



About the Project

Q: Who is the developer and designer of Sienna Condominiums?

A: StreetSide Developments, Winnipeg's largest and longest-standing condominium developer, is the driving force behind this development. StreetSide is also a Qualico company (Western Canada's largest real estate developer), which has a legacy of over 70 years of delivering quality residences to North America

Q: When will construction commence on Sienna Condominiums, and when will the project be ready for occupancy?

A: Construction began Spring 2025; our first condominium will be ready for occupancy in early Spring 2027.

Sales & Pricing

Q: What are the advantages of selecting my condominium early?

A: There are many advantages to selecting your condominium home early. For example, you may want to obtain a particular exposure and location within the development itself. You may also have the option to customize your home when you are involved with the project at an early stage, depending on where it is within the production cycle. Perhaps most importantly, you will be purchasing your home at the lowest possible price.

Condominium Living

Q: What is included in the common element fees at Sienna Condominiums?

A: Common element costs include all "common elements" or shared costs including (but not limited to) maintenance, grounds keeping and landscaping; service contracts; professional management; building insurance (owners require separate insurance for condominium contents and betterments); snow removal; common hydro and water; and in suite water. Owners also gain access to the common spaces, including a rooftop patio, fitness studio, multi-purpose and lounge space that includes a wet bar, beverage fridge, and microwave. Owners are responsible for telephone, Internet, cable TV, in suite hydro, contents and betterments insurance and realty taxes.

Parking

Q: Is parking available at Sienna and are extra stalls available?

A: Yes! Underground or outdoor parking stalls are available for purchase at Sienna . Additional indoor or outdoor parking stalls are available for purchase as well dependent on availability.

Q: Is there designated visitor parking at Sienna Condominiums?

A: Sienna offers 13 designated parking spaces for visitors

Living at Sienna

Q: How will I dispose of my garbage and recycling at Sienna Condominiums?

A: 4 semi-in ground earth bins will be located at the south side of the parking lot near the entrance to the underground parkade.

Q: Where is mail collected?

A: There will be a community mailbox within the lobby of the building.

Q: Are pets allowed at Sienna Condominiums?

A: Yes! The project by-laws and declaration will describe the rules in detail.

Q: What are the common spaces at Sienna?

A: Sienna offers a fitness facility, conference room, homeowners lounge, and a rooftop patio.

Q: What is the building security at Sienna?

A: Secure lobby with access controlled digital interphone at both building entries. Wireless in-suite security systems available from various service providers.

For more information please contact:

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FEATURES

EXPERIENCE QUALITY IN BISON RUN.



OUR LOCATION

- Located at the corner of Lee Boulevard and Frontier Trail.
- Quick access to the Kenaston shopping corridor and Bridgwater Centre – featuring groceries, restaurants, fitness facilities, medical clinics, and more.
- Minutes from the University of Manitoba by bike, transit, or car – ideal for students, faculty, and staff.
- Walking distance to new schools and the upcoming South Winnipeg Recreation Campus, which will include gyms, aquatics, a library, and multi-use community spaces.
- A perfect fit for busy professionals, families, and those seeking a simplified, connected lifestyle without compromising on modern amenities.

INTERIOR SUITE FEATURES

- Approximately 9' ceilings, 10' on top floor; as per plan.
- Interior walls painted with Dulux Lifemaster in a three-coat paint system - one primer coat and two finish coats in StreetSide standard neutral color with low-sheen eggshell finish. *
- Luxury vinyl plank flooring throughout suites
- Wood veneer suite entry doors.
- Modern matte black finishes throughout.
- Designer LED lighting package with decora switches
- Free sliding wire shelving in closets. *

KITCHENS WITH STYLE

- Contemporary flat-panel melamine cabinetry with engineered quartz countertops with soft-close hardware, paired with matte black cabinet pulls *
- LED under cabinet lighting and bottom molding. *
- Upper cabinets are extended to the underside of bulkheads, approximately 8' and 9' on top floor.
- Double-basin stainless steel under mount sink with matte black Moen® deluxe high arc pulldown faucet.*
- 4-piece stainless-steel kitchen appliance package.*

BATHROOMS

- Contemporary flat-panel melamine cabinetry with engineered quartz countertops. *
- White undermount sink or dual undermount sinks as per plan; with single-lever matte black Moen® faucet.
- One-piece tub/shower in main and 1-piece shower in ensuite as per plan.
- Eco-friendly comfort height single flush toilet.

BUILDING FEATURES

- Owner's Lounge & Rooftop Terrace – Relax or entertain with exclusive access to beautifully designed indoor and outdoor common spaces.
- Pet-Friendly Living – We love your pets!
- Multi-Purpose Room – Ideal for work-from-home days.
- Fitness Studio – Stay active and healthy with convenient, on-site exercise space.
- Heated Underground Parking – Warm, secure parking with optional EV charger upgrades in select locations; surface parking also available.
- Private Balconies – Each home includes a balcony with modern aluminum and glass railings to enjoy your own outdoor space.
- Bike-Friendly Design – On-site bicycle parking available for both residents and visitors.
- Secure Storage Lockers available for purchase.

A SMART EFFICIENT HOME

- Programmable Wi-Fi Thermostat.
- Tri-pane vinyl windows with argon gas filled with Low-E coatings. Balcony doors are dual glazed with argon gas fill, Low-E coating, and exterior metal cladding.
- Individually controlled seasonal central air conditioning and heating system. Central heat recovery ducted to bathroom exhausts. Central fresh air supply from pressurized corridor.
- Individual electric hot water tank; 70 U.S. gallon .
- Individual suite electricity meters.

PEACE OF MIND

- Developed and built by StreetSide Developments, a QUALICO Company.
- Comprehensive fire alarm system includes full fire suppressing sprinkler system for all areas of the building.
- Early detection, hard wired, in-suite smoke, carbon monoxide and heat detectors.
- Secure lobby with access controlled digital interphone.
- High-security astragals & key fob access on all exterior entry doors.
- Security cameras at building access points and amenity spaces.
- Every home at Sienna Condominiums is enrolled for the National Home Warranty Program coverage. The National Home Warranty Program is recognized by CMHC and major lending institutions and provides a 1-2-5-10 Year Warranty.

LEARN MORE AT
SIENNA condominiums.ca