

EDGEWORTH PROPERTIES INC.
presents

SOUTHPOINT
LANDING

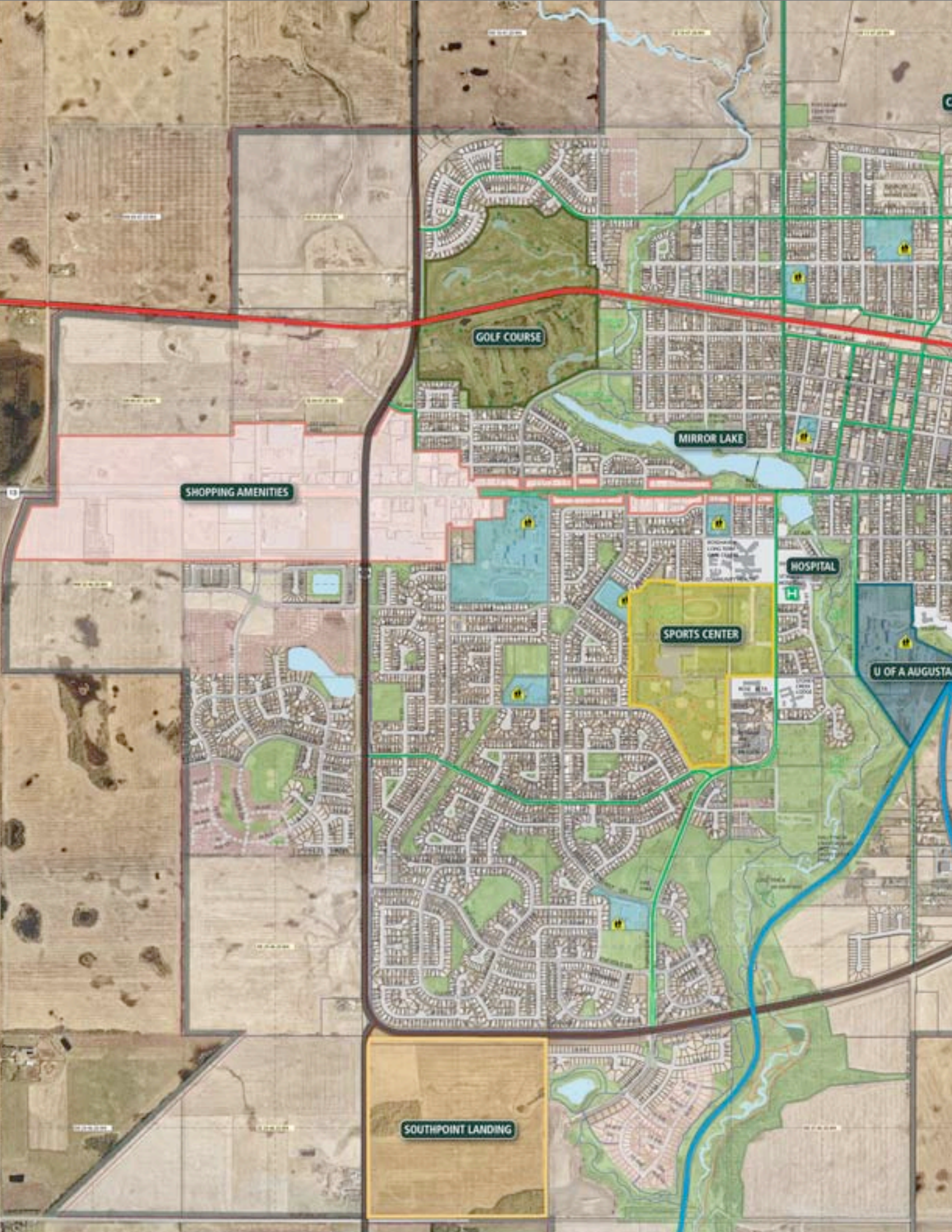


EDGEWORTH
properties

CAMROSE, ALBERTA

Camrose is located in east central Alberta, just 56 km east of Hwy. 2, the province's main north-south artery. Considered the Regional Centre for the area, the city of 16,000 services a trading population of over 100,000. Camrose is a great place to live and work. Residents enjoy the city's many amenities including lush parkland as well as big city recreational and shopping facilities while the country's two major railways - CN and CP Rail - service area businesses and industry.





SHOPPING AMENITIES

GOLF COURSE

MIRROR LAKE

SPORTS CENTER

HOSPITAL

U OF A AUGUSTA

SOUTHPOINT LANDING

THE CITY OF CAMROSE



- Southpoint Landing
- U of A Augustana Campus
- Camrose Regional Airport
- Casino
- Exhibition Grounds
- Pipe Industries
- School Zones
- Shopping Amenities
- Sports Center
- Urban Green Space
- Urban Waterways
- World Class Golf Course
- City Boundary
- Canadian National Railway
- Canadian Pacific Railway
- Ring Road



REASONS TO PURCHASE PROPERTY *in* CAMROSE



LOCATION

- Camrose is located in east central Alberta and is considered one of the most beautiful cities on the prairies boasting plenty of green spaces including Mirror Lake in the city centre along with an extensive pathway system and a world-class golf course.

ACCESSIBILITY

- Camrose is connected to the rest of the province by five highways and the country's two major railways - CN and CP Rail.

ARTS & CULTURE

- Camrose is home to the Big Valley Jamboree that attracts over 75,000 people to the region annually for one of Canada's largest outdoor festivals.

ROBUST ECONOMY

- Camrose has many established piping businesses including Camrose Pipe, Shaw Pipe Protection and Garneau Pipe Coating Systems. Shaw Pipe Protection has announced a \$30 million expansion to its facility adjacent to the rail lines.
- Camrose Lodge Convention Centre and Casino is currently under construction along with four other hotels.
- Expansion of the Camrose Regional Airport will provide direct flights to Fort McMurray and other oil and gas hubs throughout Alberta.
- The ring road surrounding the city allows residents easy access to all that Camrose offers.

QUALITY HEALTH CARE

- Camrose offers a modern hospital with full emergency services, operating facility and several medical specialists.

QUALITY EDUCATION

- Augustana University College is now part of the University of Alberta and has plans to increase enrolment from 1,200 to 2000 students and spend \$40 million over the next five years to improve facilities.

EXCEPTIONAL AMENITIES

- Camrose is home to several major retail stores including Wal-Mart, Staples, Superstore, Totem, Shopper's Drug Mart, Safeway, Zellers and Canadian Tire to name a few.
- Construction has begun on a new \$27 million sports centre featuring two arenas, a fitness centre and office space that will complement the city's existing arena, curling facility and aquatic centre and will be surrounded by lighted soccer, football, baseball and tennis facilities.



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