8754 81 Avenue NW

Edmonton, Alberta

Proposed front exterior. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

Two homes. Independent suites. Separate outdoor spaces.

A proposed duplex development presented for as-completed valuation and rental assessment in support of ATB Financial construction financing.

Space for living

Two half duplexes with independent basement accommodation

1,467
sq. ft. above grade per half

3
bedrooms in each main home

1
legal basement suite per half

Each half duplex combines a two-storey main residence with a one-bedroom legal basement suite, as confirmed by the owner. Separate side entrances, private laundry and allocated garage space support independent living arrangements.

Property facts	Per half duplex	Development total
Main floor area	717 sq. ft.	1,434 sq. ft.
Upper floor area	750 sq. ft.	1,500 sq. ft.
Above-grade area	1,467 sq. ft.	2,934 sq. ft.
Basement area stated as BDP	717 sq. ft.	1,434 sq. ft.
Main residence bathrooms	2 full + 1 powder	4 full + 2 powder
Basement suite	1 bedroom + 4-piece bath	2 one-bedroom suites
Detached garage allocation	1 single bay	2 single bays

Areas are stated in the architectural title blocks; combined figures are arithmetic totals. Basement area is separate from above-grade living area and is not a certified finished rentable measurement.

Separate rear yards and one garage bay per half complete the proposed layout. The legal subdivision and title arrangement are to be confirmed in the appraisal package.

A coordinated exterior

Light grey, muted blue-grey and crisp white detailing

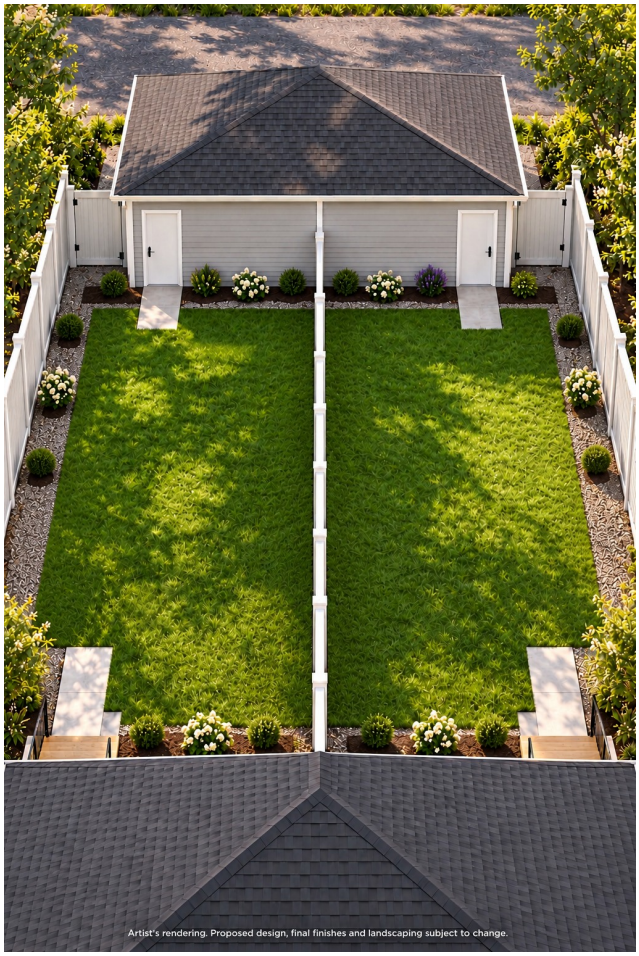
Rear exterior and divided yards. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

Side exterior and vinyl fencing. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

Light grey horizontal siding pairs with muted blue-grey vertical siding, charcoal asphalt shingles, white windows and slim white trim. Solid white front doors and a neat light grey foundation finish complete the proposed palette.

A yard for each home

Enclosed outdoor spaces with lane-access garages



Garden-side garage access and the view from the rear lane. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

Low-maintenance white or light grey vinyl fencing is included in the price and encloses the two rear yards, with a centre dividing fence intended to meet the garage separation. Each half has an allocated single garage bay, a white overhead lane door and garden-side pedestrian access.

2	2	Included
separate rear yards	single garage bays	vinyl fencing and landscaping

Landscaping is included in the price, with finished lawn, gravel borders and modest planting creating a low-maintenance outdoor setting. Final boundaries, gates and building placement follow the site plan and survey.

A bright place to gather

White cabinetry, stone surfaces and an open dining connection

Kitchen finish concept. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

Proposed premium custom-built white cabinetry, brushed nickel pulls and quartz or granite countertops establish a clean, contemporary kitchen. Stainless steel appliances and a white backsplash complement the pale flooring and warm neutral walls.

Proposed feature	Selection
Cabinetry	Custom-built white cabinetry with nickel bar pulls
Countertops	Quartz or granite; final product to be selected
Island shown on architectural plan	9 ft. by 3 ft. with flush eating bar

The adjoining dining space connects the rear kitchen to the front living room. Cabinet schedules, appliance placement and final clearances follow the coordinated construction drawings.

Connected living spaces

An open main floor with practical entry storage

Main floor living room concept. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

The front great room flows toward a central dining area and rear kitchen. A front foyer with coat storage and a separate rear entry support everyday use, while the main-floor powder room serves the living level.

Interior detail	Proposed specification
Walls and trim	Very light greige walls with white trim
Flooring	Good-quality light grey vinyl plank; no carpet
Doors and hardware	Solid white front doors and brushed nickel hardware
Ceilings	Smooth flat finish without popcorn texture

Furniture, artwork and accessories illustrate scale and styling; their inclusion in the completed property is not assumed.

A private retreat

A primary bedroom with walk-in storage and ensuite

Primary bedroom finish concept. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

The primary suite combines a bedroom, walk-in closet and adjoining ensuite. The proposed palette carries through with very light greige walls, white doors and trim, nickel hardware and light grey vinyl plank flooring.

3	WIC	2
bedrooms per main residence	dedicated walk-in storage	basins in the ensuite concept

Built-in hanging and shelf storage is proposed in closets. Room configuration, door positions and dimensions are governed by the architectural plans. The ensuite finish concept is shown on the bathroom page.

Room for everyday life

Secondary bedrooms, a shared bathroom and upstairs laundry

Secondary bedroom finish concept. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

Two additional bedrooms with built-in closets serve each main residence. A shared full bathroom and upstairs laundry location provide convenient support for the bedroom level.

Upper-floor provision	Proposed arrangement
Secondary bedrooms	Two rooms with built-in closet storage
Shared bathroom	Single vanity, toilet and tub/shower
Main-home laundry	Dedicated upstairs location
Interior finish	Vinyl plank, pale walls, white doors and nickel hardware

See the enlarged upper-floor drawing for room locations, openings and the laundry arrangement. Final appliance dimensions and door clearances require coordination.

Simple, coordinated finishes

White cabinetry, tiled wet areas and nickel fittings

Ensuite finish concept. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

Shared bathroom finish concept. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

Proposed premium custom-built white bathroom vanities stand on white legs, with pale counters, white basins and coordinated nickel fittings. Bathrooms are proposed with tiled floors and tiled tub or shower walls, without plastic shower wall surrounds.

The ensuite concept includes two basins. Final fixture layouts and any change from the architectural shower specification are addressed in the separate review checklist.

Independent living below

One self-contained legal suite in each half, as confirmed by the owner

Basement kitchen and living concept. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

Suite amenity	Provision in each half
Entrance	Separate side entrance
Kitchen and living	Private kitchen and living space
Bedroom and storage	One bedroom, built-in closets and pantry/storage
Bathroom	Private four-piece bathroom
Laundry	Own stacked washer and dryer

The suite finishes coordinate with the main homes: white kitchen cabinetry, quartz or granite counters, nickel hardware and quality vinyl plank in living spaces, with tiled bathrooms. Legal-suite status is owner confirmed; approval documents are to accompany the appraisal package.

A brighter lower level

A raised design intended to increase window exposure

Basement living room concept. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

Basement bedroom concept. Artist's rendering. Proposed design; final finishes and landscaping subject to change.

The owner describes an elevated building design with more of the basement above ground, allowing greater window exposure and natural light. The intention is a comfortable suite with a less below-ground feel.

Window wells, grading and daylight in the images are illustrative. Final dimensions, egress and site levels follow the approved drawings.

Considered specifications

A proposed mid-to-high-quality contemporary finish standard

Category	Proposed specification
Kitchen cabinetry	Premium custom-built white cabinetry with brushed nickel pulls
Kitchen worktops	Quartz or granite
Living areas, bedrooms and stairs	Good-quality light grey vinyl plank; no carpet
Bathrooms	Tiled floors and tiled tub/shower walls; no plastic surrounds
Bathroom cabinetry	Premium custom-built white vanities supported on legs
Walls, doors and trim	Very light greige walls; white trim and solid white front doors
Hardware	Coordinated brushed nickel levers and cabinet pulls
Ceilings	Smooth, flat finish without popcorn texture
Lighting	Recessed LED spotlights
Windows	Most windows proposed as triple-pane, high-efficiency units
Heating	New high-efficiency furnaces
Exterior	Grey siding, charcoal shingles, white windows and trim
Included in the price	Low-maintenance vinyl fencing and landscaping

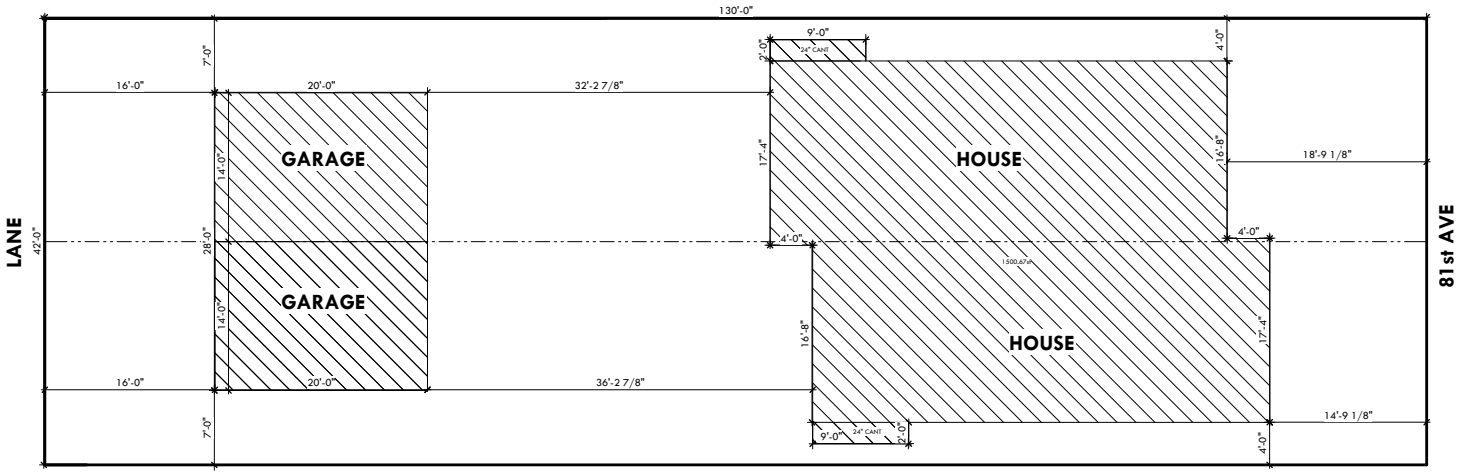
Efficiency by design

The proposed window, heating and lighting selections are intended to support lower energy consumption. No verified energy rating or quantified utility savings are represented.

Custom cabinetry is the proposed specification; final cabinetmaker, materials, construction details and allowances are to be confirmed. Document product ratings, appliance inclusions and installation details for appraisal.

Site plan

Building placement, yards and detached garages



1 SITE PLAN
3/32" = 1'-0"

SITE COVERAGE	
LOT AREA	=5,458.691 sqft
ALLOWED COVERAGE 45%	=2456.411sqft
ALLOWED GARAGE 20%	=1091.738sqft
HOUSE COVERAGE	=1500.67sqft
GARAGE COVERAGE	=560sqft
SITE COVERAGE 37.75%	=2060.67 sqft
AVAILABLE SITE COVERAGE	=271.741 sqft

NOTE: THE UNCOVERED PORTION OF THE DECKS WOULD ONLY COUNT TOWARD THE SITE COVERAGE IF IT IS 1.0m ABOVE GRADE AT ANY POINT.

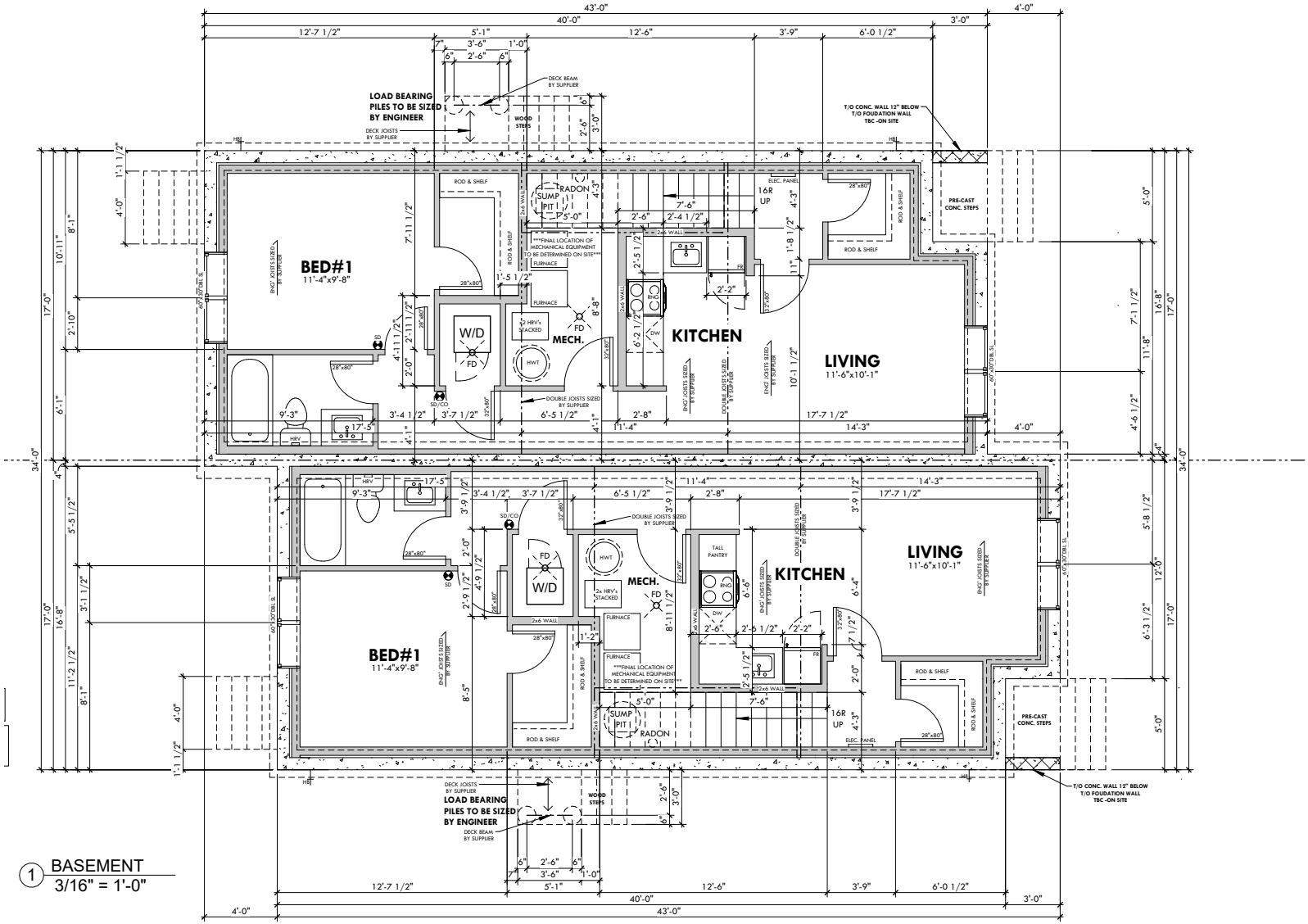
ALL DIMENSIONS AND CALCULATIONS TO BE CONFIRMED BY A QUALIFIED SURVEYOR

INDISCREPANCIES OR ERRORS THAT MAY RESULT

Owner-provided plan | WDV.1 | March 30, 2025 | Original PDF page 2. Written dimensions govern; not to scale.

Basement floor plan

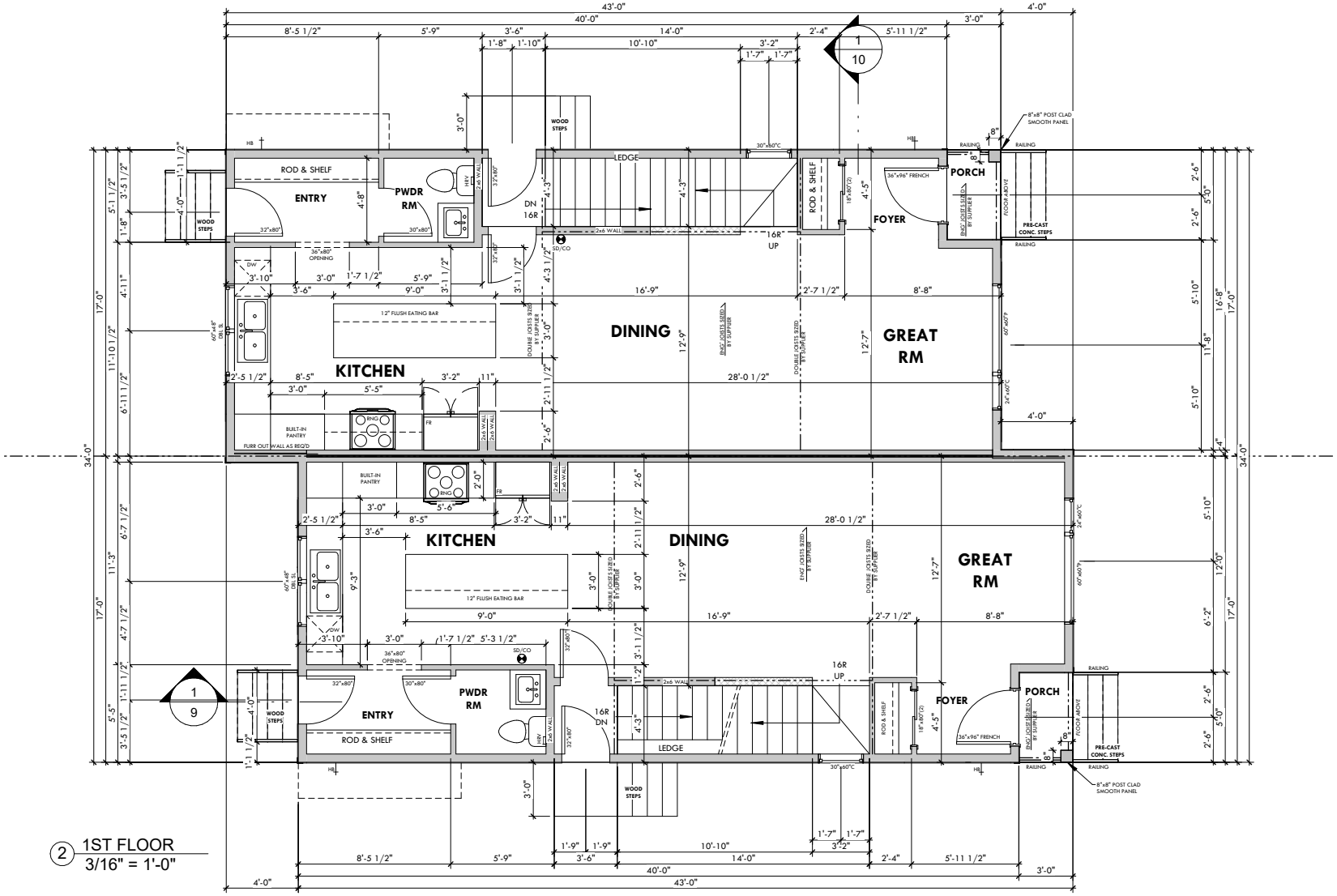
Both legal basement suites and their side-entry access



Owner-provided plan | WDV.1 | March 30, 2025 | Original PDF page 6. Written dimensions govern; not to scale.

Main floor plan

Kitchen, dining, living spaces, entries and powder rooms

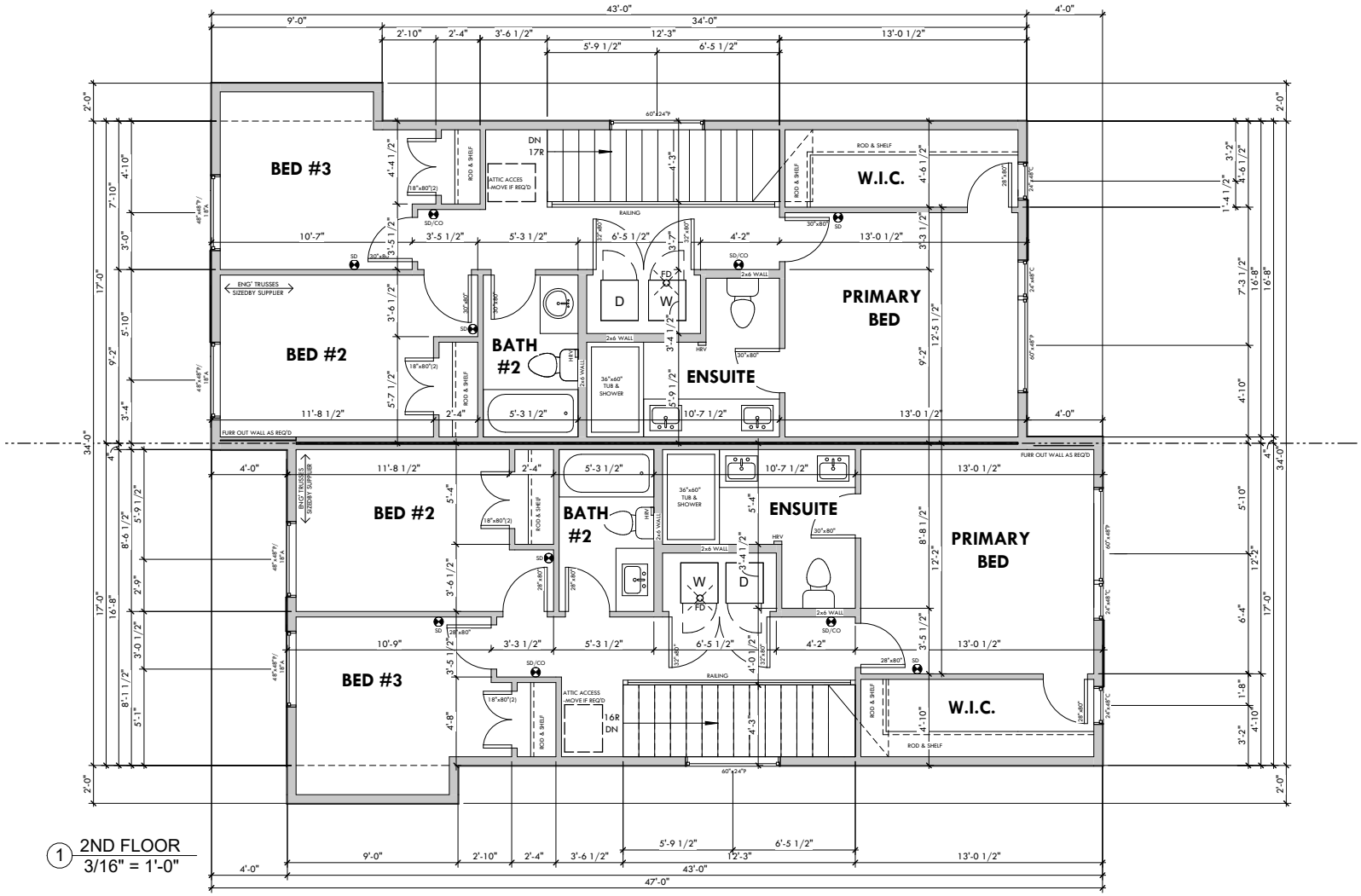


2 1ST FLOOR
3/16" = 1'-0"

Owner-provided plan | WDV.1 | March 30, 2025 | Original PDF page 7. Written dimensions govern; not to scale.

Upper floor plan

Bedrooms, bathrooms, walk-in storage and laundry



1 2ND FLOOR
3/16" = 1'-0"

Owner-provided plan | WDV.1 | March 30, 2025 | Original PDF page 8. Written dimensions govern; not to scale.

Valuation and rental assessment

Prepared for real estate and appraisal review

Realtor to complete an independent valuation and rental assessment for each half duplex. Identify each side by its confirmed civic address. Rental amounts are monthly; state garage and utility inclusions.

Assessment per half duplex	Side A	Side B
Confirmed civic address		
As-completed market value		
Main residence rent per month		
Legal basement suite rent per month		
Garage rent if separate per month		
Total rent per month per side		
Assessment date		

Please attach supporting sales and rental comparables and state assumptions. Distinguish the realtor market opinion from a formal appraisal. Confirm ATB Financial requirements with the lender.

Builder and site contact

CD Professional Services Ltd.
Craig Dorin | Builder / Owner and Site Contact
825-440-1251 | cdorinproperty@gmail.com

Real estate contact

Chris Broadhurst
780-964-9780 | info@chrisbroadhurst.ca

Sources: owner-supplied specifications and conceptual renderings; owner-provided plans, WDV.1, March 30, 2025. Prepared October 21, 2026. Technical discrepancies and missing documents are listed in a separate review checklist.