

HOUSING FOR OLDER ADULTS: OMAHA & SURROUNDING AREAS

Compiled by: The Home Instead Center for Successful Aging
730 S. 38TH Ave., Omaha, Nebraska
July 2023

INDEPENDENT RETIREMENT CENTERS are for person who function largely independently. They DO NOT provide nursing or personal care services, such as medication administration or help with bathing and dressing. Residents must purchase such services from an outside home health agency. Fees at Independent Retirement Centers ARE NOT covered by Medicare, Medicaid or long-term care insurance; however, a few accept federally subsidized rent based on income.

Independent Retirement Centers customarily have leased Studio, 1 & 2-bedroom apartments with kitchens and laundry facilities. Leased or purchased, individual or duplex, free-standing homes are increasingly popular options. Some or all utility costs are included in the lease or monthly service fee. Facilities usually have 24/7 on-site management & maintenance services; and may provide light-housekeeping and daily meals - often for an additional fee. Garage parking, beauty/barber services, social & recreational activities, exercise facilities, an emergency call system and secured entrances are common features. Transportation may be provided to doctor appointments and for group outings, such as weekly grocery shopping. (**# Notes facilities that also have Assisted Living and/or Memory Support units. See “Assisted Living Facilities” for additional details).**

AKSARBEN VILLAGE # 1330 S. 70th St., Omaha. (402-810-9440)
49 Studio, 1 & 2-bedroom apartments, 2 daily meals, pet-friendly. MONTHLY FEES: \$4160 - \$6635.
<https://dialseniorliving.com/find-a-community/aksarben-village-dial-senior-living-omaha-ne/>

ARBORETUM VILLAGE 8141 Farnam Dr., Omaha. (402-704-3626)
145 1 & 2-bedroom apartments, 2 optional daily meals, pet-friendly. MONTHLY FEES: \$2277 - \$4765.
<https://immanuel.com/our-communities/omaha/arboretum-village/home>

AVIDOR OMAHA 13110 Sterling Ridge Dr., Omaha. (402-875-5985)
162 1 & 2-bedroom apartments, daily continental breakfast M-F, pet-friendly. MONTHLY FEES: \$1600 - \$3200.
<https://avidorliving.com/omaha/contact/>

BLOOMFIELD 9804 Nicholas St., Omaha. (402-390-9991) <http://www.bloomfieldomaha.com>
95 1 & 2-bedroom apartments, continental breakfast (included), evening meal (optional). Pet-friendly. MONTHLY FEES: \$1975 - \$3545.

THE BRANT SENIOR LIVING # 6991 S. 178th Plz., Gretna. (402-819-0669) <https://www.thebrant.com/>
74 1 & 2-bedroom apartments, pet-friendly. MONTHLY FEES: \$3600 - \$6000

CROWELL MEMORIAL HOME # 245 S. 22nd St., Blair. (402-426-2177) <http://www.crowellhome.com>

8 1-bedroom apartments, optional 3 daily meals, pets permitted. Part of Crowell Nursing Home. MONTHLY FEE: \$590 - \$645.

CROWN POINTE RETIREMENT CENTER # 2820 S. 80th St., Omaha. (402-391-7555)

30 Studio, 1 & 2-bedroom apartments, 3 daily meals, pet-friendly. MONTHLY FEE: Independent \$2500 - \$4100.
<https://www.sonidaseniorliving.com/community/crown-pointe/>

ELK RIDGE VILLAGE # 19303 Seward Plz., Omaha. (402-763-8692)

118 1 & 2-bedroom apartments, 1 daily meal, pet-friendly. MONTHLY FEE: \$3110 - \$5830.
<https://dialseniorliving.com/find-a-community/elk-ridge-village-dial-senior-living-elkhorn-ne/>

ELMWOOD TOWER 801 S. 52nd St., OMAHA. (402-558-3161) <https://elmwoodtower.com/>

214 1 & 2-bedroom PURCHASED apartments, no meals provided, no pets. PURCHASE PRICE: \$60,000 (minimum) plus monthly maintenance fees \$588 - \$1127.

FOUNTAIN VIEW SENIOR LIVING # 5710 S. 108th St., OMAHA. (402-596-9033)

54 1 & 2-bedroom apartments, 2 daily meals, pet-friendly. MONTHLY FEE: \$3200 - \$4400.
<https://omegasrliving.com/find-a-community/fountain-view/>

FREEDOM VILLAGE Highway 370 at Harlen Dr., Bellevue. (402-682-6866)

28 1-bedroom apartments, and 28 1 & 2-bedroom free-standing GARDEN HOMES. Pet-friendly. **Affiliated with The Hillcrest Continuum of Care Communities.** MONTHLY FEE: Apartments: \$1475 and up; Garden Homes: \$1975 and up. <https://www.hillcresthealth.com/freedomvillage/>

HARMONY COURT 1802 Wall St., Bellevue. (402-291-4200) <https://www.harmonycourt.com/>

86 1 & 2-bedroom apartments, 2 daily meals, pet-friendly. MONTHLY FEE: \$1635 - \$1910.

THE HERITAGE AT LEGACY # 2961 S. 169TH Plz., Omaha. (402-835-0084)

46 1 & 2-bedroom apartments, 2 daily meals, pet-friendly. MONTHLY FEE: \$3890 - \$4857. ASSISTED LIVING SERVICES CAN BE OFFERED IN INDEPENDENT APARTMENTS FOR AN ADDED FEE.
<https://www.heritage-communities.com/communities/the-heritage-at-legacy/>

THE HERITAGE AT STERLING RIDGE # 1111 Sterling Ridge Dr., Omaha. (402-625-0842)

35 1 & 2-bedroom apartments, 2 daily meals, pet-friendly. MONTHLY FEE: \$4488 - \$5418. ASSISTED LIVING SERVICES CAN BE OFFERED IN INDEPENDENT APARTMENTS FOR AN ADDED FEE.

<https://www.heritage-communities.com/communities/the-heritage-at-sterling-ridge/>

HERITAGE RIDGE # 1502 Fort Crook Road South, Bellevue. (402-932-1881)

53 1 & 2-bedroom apartments, 2 daily meals, pet-friendly. MONTHLY FEE: \$2746 – \$3588.

<https://www.heritage-communities.com/communities/heritage-ridge/>

HILLCREST COUNTRY ESTATES # 6021 Grand Lodge Ave., Papillion. (402-885-7007)

102 1 & 2-bedroom Lodge apartments, 12 1 & 2-bedroom Cottage apartments & 37 2-bedroom PURCHASED VILLA HOMES. Pet-friendly. **Adjacent to Assisted Living, Memory Support & Skilled Nursing units.** MONTHLY FEES: Lodge Apartments: \$3545 – \$5350. Cottage Apartments: \$1245 - \$1135. Villa prices: \$335,000 – \$450,000, plus a monthly maintenance fee.

<https://www.hillcresthealth.com/project/hillcrest-country-estates/>

IMMANUEL COURTYARD 6759 Newport Ave., Omaha. (402-682-7173)

50 1 & 2-bedroom **non-subsidized** apartments and 20 1-bedroom **HUD-subsidized** apartments, 1 evening meal (Monday – Friday), pet-friendly. **Adjacent to Newport House Nursing Home.** MONTHLY FEES: \$727 - \$877 (**non-subsidized apartments**) <https://immanuel.com/our-communities/omaha/immanuel-courtyard/home>

IMMANUEL VILLAGE # 6803 N. 68th Plz., Omaha. (402-378-9474)

99 1 & 2-bedroom apartments, pet-friendly. **Adjacent to Newport House Nursing Home.** MONTHLY FEES: \$1892 - \$4596. <https://immanuel.com/our-communities/omaha/immanuel-village/home>

KEYSTONE VILLAS # 7350 Graceland Dr., Omaha. (402-572-5750)

80 Studio, 1 & 2 bedroom apartments, 2 daily meals, no pets. **Adjacent to Keystone Ridge Rehabilitation Cr.** MONTHLY FEE: \$793 - \$1133. (HUD subsidized). <http://keystonevillasliving.com>

LAKESIDE LOFTS 2303 S. 175th Av., Omaha. (402-235-9672)

18 1 & 2 bedroom apartments **Adjacent to Lakeside Village.** Meals extra, pet-friendly. ENTRY FEE: \$285,000 - \$370,000 with MONTHLY SERVICE FEE: \$3270 - \$4041.

<https://immanuel.com/our-communities/omaha/lakeside-lofts/home>

LAKESIDE VILLAGE # 17475 Frances St., Omaha. (402-704-4871).

89 1 & 2-bedroom apartments, 3 daily meals, pet-friendly. **Adjacent The Lighthouse Nursing Home.** ENTRY FEE: \$61,000 - \$299,000 with MONTHLY SERVICE FEE: \$3449 - \$6992.

<https://immanuel.com/our-communities/omaha/lakeside/home>

MAPLE RIDGE 3525 N. 167TH Circle, Omaha. (402-403-0178)

129 Studio, 1, 2 & 3-bedroom apartments, 3 daily meals, pet-friendly. MONTHLY FEE: \$3000 - \$5300.

<https://rlcommunities.com/communities/nebraska/maple-ridge-retirement/>

NYE SQUARE # 655 W. 23 St., Fremont. (402-721-9224) <https://nyehealthservices.com/nye-square/>

135 Studio, 1 & 2-bedroom apartments & 6 Terrace Homes, 3 daily meals, pet-friendly. MONTHLY FEE: \$1938 – \$3000.

OVATION HEARTWOOD PRESERVE # 471 Maxwell Plz., Omaha. (402-698-4735)

150 Studio, 1 & 2-bedroom apartments, 4 dining venues, pet-friendly. Part of a mixed-use urban campus.

MONTHLY FEES: Call for current rates. <https://ovationbyavamere.com/omaha-nebraska/>

PACIFIC SPRINGS VILLAGE # 805 S. 173rd Court, Omaha. (402-704-3543)

67 1 & 2-bedroom APARTMENTS and 56 free-standing PATIO HOMES, 2 restaurants serve 3 daily meals, pet-friendly. MONTHLY FEES: APARTMENTS: \$2633 - \$5098, PATIO HOMES: \$69,000 - \$375,000 (plus monthly maintenance fee). <https://immanuel.com/our-communities/omaha/pacific-springs/home>

REMINGTON HEIGHTS # 12606 W. Dodge Rd., Omaha. (402-493-5807)

74 Studio, 1 & 2-bedroom apartments, 3 daily meals, pet-friendly. MONTHLY FEE: \$2400 - \$3800.

<https://www.centuryapa.com/senior-living/remington-heights/>

RICHMONT VILLAGE 702 Fort Crook Road South, Bellevue. (402-291-9800)

99 1 & 2-bedroom apartments and 10 LEASED VILLA HOMES. 2 daily meals, pet-friendly. MONTHLY FEE:

APARTMENTS \$2670 - \$3715, VILLA HOMES \$2935 - \$3050. <https://www.richmontseniorliving.com/>

RIDGEWOOD RETIREMENT COMMUNITY # 12301 N. 149TH Circle, Bennington. (402-884-7644)

31 1 & 2 bedroom apartments, 1 daily meal, pet-friendly. MONTHLY FEE: \$3550 - \$4810.

<https://omegasrliving.com/find-a-community/ridgewood/>

ROLLING HILLS RANCH 4324 N. 132ND St., Omaha. (402-403-6246)
117 Studio, 1 & 2 bedroom apartments, 3 daily meals, pet-friendly. MONTHLY FEE: \$2900 - \$4300.
https://www.holidayseniorliving.com/retirement-communities/holiday-rolling-hills-ranch-omaha-ne?utm_source=redirectlink

SHEPHERDS VILLAGE # 2290 Wright St., Blair. (402-426-3586)
20 1-bedroom apartments, optional 3 daily meals, pet-friendly. **Adjoins Good Shepherd Nursing Home.**
MONTHLY FEE: BASED ON INCOME (HUD subsidized).

SOUTHVIEW HEIGHTS # 5110 S. 49th St., Omaha. (402-731-2118)
57 1 & 2 bedroom apartments, 3 daily meals, pet birds and cats permitted. DAILY FEE: Call for current rates.
<http://www.southviewheightsomaha.com/>

SUNRIDGE VILLAGE 13410 Blondo St., Omaha. <https://sunridgeomaha.com/> (402-496-0116)
85 1 & 2 bedroom apartments, 2 daily meals, pet birds, cats and fish permitted. MONTHLY FEE: \$2857 - \$3960.

SYMPHONY POINTE # 445 S. 193rd Plz., Omaha (402-502-8577) <https://symphonypointe.com/>
70 1 & 2 bedroom apartments, optional meals, pet-friendly. **MONTHLY FEE:** \$3700 - \$4900.

TRINITY VILLAGE # 522 W. Lincoln St., Papillion. (402-704-8169)
40 1 & 2-bedroom apartments, 2 daily meals, pet-friendly. MONTHLY FEE: \$2351 - \$4505.
<https://immanuel.com/our-communities/omaha/trinity-village/home>

WALNUT GROVE 4901 S. 153rd St., Omaha. (402-403-4246)
129 Studio, 1, 2 & 3-bedroom apartments, 3 daily meals, pet-friendly. MONTHLY FEE: \$2860 - \$5592.
<https://rlcommunities.com/communities/nebraska/walnut-grove-retirement/>

INDEPENDENT LOW INCOME/AFFORDABLE SENIOR APARTMENTS are apartment complexes, or apartments within general apartment complexes, that are reserved for older adults who have limited income/assets, Most are subsidized by government programs such as the HUD Section 8 program. Some apartments are handicap-accessible, but are otherwise designed for persons who can live independently. The Eastern Nebraska Office on Aging can assist clients to locate and apply for rental assistance.

Bellevue Place	1808 Warren St., Bellevue	402-292-0423
Bellewood Courts	1002 Bellewood Ct., Bellevue	402-292-3300

Benn View Apartments	15652 N. 4th St., Bennington	402-444-6203
Camelot Village VI	9415 Cady Ave.	402-397-5445
Central Park Tower	1511 Farnam St.	402-341-5130
Concord Square	2120 Paul St.	402-979-1655
Corrigan Heights	5945 S. 39th St.	402-827-8234
Crown Tower	5904 Henninger St.	402-444-6900
DeFreese Manor	2669 Dodge St.	402-345-0622
Durham-Booth Manor	923 N. 38th St.	402-898-5880
Evans Tower	3600 N. 24 th St.	402-444-6900
Immanuel Courtyard	6759 Newport Ave.	402-829-2912
J.C. Wade Villa	3464 Ohio St.	402-451-8456
Kay Jay Tower	4500 S. 25 th St.	402-444-6900
Kellom Gardens	2517 Caldwell St.	402-341-1019
Keystone Villas	7350 Graceland Dr.	402-572-5750
Kings Gate Senior Apartments	7055 Crown Point Ave.	402-382-2947
Leo Vaughn Manor	3325 Fontenelle Blvd.	402-453-1070
Livestock Commons	4920 S. 30 th St.	402-345-8450
Livingston Plaza	303 S. 132nd St.	402-330-3995
Meredith Manor Apartments	3325 Meredith Ave.	402-614-0414
Millard Manor	12835 Deauville Dr.	402-895-2266
Mission House Vue	406 E. Mission Ave., Bellevue	402-292-0423
Monarch Villas	201 E. Cedardale Rd., Papillion	402-331-6882
North Acres Apartments	5449 N. 108th St.	402-444-6203
Oak Valley Apartments	12555 Krug Ave.	402-333-9888
Orchards at Wildwood	7454 Gertrude St., La Vista	402-933-7478
Papio Valley Apartments	2004 N. 81 st . Ct.,	402-339-9014
Park East Tower	539 S. 26th Ave.	402-345-3168
Pilgrim Heights	1315 N. 26 th St.	402-953-8959
Ralston House	7301 "Q" St.	402-339-9014
River Road Townhomes	Waterloo, NE	402-444-6203
Salem Village at Miami Heights	3502 Lake St.	402-614-0414
Seven Oaks of Florence I	3501 State St.	402-451-4477
Seven Oaks of Florence II	3439 State St.	402-451-4477
Shepherd's Village	2290 Wright St., Blair	402-426-3586
Stone Plaza Townhomes	6025 Ville de Sante Dr.	402-504-1700
Tregaron Residences	2315 Greenwald Dr. Bellevue	402-292-1818
Trinity Courtyard	620 W. Lincoln St. Papillion	402-614-1900
Underwood Tower	4850 Underwood Ave.	402-444-6900
Valley Heights	309-317 W. Meigs, Valley	402-444-6203
Valley View	400 W. Meigs, Valley	402-444-6203
Village East	2011 N. 25 th St.	402-679-3229
Ville de Sante Terrace	6202 Ville De Sante Dr.	402-504-1700
The Wellington	501 E. Gold Coast Rd., Papillion	402-331-3101

ASSISTED LIVING FACILITIES provide the amenities of independent retirement facilities, **plus personal care services** (ie. bathing, dressing and medication administration); 3 meals, linen and personal laundry services and more supervision by the staff. Residents may be permitted to keep pets with certain restrictions, though personal pets are generally not permitted in Memory Care apartments.

Prices listed are for monthly room/board only, unless otherwise noted. Additional fees may apply for personal care services, depending on the type and frequency of use. Memory Support (dementia care) is usually the most expensive, but frequently the cost for room/board and care services are all inclusive. **Medicare does not cover any Assisted Living or Memory Care costs.** Residents pay out of pocket, or rely upon coverage from private long term care insurance. Some facilities accept payment from the Medicaid Waiver Program and the Veterans Administration.

Not all assisted living facilities offer specialized Memory Support services. You should determine if the facility staff is specifically trained to provide Memory Support care, if social and recreational activities are geared to residents with dementia and whether the facility can accommodate behaviors common to persons with advanced dementia, such as wandering, agitation and bowel and bladder incontinence.

(*Notes facilities that provide specialized dementia care)

AKSARBEN VILLAGE * 1330 S. 70th St., Omaha. (402-810-9440)
60 Studio, 1 & 2-bedroom ASSISTED LIVING pet-friendly apartments and 27 **MEMORY SUPPORT SUITES**,
MONTHLY FEES: ASSISTED LIVING \$5155 - \$8615 (care services extra), MEMORY SUPPORT \$8070 - \$9010
(care services extra). <https://dialseniorliving.com/find-a-community/aksarben-village-dial-senior-living-omaha-ne/>

ASTORIA SENIOR LIVING * 9220 Western Ave., Omaha. (402-393-7313)
80 Studio, & 1-bedroom pet-friendly ASSISTED LIVING apartments and 25 **MEMORY SUPPORT** studio
apartments. MONTHLY FEE: ASSISTED LIVING \$2995 - \$5195 (care services extra), MEMORY SUPPORT
\$5495 (care services extra). <https://astoriaseniorliving.com/astoria-in-omaha/>

AUTUMN POINTE 501 N. 13TH St., Fort Calhoun. (402-468-4700) <http://www.autumnpointene.com/>
48 Studio & 1-bedroom apartments, pet-friendly. MONTHLY FEE: \$3100 - \$4150 (some care services extra).
ACCEPTS MEDICAID WAIVER ON ADMISSION.

BAILEY POINTE AT MIRACLE HILLS 11909 Miracle Hills Dr., Omaha. (402-656-6799)
64 Studio, 1 & 2-bedroom apartments, pet-friendly. MONTHLY FEE: \$3995 - \$5415, (care services extra).
ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE. <https://www.baileypointemiraclehills.com/>

BAILEY POINTE AT PLATTSMOUTH 1913 E. Highway 34, Plattsmouth. (402-600-0163)
40 Studio & 1-bedroom apartments, pet-friendly. MONTHLY FEE: \$3600 - \$4600 (care services extra).
ACCEPTS MEDICAID WAIVER ON ADMISSION.
<https://www.baileypointeplattsmouth.com/?rcstid=Mg%3D%3D-YRjTEizZPgM%3D>

BAILEY POINTE AT ROXBURY PARK 5728 S. 108th St., Omaha. (402-656-6726)

63 Studio, 1 & 2-bedroom apartments, pet-friendly. MONTHLY FEE: \$4100 - \$5400 (some care services extra).

ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.

<https://www.baileypointeroburypark.com/?rcstid=Mg%3D%3D-YRjTEizZPgM%3D>

BICKFORD SENIOR LIVING * 7337 Hickory St., Omaha. (402-415-0151)

37 Studio & 1-bedroom apartments, pet-friendly. MONTHLY FEE: \$4350 - \$8250 (care services included).

ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.

<https://www.bickfordseniorliving.com/branch/bickford-of-omaha-hickory>

BICKFORD SENIOR LIVING * 11308 Blondo St., Omaha. (402-948-4219)

40 1 & 2-bedroom ASSISTED LIVING and 8 **MEMORY SUPPORT** apartments, pet-friendly. DAILY FEE:

ASSISTED LIVING & MEMORY SUPPORT \$135 (care services extra). **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.** <https://www.bickfordseniorliving.com/branch/bickford-of-omaha-blondo>

THE BRANT SENIOR LIVING * 6991 S. 178th Plz., Gretna. (402-819-0669) <https://www.thebrant.com/>

43 Studio, 1 & 2-bedroom ASSISTED LIVING apartments and 20 studio **MEMORY SUPPORT** apartments, pet-friendly. MONTHLY FEES: ASSISTED LIVING \$4600 - \$6000 (care services extra). MEMORY SUPPORT \$5500 (care services extra).

CARTER PLACE 1028 Joann Dr., Blair. (402-426-1977)

30 Studio & 1-bedroom apartments, pet-friendly. MONTHLY FEE: \$4000 - \$5200 (care services extra).

<https://www.enlivant.com/communities/nebraska/carter-place-blair>

CEDARHURST SENIOR LIVING * 8140 S. 97th Plz., La Vista. (402-597-0700)

80 Studio, 1 & 2 Bedroom ASSISTED LIVING pet-friendly apartments & 34 private & companion **MEMORY**

SUPPORT units. MONTHLY FEES: ASSISTED LIVING \$4000 - \$5600 (care services extra), MEMORY

SUPPORT \$7150 - \$6200 (care services included). <https://www.cedarhurstliving.com/cedarhurst-la-vista-ne>

CROWELL MEMORIAL HOME 245 S. 22nd St., Blair. (402-426-2177) <http://www.crowellhome.com>

30 Studio & 1-bedroom apartments, no pets. **Adjoins Crowell Nursing Home.** MONTHLY FEE: \$2800 - \$4000 (care services extra). **ACCEPTS MEDICAID WAIVER ON ADMISSION.**

CROWN POINTE RETIREMENT CENTER * 2820 S. 80th St., Omaha. (402-391-7555)

60 Studio, 1 & 2-bedroom ASSISTED LIVING pet-friendly apartments and 20 **MEMORY SUPPORT** units. Pet-friendly. MONTHLY FEE: ASSISTED LIVING \$3885 - \$5495 (care services extra), MEMORY SUPPORT \$6128 - \$7700 (care services included). <https://www.sonidaseniorliving.com/community/crown-pointe/>

ECHO HILLS ASSISTED LIVING & MEMORY CARE * 14509 Echo Hills Dr., LaVista (531) 721-2500

61 ASSISTED LIVING and 20 **MEMORY SUPPORT** Studio apartments. MONTHLY FEES: ASSISTED LIVING \$4165 - \$6375 (care services included). MEMORY SUPPORT \$7210 - \$10,550 (care services included). <https://www.echohillsassisted.com/>

ELK RIDGE VILLAGE * 19400 Elk Ridge Dr., Omaha. (402-763-8692)

52 1 & 2-bedroom ASSISTED LIVING apartments and 16 **MEMORY SUPPORT** suites. MONTHLY FEE: ASSISTED LIVING \$5440 - \$7110 (care services extra) MEMORY SUPPORT \$7410 - \$8455 (care services included). <https://dialseniorliving.com/find-a-community/elk-ridge-village-dial-senior-living-elkhorn-ne/>

ESPRIT WHISPERING RIDGE * 17555 Emmet St., Omaha. (402-932-7300) <https://espritwhisperingridge.com>

42 1 & 2-bedroom pet-friendly ASSISTED LIVING, 10 1 & 2-bedroom **ASSISTED LIVING PLUS** apartments, and 38 studio & 1-bedroom **MEMORY SUPPORT** apartments. MONTHLY FEE: ASSISTED LIVING \$5295 - \$6450 (care services extra), ASSISTED LIVING PLUS \$9125 - \$10,645 (care services included), MEMORY SUPPORT \$6895 - \$9195 (care services included).

FOUNTAIN VIEW SENIOR LIVING * 5710 S. 108th St., Omaha. (402-596-9033)

45 1 & 2-bedroom ASSISTED LIVING apartments and 15 **MEMORY SUPPORT** studio apartments. Pet-friendly at all levels. MONTHLY FEE: ASSISTED LIVING \$4800 - \$5250 (some care services extra), MEMORY SUPPORT \$6100 - \$6900 (care services included). <https://omegasrliving.com/find-a-community/fountain-view/>

GARDEN VIEW MANOR 2450 N. 185th St., Elkhorn. (531-999-2264) <https://gardenviewelkhorn.com/>

8-bedroom ranch-style care home located in a residential neighborhood. 24/7 staff able to care for physically-frail Residents and/or those with dementia. MONTHLY FEE: \$7200 - \$8200 (care services included).

HERITAGE POINTE * 16811 Burdette St., Omaha. (402-621-2207)

80 Studio, 1 & 2-bedroom ASSISTED LIVING apartments and 20 **MEMORY SUPPORT** units. Pet-friendly. MONTHLY FEES: ASSISTED LIVING (Call for current rates), MEMORY SUPPORT (Call for current rates). <https://www.heritage-communities.com/communities/heritage-pointe/>

HERITAGE RIDGE * 1502 Fort Crook Road South, Bellevue. (402-764-1695)

77 Studio, 1 & 2-bedroom pet-friendly ASSISTED LIVING apartments and 20 **MEMORY SUPPORT** units. MONTHLY FEES: ASSISTED LIVING \$3690 – \$6297 (care services extra) **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE**. MEMORY SUPPORT \$5054 – \$6765 (care services included). 5% discount for military veterans. <https://www.heritage-communities.com/senior-living/ne/bellevue/heritage-ridge>

THE HERITAGE AT LEGACY * 2961 S. 169TH Plz., Omaha. (402-835-0084)

53 Studio, 1 & 2-bedroom pet-friendly ASSISTED LIVING apartments and 22 **MEMORY SUPPORT** units. MONTHLY FEES: ASSISTED LIVING \$4898 - \$7654 (some care services extra), MEMORY SUPPORT \$5190 – \$7229 (care services included). <https://www.heritage-communities.com/communities/the-heritage-at-legacy/>

THE HERITAGE AT SHALIMAR GARDENS * 749 E. 29th St., Fremont. (402-780-1831)

65 Studio, 1 & 2-bedroom pet-friendly ASSISTED LIVING apartments and 16 **MEMORY SUPPORT** suites. MONTHLY FEES: ASSISTED LIVING \$4118 - \$6198 (care services extra) **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE**. MEMORY SUPPORT \$4586 - \$6022 (care services extra). <https://www.heritage-communities.com/communities/the-heritage-at-shalimar-gardens/>

THE HERITAGE AT STERLING RIDGE * 1111 Sterling Ridge Dr., Omaha. (402-625-0842)

62 Studio, 1 & 2-bedroom ASSISTED LIVING apartments and 22 **MEMORY SUPPORT** suites. Pet-friendly. ASSISTED LIVING SERVICES CAN BE OFFERED IN INDEPENDENT APARTMENTS FOR AN ADDED FEE. MONTHLY FEES: ASSISTED LIVING \$4739 – \$8242 (some care services extra), MEMORY SUPPORT \$5418 – \$7218 (some care services extra). **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE**. <https://www.heritage-communities.com/communities/the-heritage-at-sterling-ridge/>

HICKORY VILLA 7315 Hickory St., Omaha. (402-392-0767) <https://www.hickoryvillane.com>

51 1-bedroom ASSISTED LIVING apartments, no pets. MONTHLY FEE: \$3400 - \$4195 (care services extra). **ACCEPTS MEDICAID WAIVER ON ADMISSION**.

HILLCREST COUNTRY ESTATES * 6021 Grand Lodge Ave., Papillion. (402-885-7007)

30 1 & 2-bedroom pet-friendly ASSISTED LIVING and 30 **MEMORY SUPPORT** apartments. **Adjacent to Independent & Skilled Nursing units**. MONTHLY FEES: ASSISTED LIVING \$5875 - \$6420, MEMORY SUPPORT \$7100 (All care services included in both care levels). <https://www.hillcresthealth.com/project/hillcrest-country-estates/>

HILLCREST MABLE ROSE * 4609 Hilltop St., Papillion. (402-291-9777)

46 1-bedroom ASSISTED LIVING and 28 **MEMORY SUPPORT** apartments. Pet-friendly. **ADULT DAY CARE PROGRAM ON SITE.** MONTHLY FEES: ASSISTED LIVING \$5160 - \$5600, MEMORY SUPPORT \$6980 (All care services included in both levels). **ACCEPTS MEDICAID WAIVER VIA A WAITING LIST.**

<https://www.hillcresthealth.com/locations/hillcrest-mable-rose>

HILLCREST SILVER RIDGE * 20332 Hackberry Dr., Gretna. (402-332-4280)

82 Studio, 1 & 2-bedroom pet-friendly ASSISTED LIVING apartments and 28 **MEMORY SUPPORT** units. MONTHLY FEES: ASSISTED LIVING \$3570 - \$6080 (care services extra), **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.** MEMORY SUPPORT \$6280 - \$6685 (care services included). **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.** <https://www.hillcresthealth.com/project/silver-ridge/>

HOMESTEAD OF LA VISTA 8507 Granville Parkway, La Vista. (402-933-6405)

40 Studio, 1 & 2-bedroom ASSISTED LIVING apartments, pet-friendly. MONTHLY FEE: \$3460 - \$4840 (care services extra). **ACCEPTS MEDICAID WAIVER AFTER 12 MONTHS RESIDENCE.**

<https://www.midwest-health.com/la-vista/about-us/>

HOUSE OF HOPE * 4801 N. 52nd St., Omaha. (402-557-6860)

64 Studio & 1-bedroom **ASSISTED LIVING** pet-friendly apartments and 42 studio & 1-bedroom **MEMORY SUPPORT** apartments. **ADULT DAY CARE PROGRAM ON SITE. Adjacent to Florence Nursing Home.** MONTHLY FEES: ASSISTED LIVING \$3500 - \$4200 (All care services included). **ACCEPTS MEDICAID WAIVER ON ADMISSION.** MEMORY SUPPORT \$5300 - \$6200. **ACCEPTS MEDICAID WAIVER AFTER 18 MONTHS RESIDENCE.** <https://www.omahaseniorcare.org/our-communities/house-of-hope-assisted-living.html>

IMMANUEL VILLAGE 6803 N. 68th Plz., Omaha. (402-378-9474)

36 1-bedroom apartments, no pets. **Adjacent to Newport House Nursing Home.** MONTHLY FEES: \$5434 (some care services extra) <https://immanuel.com/our-communities/omaha/immanuel-village/home>

KEYSTONE VILLAS 7350 Graceland Dr., Omaha. (402-572-5750) <http://keystonevillasliving.com>

66 Studio, 1 & 2-bedroom apartments, no pets. **Adjacent to Keystone Ridge Rehabilitation Center.** MONTHLY FEE: Call for current rates. **ACCEPTS MEDICAID WAIVER ON ADMISSION.**

LAKESIDE VILLAGE * 17475 Frances St., Omaha. (402-704-4871)

49 Studio, 1 & 2-bedroom ASSISTED LIVING apartments and 12 **MEMORY SUPPORT** units. No pets permitted. **Adjacent to The Lighthouse Nursing Home.** ENTRANCE FEE: \$5000, MONTHLY FEES: ASSISTED LIVING

\$5972 - \$8700 (some care services extra), MEMORY SUPPORT \$7764 (all care included).

<https://immanuel.com/our-communities/omaha/lakeside/home>

MARQUIS PLACE OF ELKHORN * 20800 W. Maple Rd., Omaha. (402-289-9229)

43 Studio & 1-bedroom ASSISTED LIVING apartments and 23 **MEMORY SUPPORT** units. Pet-friendly at both. MONTHLY FEES: ASSISTED LIVING \$4100 - \$5300 (care services extra), MEMORY SUPPORT \$4800 - \$6800 (care services included). **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.**

<https://www.sonidaseniorliving.com/community/marquis-place-at-elkhorn/>

NEW CASSEL RETIREMENT CENTER 900 N. 90th St., Omaha. (402-393-2277)

179 Studio, 1 & 2-bedroom apartments, pet cats, birds and fish permitted, **ADULT DAY CARE PROGRAM ON SITE.** MONTHLY FEE: \$2675 - \$5885 (some services extra). **ACCEPTS PACE AND MEDICAID WAIVER AFTER 24 MONTHS.** <https://www.newcassel.org>

NYE SQUARE 655 W. 23 St., Fremont. (402-721-9224) <https://nyehealthservices.com/nye-square/>

42 Studio & 1-bedroom apartments, no pets. MONTHLY FEE: \$4116 - \$5784 (care services extra). **ACCEPTS MEDICAID WAIVER FOR CURRENT RESIDENTS ONLY.**

OVATION HEARTWOOD PRESERVE * 470 Maxwell Plz., Omaha. (402-698-4735)

90 Studio, 1 & 2-bedroom ASSISTED LIVING and 60 **MEMORY SUPPORT** studio apartments. Pets permitted in Assisted Living. ADJACENT TO THE OVATION HEARTWOOD PRESERVE INDEPENDENT APARTMENTS. MONTHLY FEES: Call for current rates. <https://ovationbyavamere.com/omaha-nebraska/>

OXBOW LIVING CENTER * 617 Bills Dr., Ashland. (402-944-3400) <https://oxbowliving.com/>

70 Studio, 1 & 2-bedroom pet-friendly ASSISTED LIVING apartments and 9 **MEMORY SUPPORT** studio apartments. MONTHLY FEES: ASSISTED LIVING \$3955 - \$6075 (care services included), MEMORY SUPPORT \$7010 - \$10,350 (care services included).

PACIFIC SPRINGS VILLAGE * 805 S. 173rd Ct., Omaha. (402-704-3543)

34 1 & 2-bedroom ASSISTED LIVING and 12 studio **MEMORY SUPPORT** apartments. No pets. MONTHLY FEES: ASSISTED LIVING \$5926 - \$8700 (care services extra), MEMORY SUPPORT \$7764 (care services included). <https://immanuel.com/our-communities/omaha/pacific-springs/home>

PARSONS HOUSE * 14325 Eagle Run Dr., Omaha. (402-498-9554)

108 Studio, 1 & 2-bedroom ASSISTED LIVING apartments and 46 **MEMORY SUPPORT** units. Pet-friendly. MONTHLY FEES: ASSISTED LIVING \$3600 - \$7075 (care services extra), MEMORY SUPPORT \$4400 - \$4900 (care services extra.) <https://parsonshouseseniorliving.com/>

PATHFINDER PLACE 3010 N. Clarkson St., Fremont. (402-721-7714)

39 Studio, studio-deluxe & 1-bedroom apartments, pet-friendly. MONTHLY FEE: \$3400 - \$6000 (care services extra). <https://www.enlivant.com/communities/nebraska/pathfinder-place-fremont>

REMINGTON HEIGHTS 12606 W. Dodge Rd., Omaha. (402-493-5807)

68 Studio, 1 & 2-bedroom apartments, pet-friendly. MONTHLY FEE: \$3920 - \$6030 (care services extra). <https://www.centurypa.com/senior-living/remington-heights/>

RICHMONT TERRACE * 620 Fort Crook Road South, Bellevue. (402-291-9800)

53 Studio, 1 & 2-bedroom ASSISTED LIVING pet-friendly apartments and 24 **MEMORY SUPPORT** units. MONTHLY FEES: ASSISTED LIVING \$4125 - \$6695, MEMORY SUPPORT \$7010 - \$10,350 (care services included). **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.** <https://www.richmontseniorliving.com/>

RIDGEWOOD RETIREMENT COMMUNITY * 12301 N. 149TH Circle, Bennington. (402-884-7644)

49 Studio, 1 & 2-bedroom ASSISTED LIVING apartments and 16 **MEMORY SUPPORT** units. Pet-friendly. MONTHLY FEES: ASSISTED LIVING \$3670 - \$5999 (some care services extra), MEMORY SUPPORT \$6299 – \$7220 (care services included). **ACCEPTS MEDICAID WAIVER AFTER 36 MONTHS RESIDENCE IN BOTH ASSISTED LIVING & MEMORY SUPPORT.** <https://omegasrliving.com/find-a-community/ridgewood/>

ROYALE OAKS ASSISTED LIVING 4801 N. 52nd St., Omaha. (402-557-6860)

41 Studio & 1-bedroom suites, pet-friendly. **Adjacent to Florence Nursing Home and House of Hope Dementia Care Cr.** MONTHLY FEE: \$3250 - \$3650 (care services included). **ACCEPTS MEDICAID WAIVER ON ADMISSION.** <https://www.omahaseniorcare.org/our-communities/royale-oaks-assisted-living.html>

ST. JOSEPH TOWER 2205 S. 10TH St., Omaha. (402-952-5000) <https://www.stjosephtower.com>

102 1-bedroom apartments, no pets. Minimum resident age: 55. MONTHLY FEE: \$3866 - \$5352. **ACCEPTS PACE AND MEDICAID WAIVER FUNDING ON ADMISSION.**

SHEPHERD'S VILLAGE 2290 Wright St., Blair. (402-426-4663) <https://www.goodshepherdblair.com/>
12 1-bedroom apartments, pet-friendly. **Adjoins Good Shepherd Nursing Home.** MONTHLY FEE: \$3800.
(some care services included). **ACCEPTS MEDICAID WAIVER ON ADMISSION.**

SOUTHVIEW HEIGHTS 5110 S. 49th St., Omaha. (402-731-2118)
57 1 & 2-bedroom apartments, pet cats and birds permitted. DAILY FEE: Call for current rates. **ACCEPTS PACE
& MEDICAID WAIVER ON ADMISSION.** <http://www.southviewheightsomaha.com/>

SYMPHONY POINTE * 445 S. 193rd Plz., Omaha (402-502-8577) <https://symphonypointe.com/>
52 Studio, 1 & 2 bedroom ASSISTED LIVING apartments, and 32 private & companion **MEMORY SUPPORT**
rooms. **MONTHLY FEES:** ASSISTED LIVING \$3900 - \$5800 (care services extra), MEMORY SUPPORT \$5,695
- \$7950 (care services included).

TRINITY VILLAGE 522 W. Lincoln St., Papillion. (402-704-8169)
30 1 & 2-bedroom apartments, no pets. MONTHLY FEE: \$5852 - \$6564 (care included). **ACCEPTS MEDICAID
WAIVER AFTER 24 MONTHS RESIDENCE.** <https://immanuel.com/our-communities/omaha/trinity-village/home>

VALLEY LAKES 1006 S. Mayne St., Valley. (402-359-4884)
56 1 & 2-bedroom apartments, pet-friendly. MONTHLY FEE: \$4300 - \$5200 (care services extra). **ACCEPTS
MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.**
<https://dialseniorliving.com/find-a-community/valley-lakes-dial-senior-living-valley-ne/>

VIA CHRISTE * 3636 California St., Omaha. (402-551-5557) <https://www.viachriste.com/>
54 Studio ASSISTED LIVING & **MEMORY SUPPORT** apartments. No pets. MONTHLY FEES: ASSISTED
LIVING \$3500 - \$4600 (care services extra), MEMORY SUPPORT \$3725 (some care services included).
ACCEPTS MEDICAID WAIVER AFTER 18 MONTHS RESIDENCE.

WEL-LIFE AT PAPIILLION 801 N. Adams St., Papillion. (402-339-1775) . www.wlpapillion.com
44 1 & 2-bedroom suites, small pets permitted. MONTHLY FEE: \$2300 - \$3250 (care services extra). **ACCEPTS
MEDICAID WAIVER AFTER 12 MONTHS RESIDENCE.**

WESTGATE ASSISTED LIVING 3030 S. 80th St. Omaha. (402-391-8566)
69 Studio, 1 & 2-bedroom apartments, pet-friendly. MONTHLY FEE: \$3375 - \$5850 (Some care services extra).
ACCEPTS VA RENT SUBSIDY. <https://omegasrliving.com/find-a-community/westgate-assisted-living-2>

DEMENTIA-SPECIFIC ASSISTED LIVING FACILITIES are designed for persons with dementia. The staff is trained to care for and supervise memory-impaired persons. They provide all meals and personal care, medication administration and supervised activities. Facilities are designed to accommodate behaviors common to persons with moderate and advanced dementia, such as wandering, agitation and bowel and bladder incontinence. Most offer adult day care and/or short-term respite care for non-residents. All facilities permit personal pets to visit residents, but do not permit residents to keep personal pets.

COUNTRY HOUSE RESIDENCE 5030 S. 155TH St., Omaha. (402-964-2060)

38 private & 2 companion rooms. **ADULT DAY CARE PROGRAM ON SITE.** MONTHLY FEE: \$7095 - \$9350 (some care services extra). **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.**

<https://countryhouse.net/locations/nebraska/omaha/omaha-our-community/>

COUNTRY HOUSE RESIDENCE 3720 George B Lake Pkwy., Elkhorn. (531-999-2747)

40 private & companion rooms. **ADULT DAY CARE PROGRAM ON SITE.** MONTHLY FEE: \$5695 - \$7095 (care services extra). **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.**

<https://countryhouse.net/locations/nebraska/elkhorn/elkhorn-our-community/>

EDGEWOOD OMAHA 17620 Poppleton Ave., Omaha. (402-333-5749)

5 private & 5 companion rooms. **ADULT DAY CARE PROGRAM ON SITE.** MONTHLY FEE: \$7400 - \$8100 (most care services included). **ACCEPTS MEDICAID WAIVER AFTER 24 MONTHS RESIDENCE.**

<https://www.edgewoodhealthcare.com/community/ne-omaha-edgewood/>

EDGEWOOD FREMONT 2910 N. Clarkson St., Fremont. (402-753-8800)

8 private & 2 companion rooms. **ADULT DAY CARE PROGRAM ON SITE.** MONTHLY FEE: \$5875 - \$7975 (most care services included). **ACCEPTS MEDICAID WAIVER AFTER 18 MONTHS RESIDENCE.**

<https://www.edgewoodhealthcare.com/community/ne-fremont-edgewood/>

PRAIRIE MEADOWS ALZHEIMER'S CARE CENTER 13208 Meredith Ave., Omaha. (402-986-6414)

66 private & companion rooms. **ADULT DAY CARE PROGRAM ON SITE.** MONTHLY FEE: \$4800 - \$12000 (care services included). <https://frontiermgmt.com/communities/prairie-meadows-alzheimers-special-care-center/>

PROVIDENCE PLACE 749 E. 32ND St., Fremont. (402-727-8200) <https://providencememory.com/>

16 Studio & 1-bedroom apartments. MONTHLY FEES: \$7010 - \$10,350 (care services included).

DEMENTIA RESIDENCES are group homes for persons with dementia. Located in residential neighborhoods they average 6 -13 residents. A 24-hour staff prepares all meals, provides personal care, administers medications and organizes and supervises resident activities. None permit residents to keep personal pets, but do permit pets to visit. Exterior doors are locked or have an alarm system to prevent wandering. Most have secure outdoor wandering areas. Residents generally have mild to moderate dementia, are ambulatory and do not require heavy nursing care. Some homes do provide Hospice care for residents in the terminal stage of their disease. Most homes offer short-term respite care for non-residents. Daily or monthly fees are paid out-of-pocket or by private long-term care insurance. Most Dementia Residences do not accept Medicaid Waiver payments.

AN ANGEL'S TOUCH Multiple locations in Omaha. (402-672-9580). <https://anangelstouchinc.com>
Houses accommodate 8 residents in private & semi-private rooms, no personal pets permitted. DAILY FEE: \$200 - \$233 (most care services included).

LEGATO LIVING Multiple locations in Omaha. (402-445-4474). <https://www.livinglegato.com>
Houses accommodate 8 - 12 residents in private & semi-private rooms, no personal pets permitted. RESPITE CARE AVAILABLE. MONTHLY FEE: \$8500 (care services included).

MILES MEMORY CARE 1425 Grandview Ave. Papillion. (402-593-5496) <https://www.milesmemorycare.net/>
Accommodates 16 residents in private & semi-private rooms, no personal pets permitted. Provides ADULT DAY CARE AND SHORT-TERM RESPITE SERVICES. MONTHLY FEE: \$7000 - \$8500 (care services included).

Additional Considerations:

- * **All fees listed are current to July 2023. As prices often increase annually, please contact the facilities for their most current prices.**
- * **Independent Retirement Centers may lease their units on a monthly basis, or may charge an “entry fee” plus a monthly “service fee”.**
- * **Monthly fees listed for Assisted Living apartments are for ONE person. A couple sharing an apartment may pay an additional monthly fee.**
- * **The Medicaid Waiver program pays Assisted Living costs for lower-income persons, or those who have exhausted their resources, if their needs can be met at that level of care. A person must apply and be approved for Medicaid to qualify for the Waiver. Assisted living facilities may restrict the number and size of units available for those seeking admission under Waiver, with first preference going to current residents who become eligible for the Waiver.**
- * **Facilities that permit pets may restrict the type/size of animal, and charge a nonrefundable pet deposit. Pets are usually permitted only for residents who can independently care for the pet.**
- * **Many Assisted Living and Dementia Care Facilities will admit community-dwelling persons for short-term vacation or respite care, as room availabilities permit.**

This is intended to be a timely and comprehensive directory of residential and assisted living retirement facilities for older adults in the Omaha metropolitan area. Please contact individual facilities for the most current information. This directory does not constitute an endorsement of any specific facility listed.

You may download and print a copy of this and other patient education documents from our Internet web site: <https://www.nebraskamed.com/geriatrics/resources>

Compiled by:

**The Home Instead Center for Successful Aging
Nebraska Medicine
730 S. 38TH Ave., Omaha, Nebraska**

<https://www.nebraskamed.com/geriatrics>

Updated: July 2023