

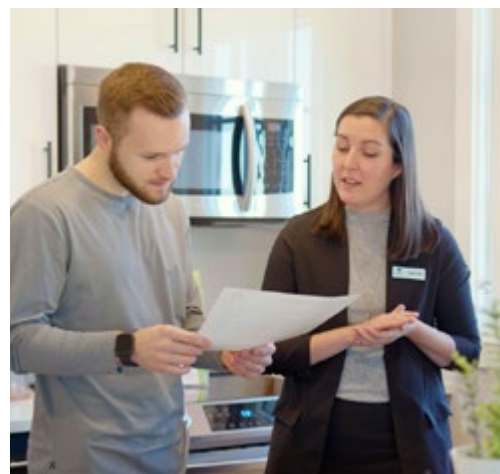


DEVERAUX
APARTMENT COMMUNITIES

Sol at Aurora

145 MIRA GATE
WINNIPEG, MB





THE DEVERAUX DIFFERENCE



We go the extra mile.

From your initial rental inquiry, to the application process, to after-hours maintenance, our dedicated and experienced on-site team has you covered with 24/7 customer care.

Proudly pet-friendly.

We understand that your pets are family, and that's why we proudly offer pet-friendly communities. To ensure the safety and comfort of all residents, pet restrictions do apply.



Premium locations.

Enjoy a variety of walking and cycling paths, popular retailers, professional services, trendy restaurants and more – all on your doorstep.

Curated resident programming.

Connect with your neighbours from your community and beyond with monthly virtual and in-person resident events including exercise classes, paint nights, community barbeques, and more.



Convenient amenity spaces.

Host an event, work out with a friend, or play billiards with your neighbours – all from your community's Resident Lounge & Fitness Centre.

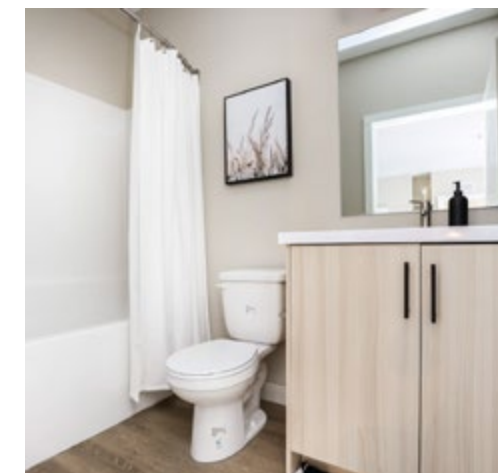
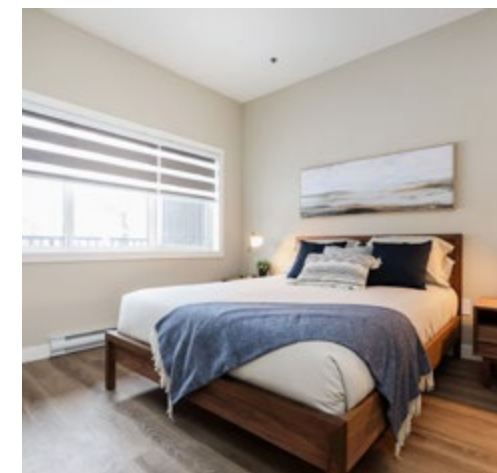
SOL AT AURORA



Enjoy bright and spacious suites, unbeatable amenities, and a superior resident experience in the heart of North Winnipeg.

Experience convenient amenities, contemporary design, and prime location at Sol at Aurora - a pet-friendly community* like no other. Choose from luxury 1-, 2- and 3-bedroom apartments for rent. All suites are equipped with full-size stainless steel appliances, in-suite laundry, and contemporary finishes including quartz countertops and luxury vinyl plank flooring.

You can host a private event, have a movie night, complete a workout, and so much more in an exclusive Resident Clubhouse complete with lounge, cafe-style study room, commercial-grade fitness centre and outdoor swimming pool.



AMENITIES

Sol at Aurora offers a premium resident experience that combines unique and high-quality suite features and convenient building amenities. From thoughtfully designed floor plans, to full-size stainless steel appliances, and contemporary suite finishes, our suites are designed to suit your lifestyle.

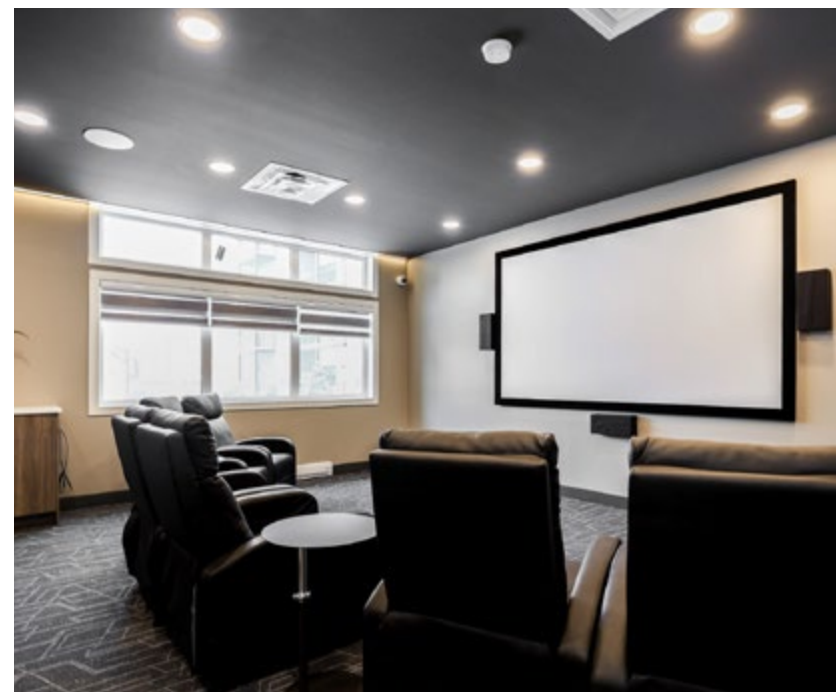
Suite Features

- Air conditioning
- Front load laundry
- High gloss cabinets
- Luxury vinyl plank flooring
- Quartz countertops
- Stainless steel appliances
- Walk-in closets



Building Features

- 24/7 customer care
- Commercial-grade fitness centre
- Community fire pits and barbeques
- E-commerce package locker
- Event space with kitchen
- Games area
- Indoor bike storage
- IT/Business space
- Keyless building entry
- Outdoor swimming pool
- Pet wash station
- Theatre Room
- Underground parking
- Video surveillance



NEIGHBOURHOOD

Sol at Aurora is located in the vibrant and picturesque Aurora at North Point community of northeast Winnipeg. This modern neighbourhood features winding walking paths, natural terrain, and quick access to a variety of prime retailers via McPhillips Avenue.

Major Landmarks

- Perimeter Highway (3.2km)
- University of Winnipeg (9.9km)
- Downtown Winnipeg (10.1km)

Restaurants

- Tim Hortons (2.3km)
- Browns Socialhouse (2.7km)
- QDOBA Mexican Eats (2.8km)
- Boston Pizza (2.9km)
- Salisbury House (3.0km)

Retail

- Garden City Shopping Mall (2.7km)
- Northgate Shopping Centre (4.1km)

Grocery

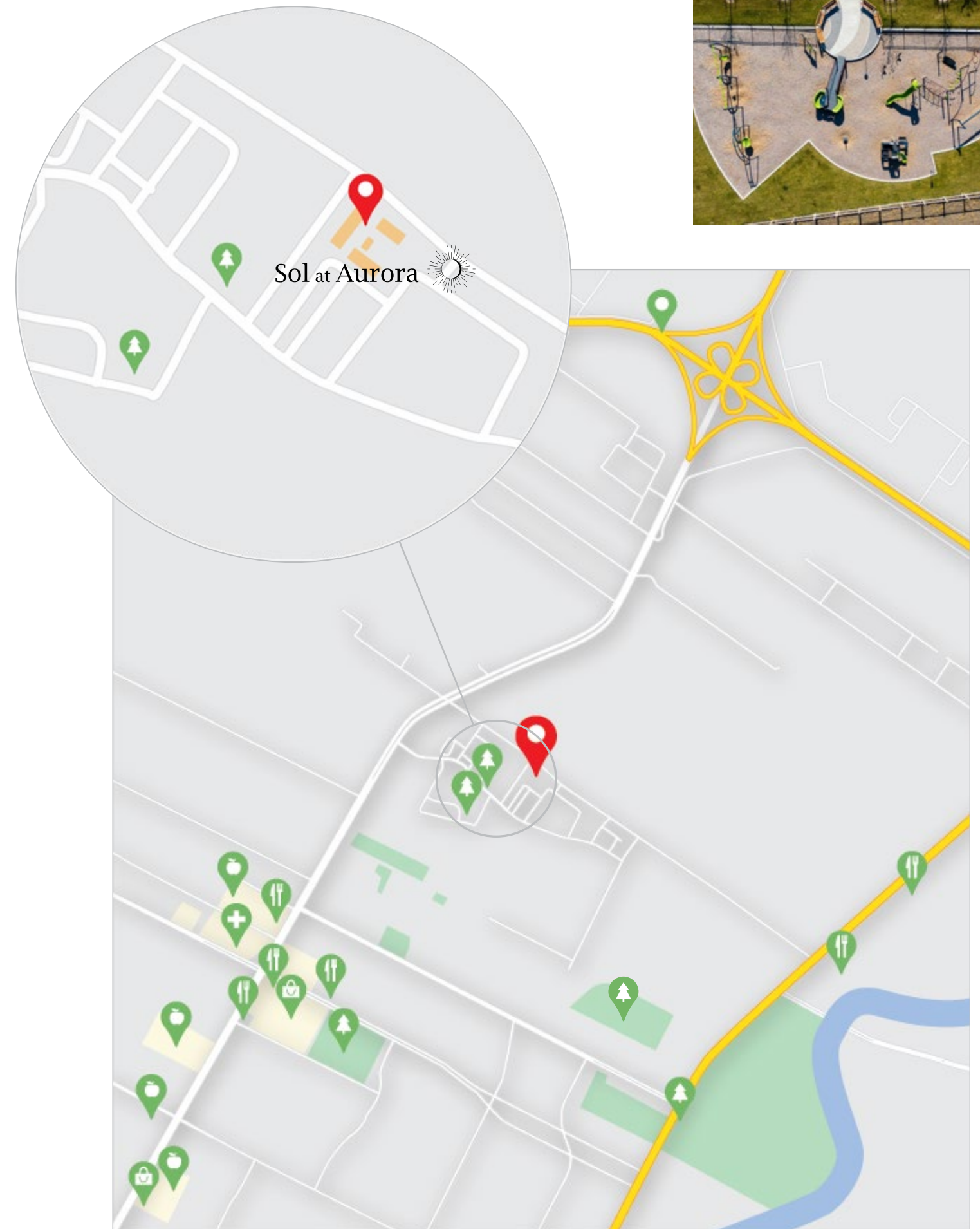
- Walmart Supercentre (2.5km)
- Superstore (3.5km)
- FreshCo (3.7km)
- Save-On-Foods (4.0km)

Parks & Greenspace

- Aurora Park (400m)
- Aurora Nature Park (600m)
- Garden City Park (3.2km)
- Vince Leah Park (4.2km)
- Kildonan Park & Golf Course (4.5km)

Medical

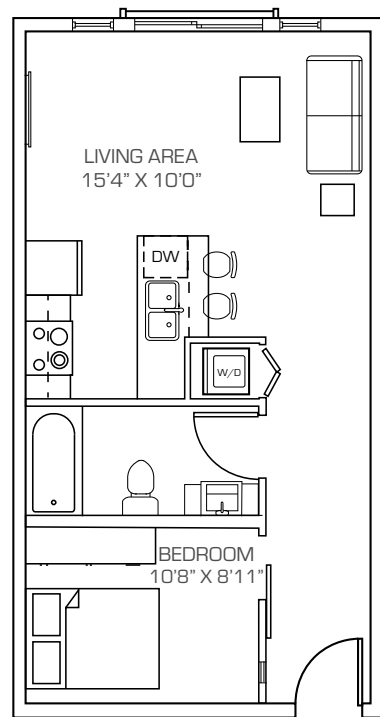
- Seven Oaks Hospital (3.0km)
- Health Sciences Centre (8.8km)



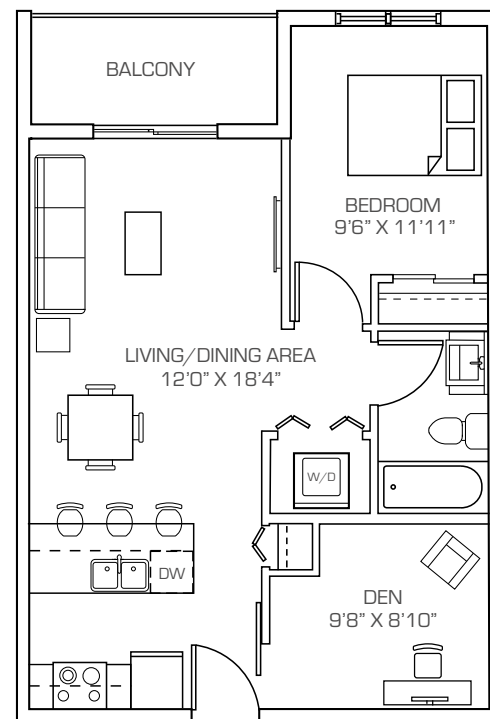
FLOOR PLANS

1-Bedroom Apartment Suites

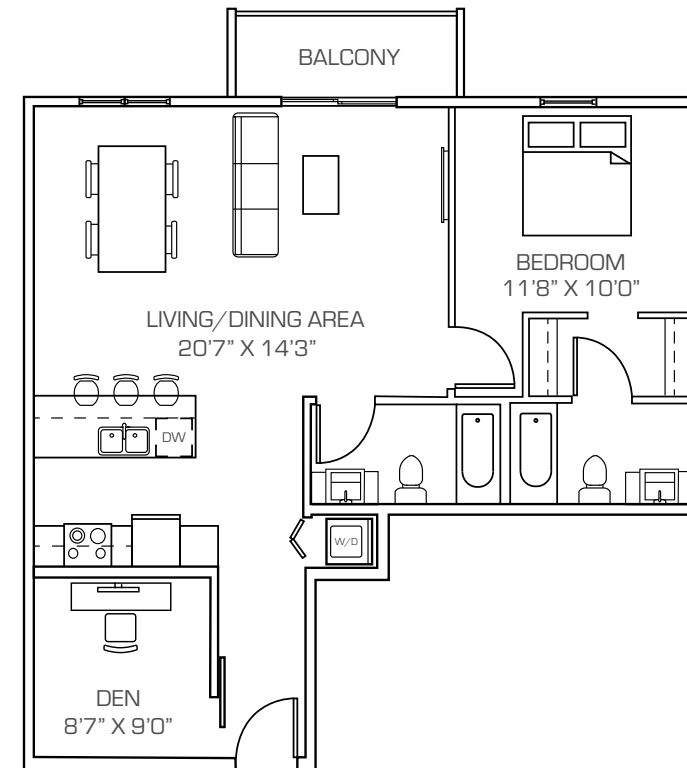
The Sol at Aurora 1-bedroom apartments vary in size and can include a private balcony or den that can be used as a home office, storage room, or space for guests. All suites include in-suite laundry and contemporary finishes.



1A
1 BED + 1 BATH
536 sq. ft.



1B
1 BED + 1 BATH + DEN
686 sq. ft.



1C
1 BED + 2 BATH + DEN
898 sq. ft.

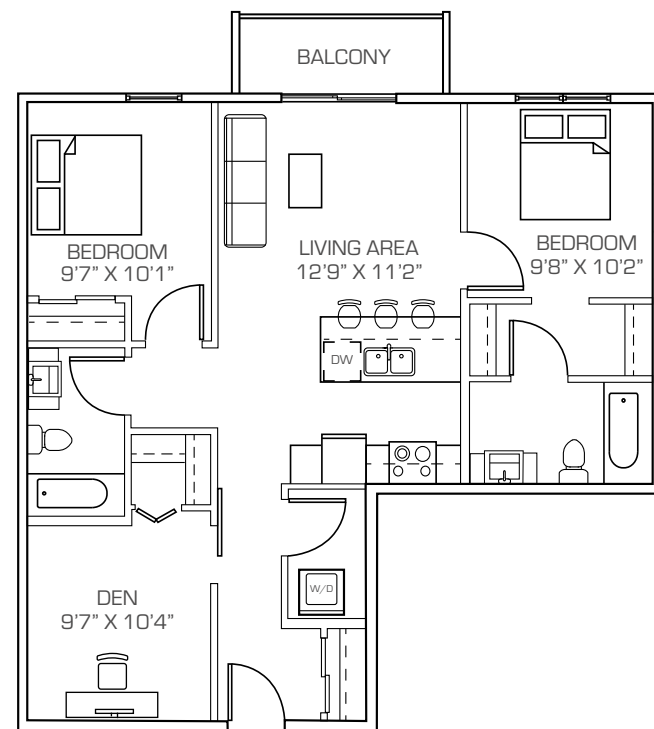
All dimensions are approximate and should be used for reference only. Floor plans may be a mirror image.



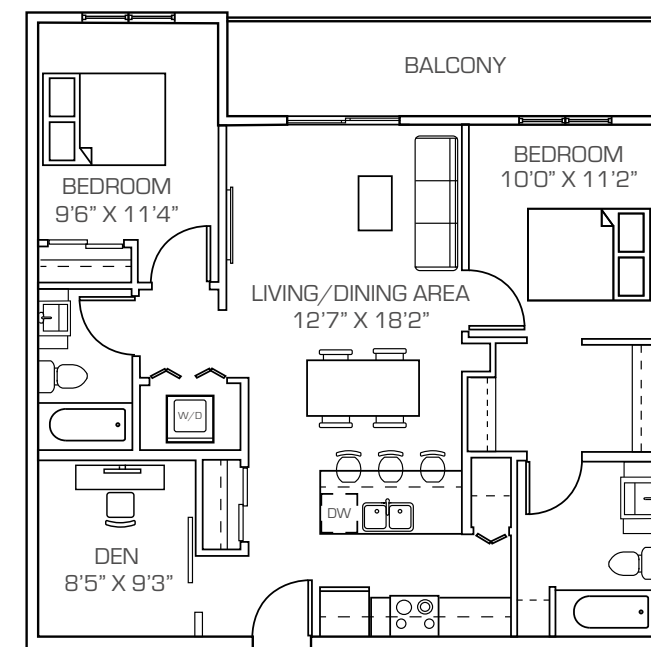
FLOOR PLANS

2-Bedroom Apartment Suites

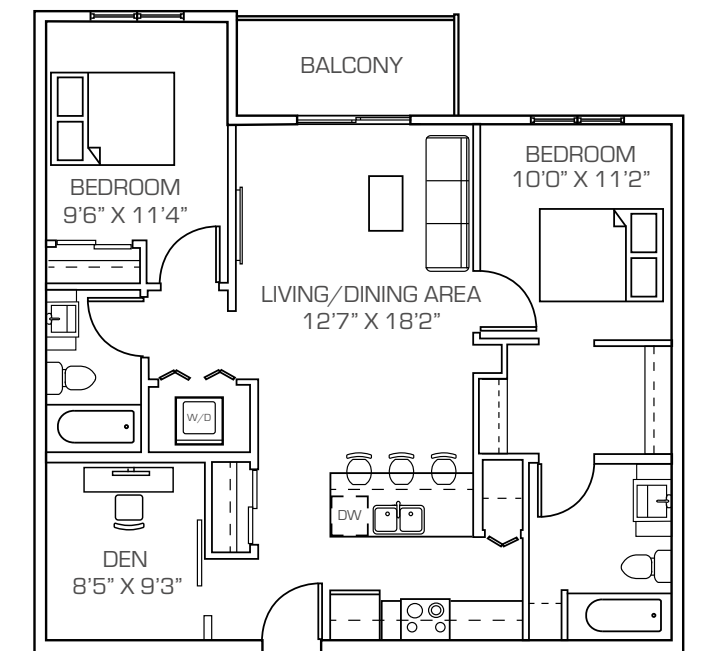
The 2-bedroom apartments at Sol at Aurora offer configurations with a den adjacent to the entrance and generously sized laundry closets. Enjoy a spacious walk-in closet, full en suite bathroom, private balcony, and generous closet space throughout.



2A
2 BED + 2 BATH + DEN
930 sq. ft.



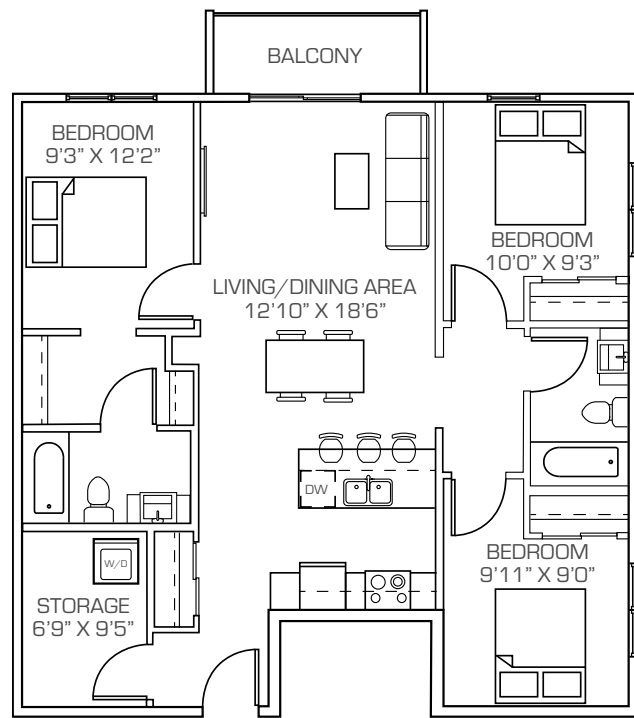
2B
2 BED + 2 BATH + DEN
989 sq. ft.



FLOOR PLANS

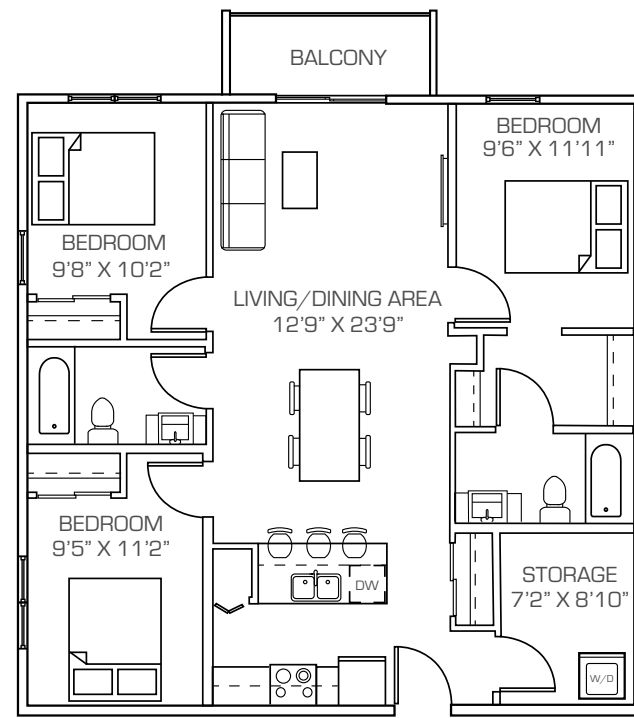
3-Bedroom Apartment Suites

The 3-bedroom apartments at Sol at Aurora feature an en suite bathroom and closet off the master bedroom, a storage room, and ample space for entertaining with a kitchen island and area for an additional dining set. Each of the 3-bedroom apartment plans also offer a private balcony and closet off the entry.



3A

3 BED + 2 BATH + STORAGE
1113 sq. ft.



3B

3 BED + 2 BATH + STORAGE
1120 sq. ft.



All dimensions are approximate and should be used for reference only. Floor plans may be a mirror image.

ABOUT US

Deveraux Apartment Communities is the award-winning property management division of the Deveraux Group of Companies, a leader in the development, construction, and management of residential apartment communities across Western Canada.

Designated as one of Canada's Best Managed Companies for four consecutive years, Deveraux is committed to providing a best-in-class resident experience with prime locations, enhanced on-site amenities, and exceptional customer service.



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