



Village Charm, Modern Luxury



MAGNOLIA

AT EDMONT

Edgemont Village, North Vancouver





A New Standard in Edgemont

In the heart of Edgemont Village,
Magnolia redefines modern
West Coast living

A curated collection of 21 residences designed
by Robert Blaney, where timeless elegance and
architectural precision meet nature's tranquility.



Inspired by Nature. Defined by Design.

Rooted in the enduring strength and beauty of its namesake, Magnolia embodies balance – between architecture and nature, form and function, refinement and warmth.

Each of the 21 residences reflects a modern West Coast sensibility: natural materials, timeless detailing, and spaces designed for light, flow, and connection.

Architecturally modern yet organically grounded, Magnolia captures the quiet confidence of design that lasts.





Effortless Living, Thoughtfully Composed

Magnolia's interiors blend modern craftsmanship with natural beauty — oak, stone, and brass layered in quiet harmony.



“Every detail at Magnolia
was curated to create
a sense of comfort
that feels effortless the
moment you arrive”



The Residences at Magnolia

21 One-of-a-Kind Townhomes



The Terrace Collection

Expansive three-level homes with private garages, flex spaces, and generous terraces for elevated living.

The Village Collection

Elegant two-storey residences offering open living and effortless connection to Edgemont Village.

A Community Rooted in Balance

A boutique collection of 21 residences thoughtfully composed along Edgemont Boulevard. Each home is designed to capture light, privacy, and a quiet sense of balance, connected by landscaped pathways and greenery that create a seamless flow between architecture and nature.

1 Bedroom	730 sq. ft. +
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2 Bedrooms	1,592 sq. ft. +
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3 Bedrooms	1,672 sq. ft. +
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A Rare Opportunity in Edgemont Village

At the base of the North Shore mountains, Edgemont Village captures the essence of refined West Coast living — a place where nature, community, and convenience meet in perfect balance.

Steps from cafés, markets, and boutique shops, life here unfolds effortlessly — morning coffee runs, evening walks, and everything in between within easy reach. It's a setting that feels both grounded and sophisticated, offering a rhythm of life that's as seamless as it is inspiring.

Magnolia offers a rare opportunity to call this coveted enclave home — a private collection of residences set within one of Vancouver's most exclusive and enduring neighbourhoods.





North Vancouver's Most Coveted Address

Ideally positioned along Edgemont Boulevard, Magnolia connects everyday convenience with the beauty and balance of the North Shore.

Steps from local cafés, markets, and boutiques, life here is effortlessly walkable. Beyond the village, hiking and biking trails weave through Mosquito Creek and Capilano Canyon, with Grouse Mountain just minutes away for year-round adventure. Top-rated schools, community parks, and recreation centres are all close at hand, while Downtown Vancouver remains comfortably within reach.

- Steps to Edgemont Village cafés, shops, and markets
- 3 min to Highlands Elementary & Handsworth Secondary
- 5 min to Grouse Mountain & Capilano River trails
- 6 min to Delbrook Community Centre
- 8 min to Park Royal Shopping Centre
- 10 min to Capilano Suspension Bridge Park
- 12 min to Lonsdale Quay & Seabus Terminal
- 15 min to Downtown Vancouver

Designed for The Way You Live

Magnolia offers a curated selection of **one-, two-, and three-bedroom residences**, each designed with the same attention to flow, proportion, and enduring elegance. Though every floor plan is unique, they all share a thoughtful approach to light, space, and livability.





Highland

Light Palette — A serene and timeless aesthetic, balancing natural warmth with soft, airy tones.

- European white oak hardwood flooring
- Light-stained European white oak millwork
- Painted white millwork
- Gold plumbing fixtures and hardware
- Kohler plumbing throughout
- Emtek hardware
- Caesarstone quartz countertops
- Mix of porcelain and ceramic tiles
- Custom wall paneling
- White oak handrail with black metal spindles (staircase)
- Fisher and Paykel appliances
- Designer feature lighting

Edgemont

Dark Palette — A sophisticated contrast of rich textures and tonal depth, evoking quiet modern elegance.

- European white oak hardwood flooring
- Dark-stained European white oak millwork
- Painted green-grey millwork
- Black plumbing fixtures and hardware
- Kohler plumbing throughout
- Emtek hardware
- Caesarstone quartz countertops
- Mix of porcelain and ceramic tiles
- White oak handrail with black metal spindles (staircase)
- Fisher and Paykel appliances
- Designer feature lighting

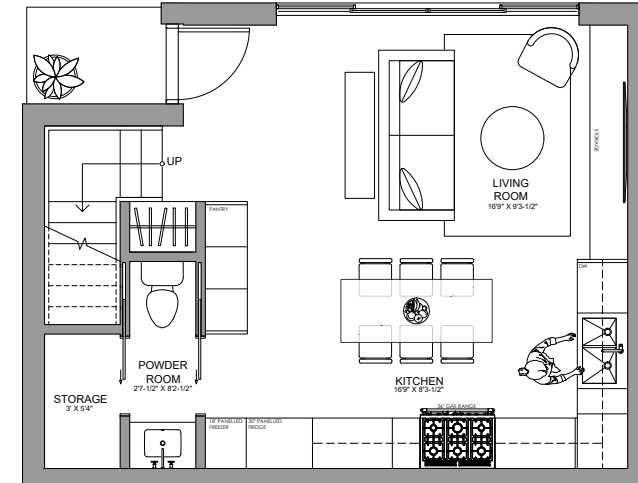
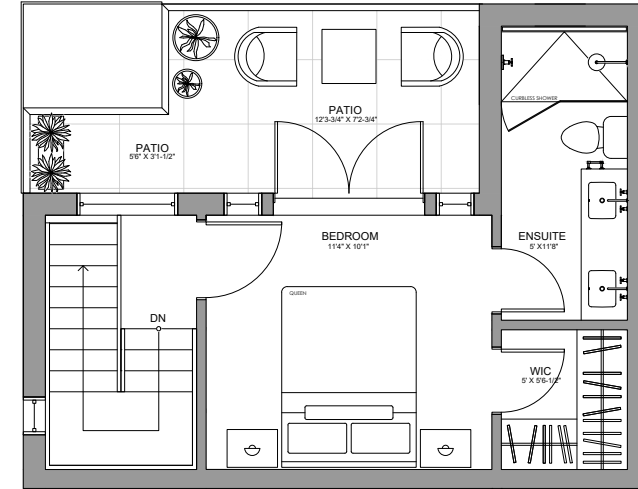


One-Bedroom Residences

Approx. Size: +730 sq.ft.

Boutique and beautifully efficient.

Deal for those seeking refined simplicity, these homes feature open main-floor living, a gourmet kitchen, and a serene upper-level suite. With curated details — panelled appliances, custom oak cabinetry, and private patios — these residences embody the art of compact luxury.

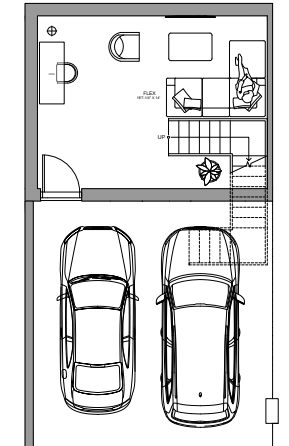
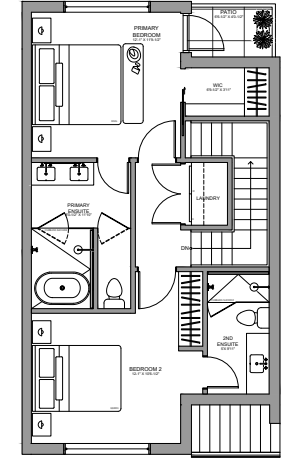
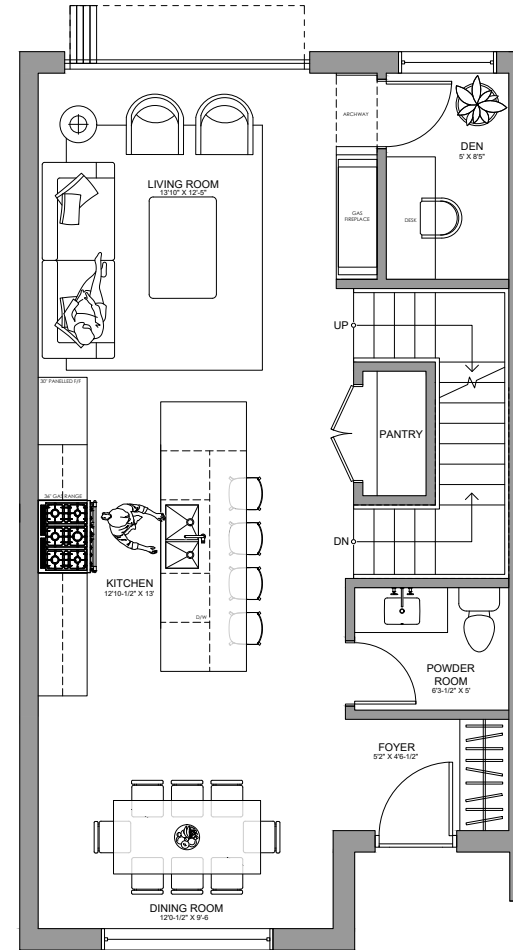


Two-Bedroom Residences

Approx. Size: +1,670 sq.ft.

Spacious comfort for modern living.

Two-bedroom residences offer generous entertaining spaces, flexible lower levels, and private ensuite bathrooms for every bedroom. These homes balance elegance with functionality, ideal for couples, downsizers, or small families.



Three-Bedroom Residences

Approx. Size: 2,000+ sq.ft.

The pinnacle of Magnolia living.

Expansive and light-filled, these three-bedroom townhomes combine open main-floor living with private upper suites and flexible lower levels. Designed for those who desire both space and sophistication, these are the statement homes of the collection.

