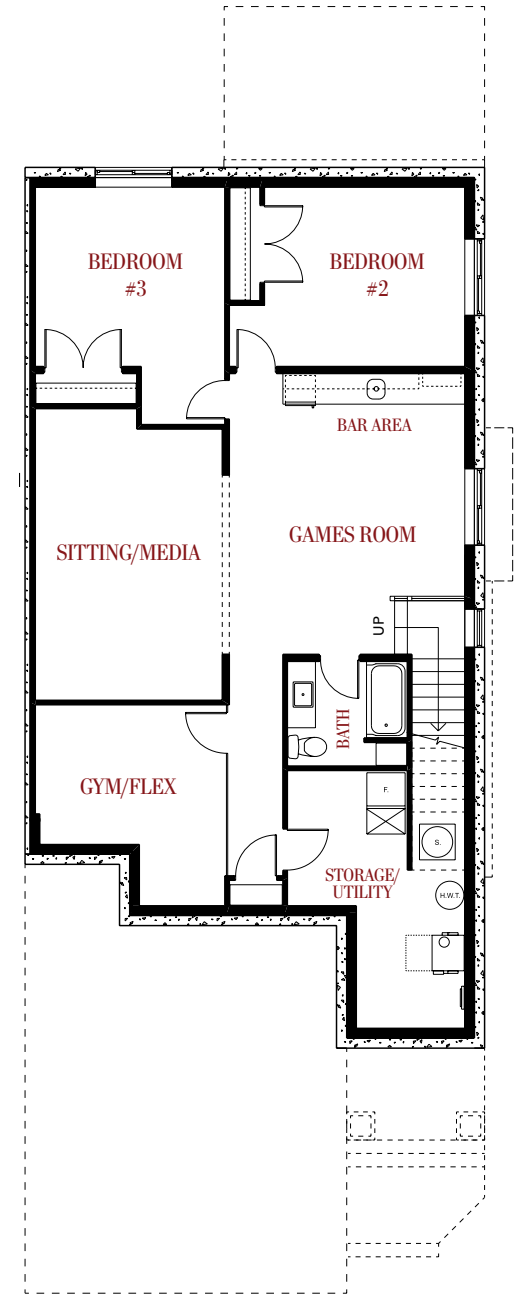
THE MAGNOLIA I

2,790 Sq. Ft. | 3 Bedrooms | 2.5 Bathrooms

Future Showhome
Opening Spring 2026



MAIN FLOOR
1,554 Sq. Ft.

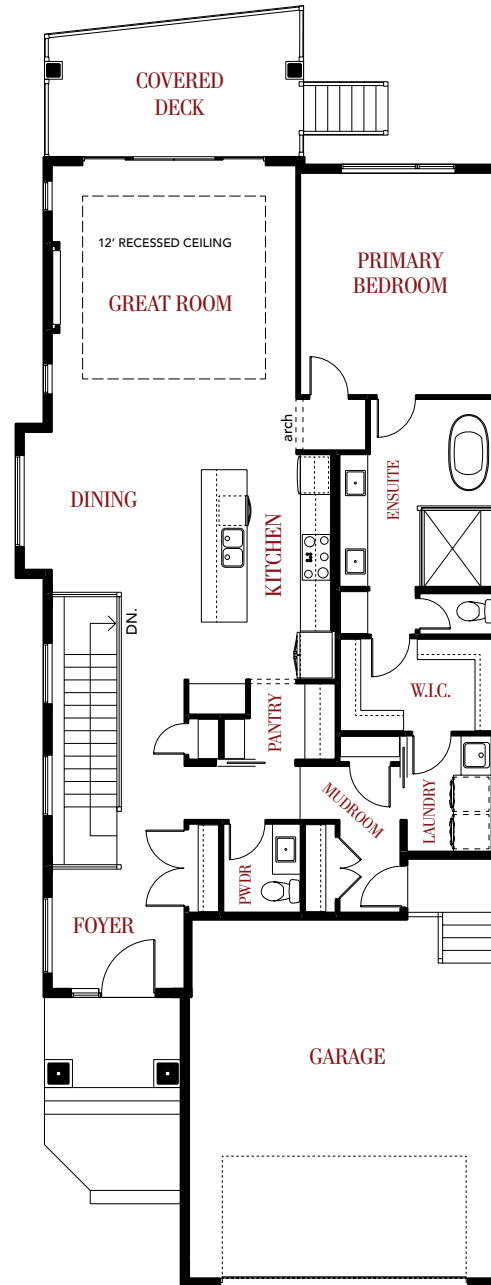
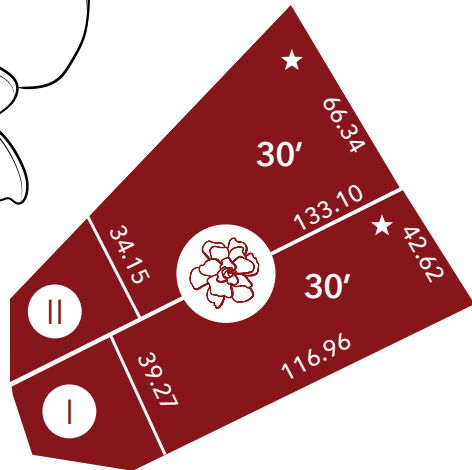
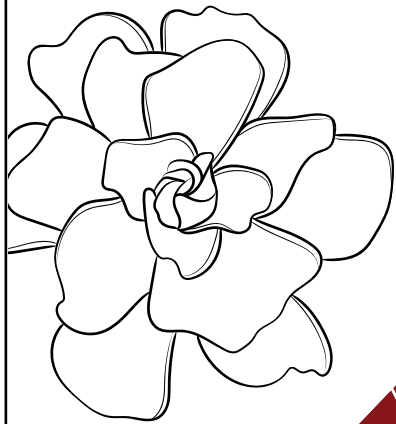


DEVELOPED BASEMENT
1,236 Sq. Ft.

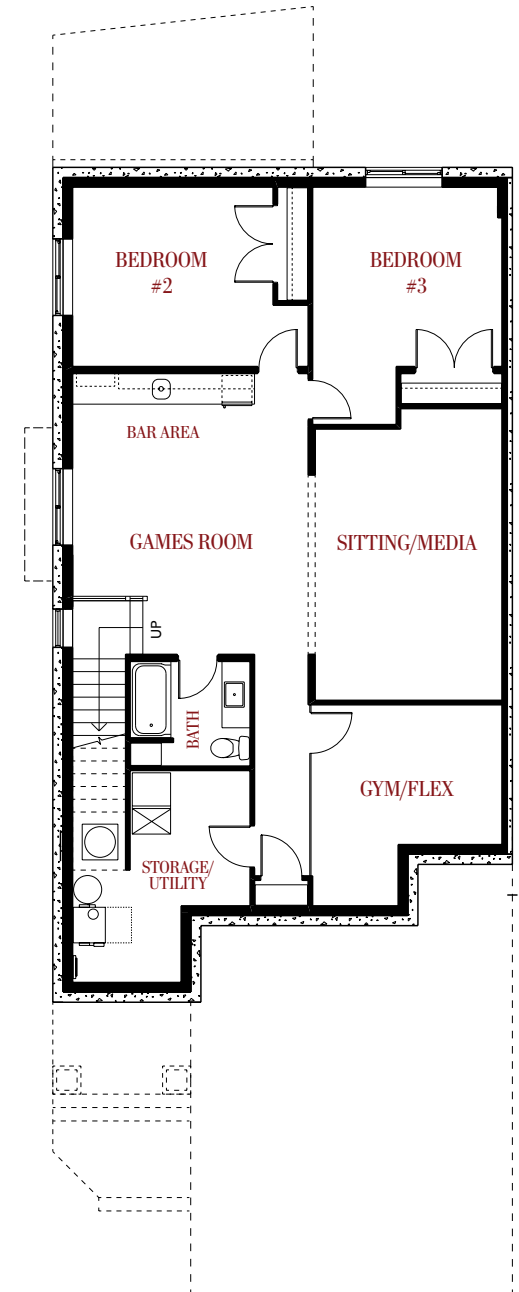
THE MAGNOLIA II

2,769 Sq. Ft. | 3 Bedrooms | 2.5 Bathrooms

SOLD



MAIN FLOOR
1,536 Sq. Ft.

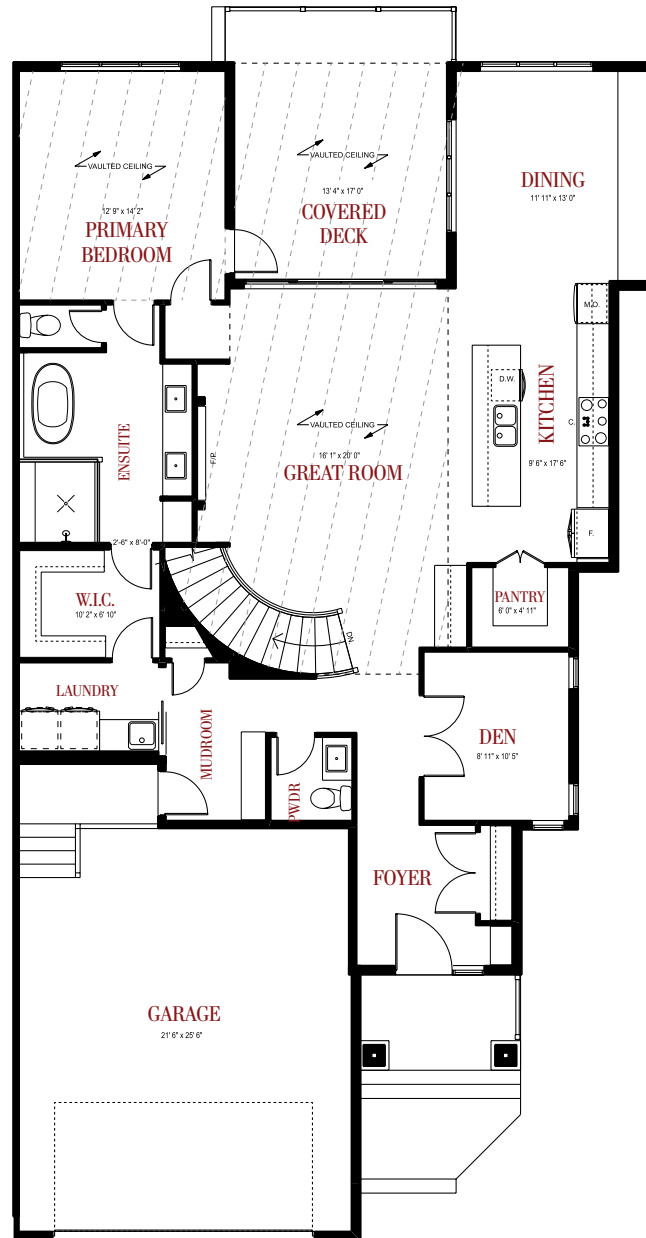
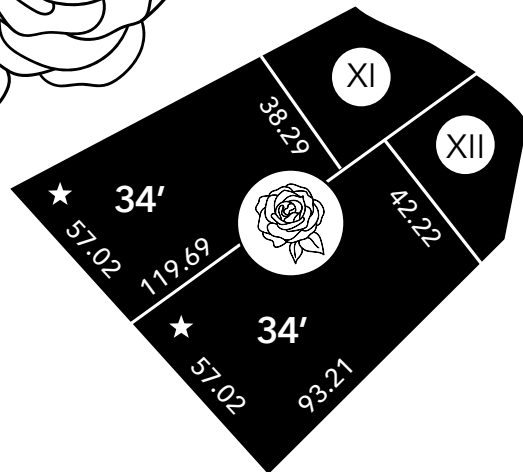
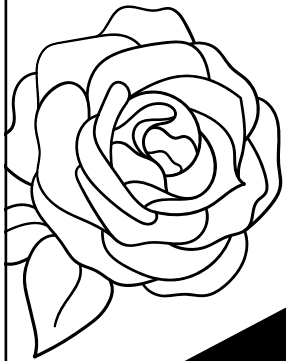


DEVELOPED BASEMENT
1,233 Sq. Ft.

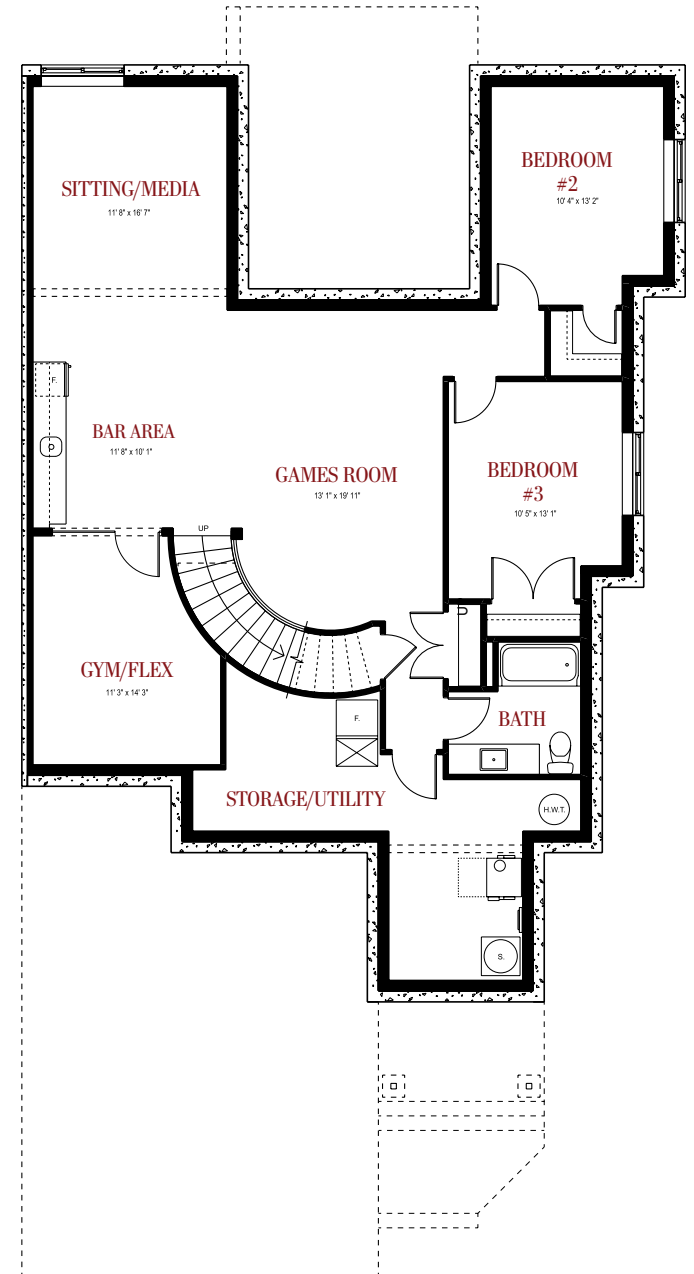
THE CAMELLIA XI

2,908 Sq. Ft.
3 Bedrooms | 2.5 Bathrooms

Summer 2026 Possession



MAIN FLOOR
1,657 Sq. Ft.



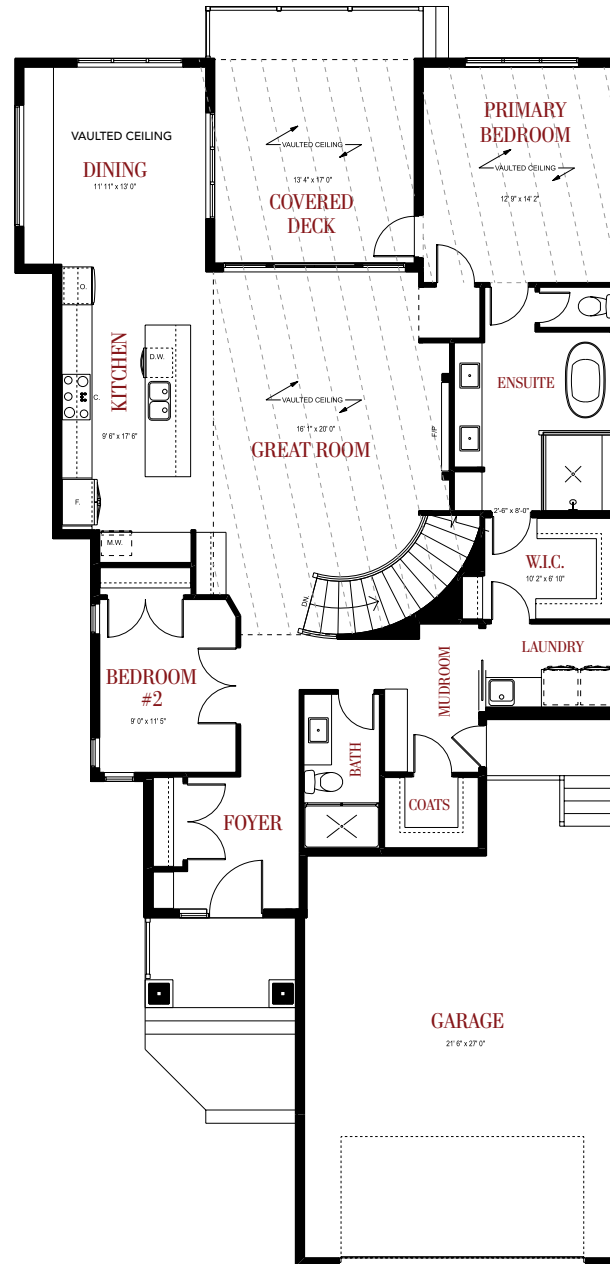
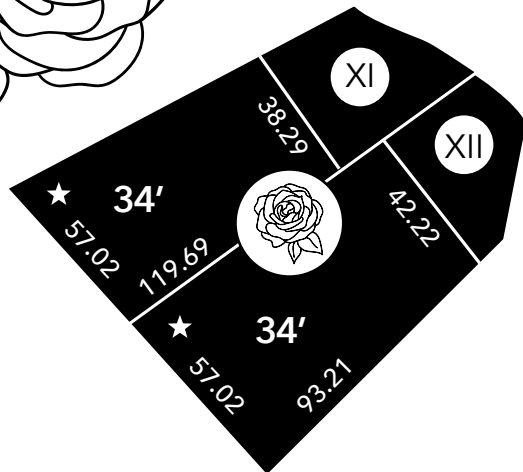
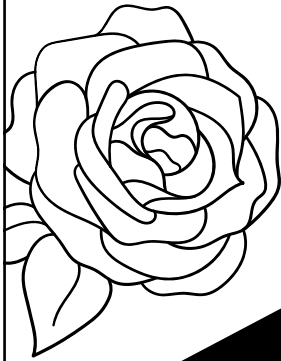
DEVELOPED BASEMENT
1,251 Sq. Ft.

THE CAMELLIA XII

2,999 Sq. Ft.

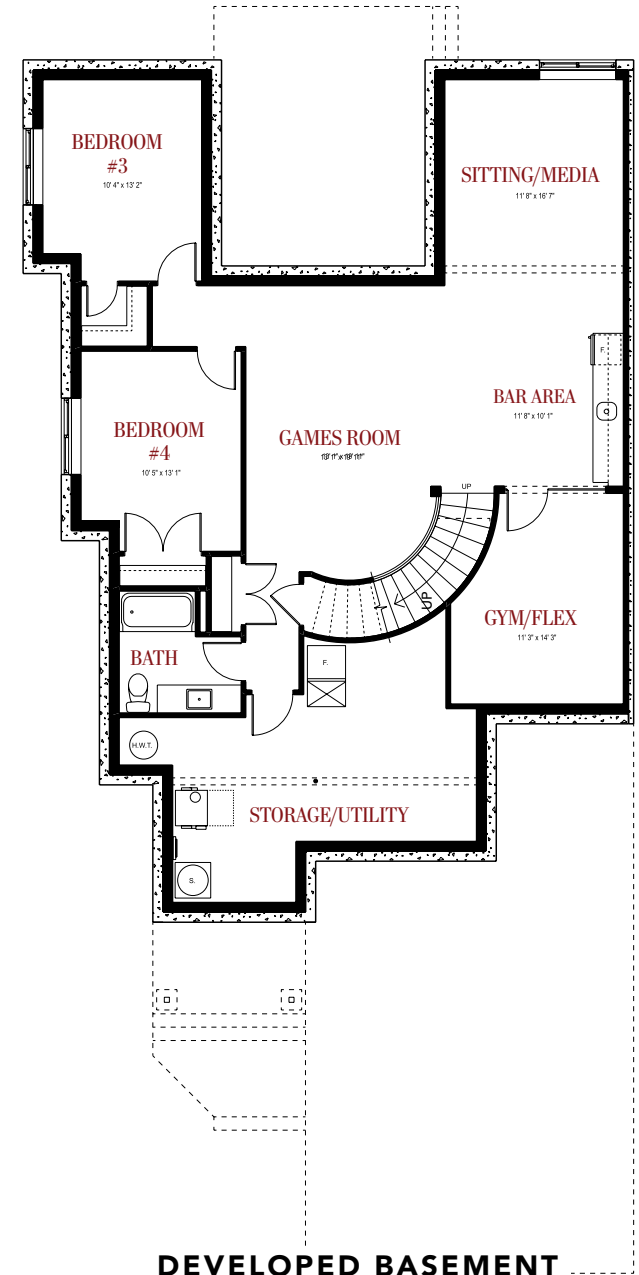
4 Bedrooms | 3 Bathrooms

Summer 2026 Possession



MAIN FLOOR

1,729 Sq. Ft.



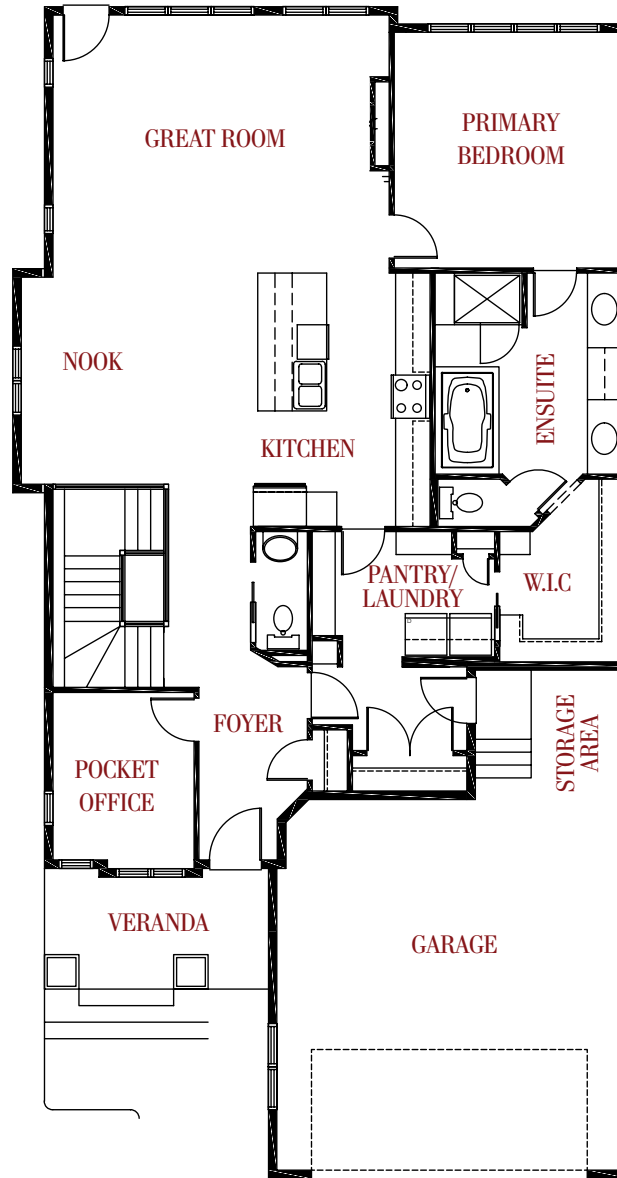
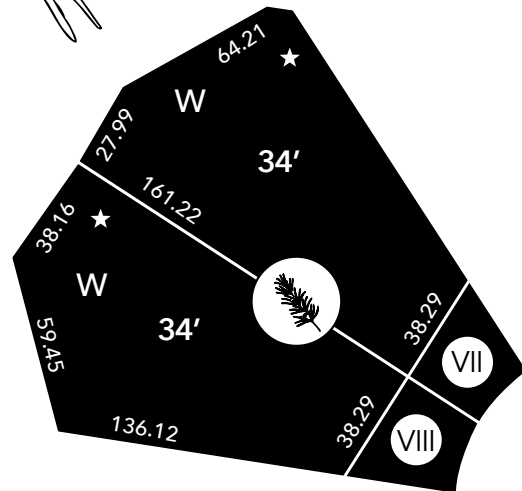
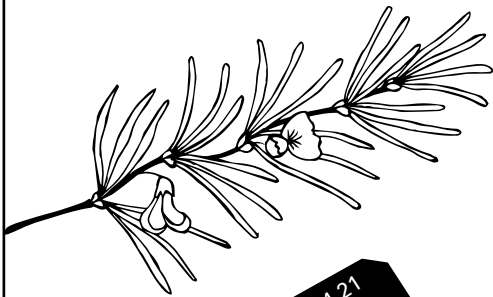
DEVELOPED BASEMENT

1,270 Sq. Ft.

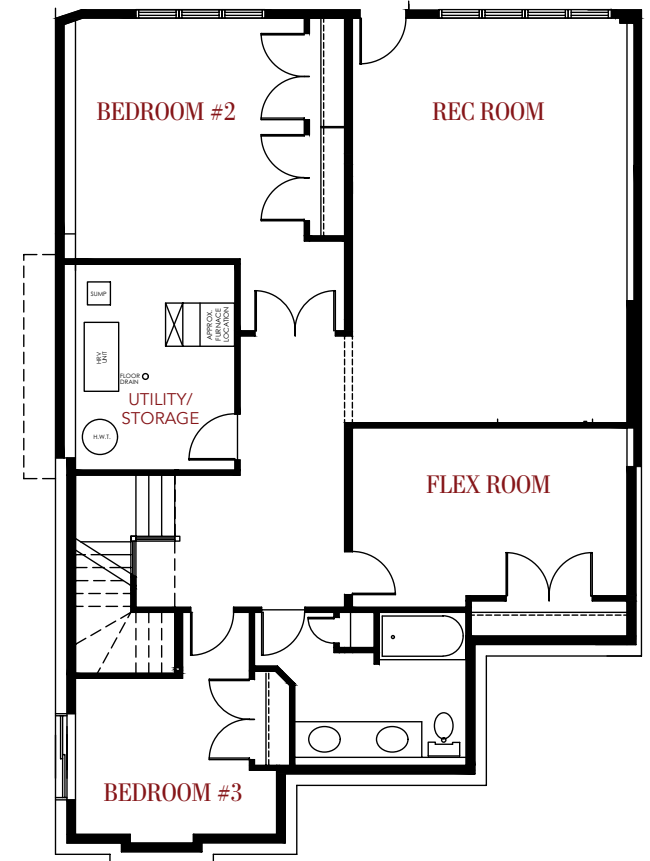
THE JUNIPER VII

2,834 Sq. Ft.
3 Bedrooms | 2.5 Bathrooms

Walkout Basement
 Construction Start-up - TBD



MAIN FLOOR
 1,567 Sq. Ft.

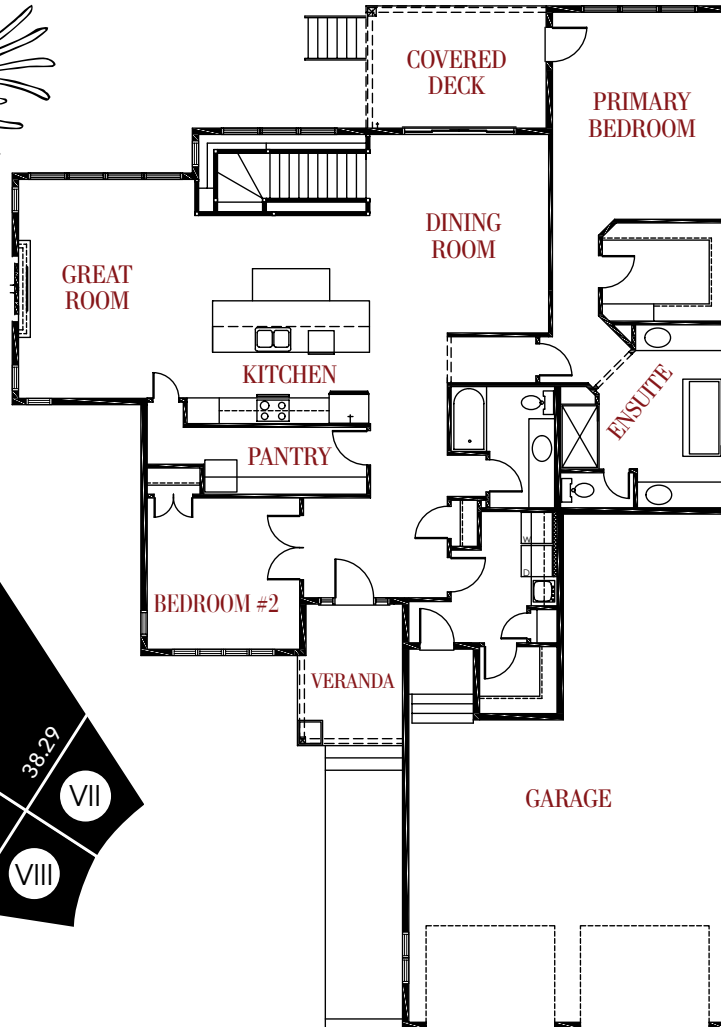
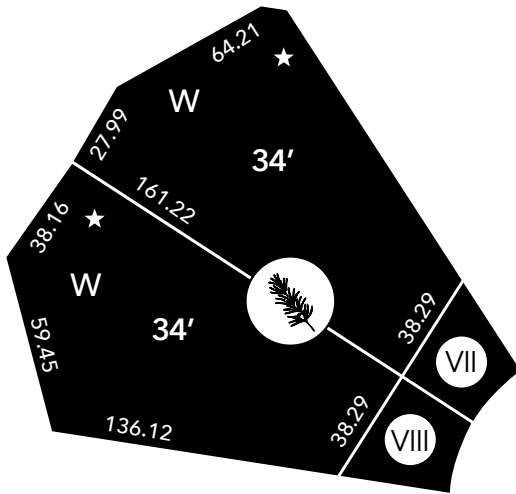
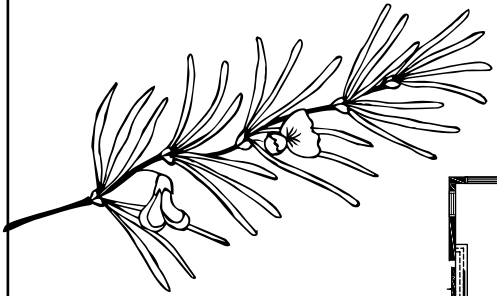


DEVELOPED BASEMENT
 1,267 Sq. Ft.

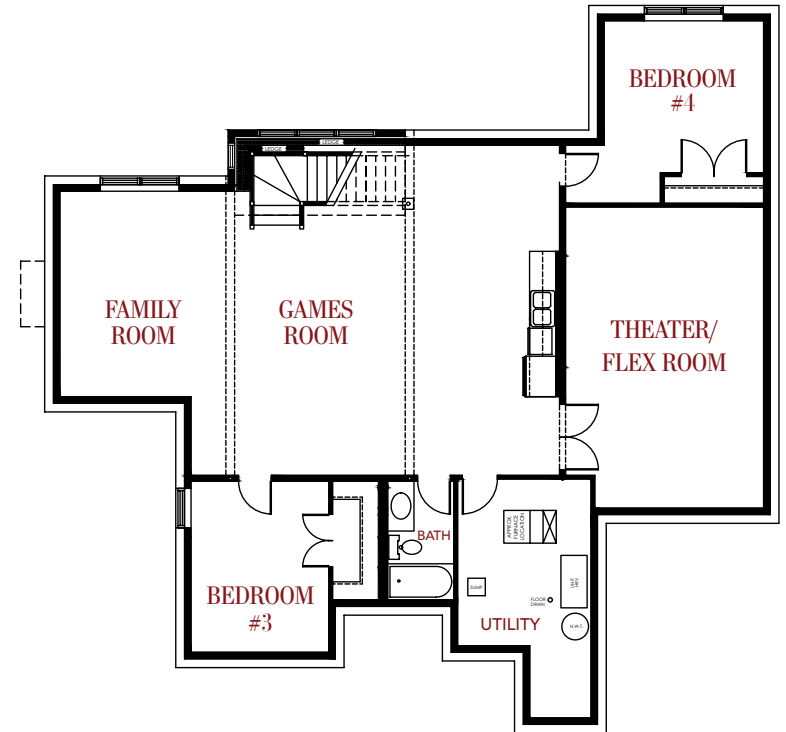
THE JUNIPER VIII

3,778 Sq. Ft.
4 Bedrooms | 3 Bathrooms

Walkout Basement
Construction Start-up - TBD



MAIN FLOOR
2,047 Sq. Ft.



DEVELOPED BASEMENT
1,731 Sq. Ft.

PAST BUNGALOW DUPLEX PROJECTS





BUILDWITHKIMBERLEY.CA

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