

# Forty-Forty Flats

AN **ECUMEN** LIVING SPACE

Affordable  
55+ Apartments



## AFFORDABLE QUALITY APARTMENTS IN A PREMIER LOCATION.

Introducing Forty-Forty Flats, a new affordable independent living space for renters 55+ in Edina, MN near Southdale Center. Conveniently located within walking distance of retail, restaurants, movie theater and medical offices, this vibrant community combines affordability with high-end amenities.

The large multipurpose space will welcome residents and the broader community for a variety of social activities, learning opportunities and so much more.

# NOW OPEN



## 118 APARTMENTS, 100% AFFORDABLE.

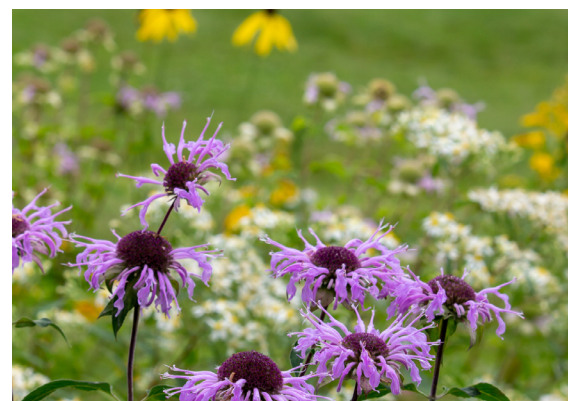
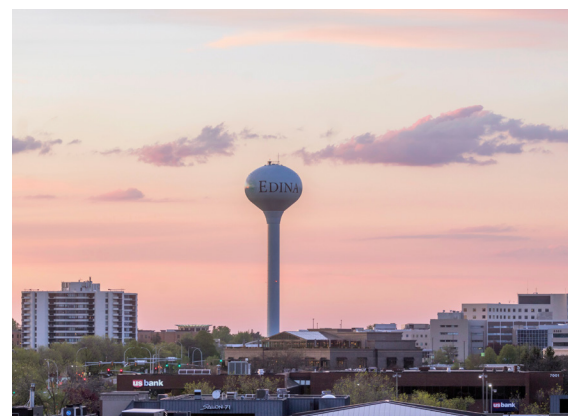
Forty-Forty Flats welcomes individuals age 55+ with household incomes between \$27,580 and \$79,520 per year paying rent directly or with individual housing vouchers (i.e. Section 8). Although residents are qualified based on income (earning 30-80% of Hennepin Co. Area Median Income), rent rates are set per unit and are not calculated based on an individual's income.



## APARTMENT FEATURES

Choose from 15 different floor plans of studio, one and two-bedroom apartments, with handicapped accessible apartments available. Highlights include:

- Full kitchens with generous cabinet space and stainless steel appliances
- Luxury vinyl flooring and carpeting
- Large windows with abundant natural light
- Balconies on many apartments
- Walk-in showers with handrails
- Heating, water and trash removal included in rent
- Individually controlled heating and cooling in each unit
- Built with high-performance materials and sound mitigation engineering



## AMENITIES & SERVICES HIGHLIGHTS

Whether indoors or outdoors, Forty-Forty Flats includes spaces to relax or to spend time with friends.

- Community Room with space for social events, art classes, movies, presentations, and more
- Sky Lounge with Rooftop Patio
- Fitness Center
- Resident gardens with raised planter beds
- Outdoor green spaces and rain gardens
- Walking paths to city trail system
- Laundry on each floor\*
- Storage rental\*
- Pet-friendly\*
- Guest Suite\*
- Underground parking\* and parking lot
- Electric car charging stations\*
- Outdoor & indoor bicycle parking with Fixit Station

*\*Additional fees may apply for services*

## APPLICATION & DEPOSIT

- Application Fee: \$50
- Security Deposit: 1 month rent

## ADDITIONAL FEES

- Electric, cable, internet, and telephone services
- Pet Deposit (non-refundable): \$300  
(*\$50 at move in, remainder billed monthly*)

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[ecumen.org/forty-forty-flats](https://ecumen.org/forty-forty-flats)



## CONTACT US TO LEARN MORE.

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