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COMMUNITY GUIDE FOR NEW HOMEOWNERS
South Edmonton · Family First · Bilingual Heritage

Welcome to BEAUMONT

Alberta, Canada

Everything you need to know about your new community—from waste pickup schedules to schools, parks, commuting, and beyond.

~23,000+
Residents
& Growing Fast

10-15 min
To South Edm.
Small-Town Living

Bilingual
English & French
Cultural Heritage

A+
Schools & Parks
Family First

CHAPTER 1

Overview of Beaumont

Beaumont is one of Alberta's fastest-growing municipalities, situated just minutes south of Edmonton. What sets it apart isn't just its proximity to the city — it's the genuine small-town character that residents fiercely protect even as the community expands. Tree-lined streets, well-maintained parks, and a walkable downtown core give Beaumont an atmosphere increasingly rare this close to a major urban centre.

The town's French heritage, dating back to its roots as a French-Canadian settlement, still shapes the community today — visible in bilingual signage, French immersion schools, and cultural pride that makes Beaumont feel distinct from other suburban communities surrounding Edmonton.

A Community on the Rise

Beaumont is especially popular with young families, move-up buyers, and Edmonton commuters who want more space, newer homes, and a stronger sense of community without sacrificing convenience. With a population of over 23,000 and growing, housing demand here remains consistently strong.

Why Buyers Choose Beaumont:

- More home for your dollar vs. Edmonton
- Newer builds — modern layouts & finishes
- Stronger community feel & lower density

Housing Mix

Single-Family Homes

Dominant type — generous lots, many newer builds with modern layouts.

Duplexes

Great entry point or investment option, often priced more accessibly.

Townhomes

Lower-maintenance living popular with young professionals and downsizers.

23,000+

Population

10-15 min

To South Edm.

Bilingual

Heritage

RCMP

Policing

Top-Rated

Schools

Realtor's Note:

For many, Beaumont feels like what Sherwood Park looked like 10–15 years ago — a community in its prime growth phase, with the best still ahead. The combination of value, lifestyle, and proximity to Edmonton makes it a compelling long-term investment.

Neighbourhood Vibe

Walking or driving through Beaumont, you get an immediate sense of a community that takes pride in where it lives. Streets are well-maintained, lawns are cared for, and neighbours actually know each other. Community events, local sports leagues, and engaged neighbourhood associations contribute to a social fabric that's difficult to replicate in larger urban settings.

What Sets Beaumont Apart

- French-Canadian bilingual heritage
- Newer housing stock (mostly post-2000)
- Suburban quiet with easy city access
- Strong schools across both divisions

At a Glance — Key Numbers

- Population: ~23,000+ and growing
- Avg. commute to S. Edmonton: 10-15 min
- Policed by: RCMP
- Town website: beaumont.ab.ca

CHAPTER 2

Parks, Recreation & Lifestyle

Beaumont is genuinely built for active, family-oriented living. From the moment you move in, you'll notice how much the community has invested in outdoor spaces, recreation facilities, and programming that brings neighbours together. It's one of the most commonly cited reasons families choose Beaumont over denser Edmonton neighbourhoods — the lifestyle quality here is hard to match.

Key Recreation Features

PARK	SPRAY	DOG	REC
Four Seasons Park The centrepiece of Beaumont's outdoor recreation — skating rink in winter, playgrounds, trails, and green space for year-round family enjoyment.	Spray Parks & Fields Multiple spray parks and sports fields scattered throughout. Local leagues and community events keep them buzzing all summer long.	Off-Leash Dog Parks Dedicated off-leash areas where your four-legged family members can run free. A great way to meet your new neighbours!	Recreation Centre Beaumont Sport & Rec Centre offers fitness facilities, community programs, youth activities, and fitness classes year-round.

Trails & Green Spaces

Beaumont's extensive trail network connects parks, neighbourhoods, and natural green spaces throughout the community. Whether you're a morning runner, weekend cyclist, or an evening walker, Beaumont's pathways offer peaceful escapes just steps from your front door.

- Heritage Trail System**
 Connects major parks and neighbourhoods across the community
- Aquatera Wetlands**
 Natural wetland with bird watching and interpretive trails
- Coloniale Estates Pond**
 Scenic pond with walking paths and seasonal activities
- Downtown Green Corridor**
 Tree-lined walking routes through the charming core

Coming Soon — Growth in Amenities

As one of Alberta's fastest-growing municipalities, Beaumont continues to invest in new recreation infrastructure. Planned expansions include additional sports fields, upgraded playground facilities, and enhanced trail connections between new and established neighbourhoods. Every new development adds to the community's recreational amenity base — a real benefit for current and future homeowners.

Expanded Sports Fields Additional fields serving new neighbourhoods, supporting local leagues and youth sports.	Enhanced Trail Network New paved connections linking all residential areas to the main trail system.	Upgraded Playgrounds Modern, accessible playground equipment installed throughout new subdivisions.
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Realtor's Note:

Outdoor recreation and lifestyle quality are among Beaumont's biggest competitive advantages over comparable Edmonton neighbourhoods. Families consistently rank parks and recreation as a top reason they chose to buy here — and it shows in sustained demand.

CHAPTER 3

Schools & Education

One of the strongest draws for families moving to Beaumont is the quality and variety of its schools. Both the public and Catholic school systems offer excellent options from preschool right through to Grade 12. The relatively recent construction of many school buildings means modern facilities and up-to-date learning environments. French immersion programming is a standout feature that reflects Beaumont's bilingual heritage.

Public Schools

Black Gold School Division

Ecole Secondaire Beaumont Composite

High School Gr. 10-12

Ecole Champs-Vallee

K-8 French Immersion

Beau Meadow School

K-4 Public Elementary

Dansereau Meadows School

K-6 Public Elementary

Bellevue Link School

Gr. 5-9 Junior High

Newschools planned

as community grows

Catholic Schools

STAR Catholic School Division

Ecole Notre-Dame School

K-6 Catholic (French Immersion)

Ecole Beaumont Composite

Gr. 10-12 Catholic High School

St. Vital Catholic School

K-6 Catholic Elementary

Ecole Our Lady of Victories

K-9 Catholic Bilingual

Pre-K programming

Available at select schools

French Immersion — A Community Hallmark

Beaumont's French heritage is woven into its school system at every level. French immersion programming is available across both school divisions, giving families the option to raise bilingual children in an environment that naturally supports the French language. This is a rare and valued feature that sets Beaumont apart from most other suburban communities in the Edmonton region.

Key Advantages for Families

- ✓ Newer school buildings due to rapid community growth
- ✓ French immersion opportunities at multiple levels (K-12)
- ✓ Family-focused environments with strong parent community involvement
- ✓ School placement is a major driver of real estate demand in Beaumont

Realtor's Note:

School placement is a major driver of real estate demand in Beaumont. Many buyers specifically seek out properties within certain catchment areas. If schools are a priority for your family, it's worth mapping out catchment boundaries early in your home search.

What Parents Should Know

Registration

Registration for both school divisions opens in the spring. Contact the division directly to confirm catchment and availability.

Programs

Beyond French immersion, both divisions offer specialized programs including sports academies, arts programming, and learning support services.

Busing

School busing is provided within designated zones. Check with your specific school for routes and eligibility based on your address.

New Schools

As Beaumont grows, new schools are being planned to serve new neighbourhoods. Always verify the current catchment before purchasing.

CHAPTER 4

Safety & Community

Beaumont is widely regarded as one of the safer communities in the greater Edmonton region. Its suburban character, strong community ties, and proactive policing all contribute to a sense of security that residents genuinely appreciate. For families with children, this peace of mind is one of the town's most valued — if less frequently advertised — qualities.

Policed by RCMP

Beaumont is served by the Royal Canadian Mounted Police (RCMP), who maintain a visible presence in the community. The RCMP detachment works closely with Town administration to address community concerns and maintain public safety standards for a growing suburban municipality.

- ✓ Lower crime rates vs. Edmonton overall
- ✓ Community-focused policing model
- ✓ Proactive neighbourhood engagement

Stay Informed

The Town of Beaumont provides residents with a live crime map showing activity from the last 14 days. A helpful tool for staying aware of local incidents and understanding safety trends in your specific neighbourhood. Available through the Town's official website and updated regularly.

Crime Map URL:

beaumont.ab.ca (Community Safety section)
Updated every 14 days

Community Safety Features

CRIME MAP

Live Crime Map

Updated every 14 days via beaumont.ab.ca — track neighbourhood incidents in real time.

WATCH

Neighbourhood Watch

Active watch programs in many areas keep eyes on the street at all hours.

AREA

Lower Density

Fewer anonymity-related safety concerns in a suburban low-density environment.

COMM

Community Ties

Strong social fabric means neighbours look out for each other naturally.

Crime Rate Context — Beaumont vs. Region

Property Crime

✓ **Below Average vs. Edmonton**

Violent Crime

✓ **Well Below Average vs. Edmonton**

Overall Safety Rating

✓ **One of the Region's Safest**

Community Engagement

✓ **High — Active Watch Programs**

Realtor's Note:

Compared to Edmonton, Beaumont typically experiences lower crime rates across most categories — a reflection of its community demographics, newer development, and engaged neighbourhood culture. Lower density means fewer anonymity-related safety concerns, and active neighbourhood associations contribute to natural community oversight.

Emergency Services

Fire Services

Beaumont Fire and Emergency Services operates a dedicated station serving the community with trained full-time and volunteer firefighters.

Emergency Preparedness

The Town provides emergency preparedness resources and plans. Residents are encouraged to register for the Town's emergency notification system.

CHAPTER 5

Shopping, Amenities & Convenience

One of the most common questions new residents ask is: "How far do I have to drive to get things done?" The good news is that Beaumont has matured considerably as a community, and day-to-day errands are very manageable right in town. For larger shopping trips or specialty needs, South Edmonton Common is a short and easy drive away.

Right in Beaumont

Grocery & Food

Sobeys, CO-OP, and local grocers

Cafes & Dining

Growing restaurant and cafe scene

Medical

Clinics and walk-in centres on-site

Pharmacy

Multiple pharmacies and health services

Banking

Major banks and financial services

Automotive

Gas stations and service centres

Personal Care

Salons, barbershops, wellness studios

Professional

Lawyers, accountants, insurance

Nearby Major Hub

South Edmonton Common

10-15 minutes away by car

One of Canada's largest open-air retail centres — essentially everything you need. Major grocery chains, big-box retailers, specialty stores, restaurants, and entertainment. It removes the 'small-town limitation' concern for most buyers.

Costco

Home Depot

Walmart

Best Buy

Winners

Cineplex

Sport Chek

The Keg

Boston Pizza

Downtown Core — 50th Street

The downtown core along 50th Street has a charming, small-town feel with independent businesses and a growing food scene. It's a genuinely walkable area that gives Beaumont its character — and it's increasingly attracting new boutiques, cafes, and professional services as the community grows. This is where the bilingual heritage of Beaumont is most visible, with French-language signage and cultural touchpoints throughout.

Health Services

Beaumont has a growing complement of health services right in town, including family medicine clinics, walk-in centres, dental offices, optometry, physiotherapy, and pharmacy services. For specialist care and hospital services, the Leduc Community Hospital and South Edmonton sites are both easily accessible within a 15-20 minute drive.

Family Dining

A growing selection of family-friendly restaurants right in town — from casual eateries to local favourites along the main corridor.

Gas & Auto

Multiple fuel stations and automotive service centres serving the community, with easy access along the main routes.

Coming Soon

As Beaumont's population grows, additional retail and service businesses are continually opening to serve residents.

Realtor's Note:

The combination of local convenience and easy access to major retail is a genuine strength of Beaumont's location. Most residents find they need to leave town far less often than they expected — and South Edmonton Common handles everything else.

CHAPTER 6

Commuting, Location & Utilities

Commuting & Location

Beaumont's location is one of its defining strategic advantages. Positioned just south of Edmonton, it sits at a sweet spot where commute times remain very manageable while housing prices and community character are distinctly more favourable than inner-city or close-in suburban alternatives. Whether you work in Edmonton's south side, the Nisku Industrial Park, or near Edmonton International Airport, Beaumont is an excellent home base.

10-15 min

S. Edmonton / Ellerslie

Via Hwy 625 or Township Rd 510. South Edmonton Common or Ellerslie in under 15 minutes under normal conditions.

Hwy 625 & 21

Direct Edmonton Access

Two major provincial highways provide direct access north into Edmonton. Manageable morning rush hour.

Henday Ring Rd

Full City Perimeter

The Anthony Henday ring road is accessible within a short drive, opening up the entire Edmonton perimeter.

Nisku & YEG

Major Employment Hubs

Nisku Industrial Park and Edmonton International Airport are among the closest major employment centres.

Garbage & Recycling — Three-Cart System

The Town of Beaumont uses a three-cart system that's efficient and environmentally thoughtful — but it works a little differently than what residents moving from Edmonton may be used to. Getting familiar with the schedule early will save you from missed pickups.

GARBAGE

Grey Cart

Every 2 Weeks

General household waste that cannot be recycled or composted. Keep lids fully closed for pickup.

RECYCLING

Blue Bags

Weekly

Plastics, paper, cardboard, and containers go in blue bags. One of the most consistent pickups.

ORGANICS

Green Cart

Weekly (Summer) Bi-Weekly (Winter)

Food scraps, yard waste, and compostable materials. Great way to divert waste from landfill.

Pro Tips for New Homeowners

- **Set out by 7:00 AM**
Trucks run early—don't miss your pickup!
- **Smart Savvy Green App**
Download for personalized reminders and schedules.
- **Spring & Fall Yard Waste**
Special pickup days—watch for Town notices.
- **Cart Placement**
Curbside only—not in front of driveways or fire hydrants.

Realtor's Note:

Beaumont's waste system is efficient, but it's different enough from Edmonton that new buyers genuinely appreciate a quick walkthrough. Knowing the schedule on day one makes settling in much smoother.

Other Utilities & Services

Water & Wastewater

Water and wastewater services are managed by Aquatera Utilities Inc., which serves Beaumont and surrounding communities. Bills are issued monthly.

Natural Gas & Electricity

Natural gas is supplied by ATCO Gas and electricity by EPCOR (or your chosen retailer). Standard Alberta deregulated electricity market applies.

CHAPTER 7

Why Buyers Choose Beaumont

When buyers compare their options across the greater Edmonton area, Beaumont consistently stands out for a cluster of reasons that reinforce each other. It's not just one thing — it's the combination of affordability, lifestyle, safety, schools, and long-term upside that makes the case compelling.

More Affordable

In many segments, Beaumont offers more home for your dollar compared to comparable Edmonton neighbourhoods — especially newer builds.

Newer Homes

A large portion of Beaumont's housing stock has been built in the last 15 years, meaning fewer maintenance surprises.

Family-Focused

Schools, parks, rec facilities, and a strong community culture are all oriented around family life — built into the town's DNA.

Lower Density

More space between homes, larger lots, and quieter streets give Beaumont a quality of life high-density urban living can't match.

Growth Potential

Strong population growth, continued development investment, and increasing amenities support a positive long-term property outlook.

Community Feel

Quiet streets, minimal cut-through traffic, and a genuine sense of belonging make Beaumont feel like home from day one.

Things to Be Aware Of

No community is perfect, and being upfront about Beaumont's current limitations is part of helping you settle in with the right expectations. The good news is that every one of these considerations is a reflection of growth — and growth, managed well, is a very good thing for homeowners.

Limited Public Transit

Beaumont does not currently have the same level of transit connectivity as Edmonton. Bus service exists, but a personal vehicle is essentially required for most residents. This is common for communities at this growth stage.

Ongoing Construction

Rapid growth means construction activity in and around town — new subdivisions, road expansions, and commercial development. This can mean temporary detours or noise in developing areas.

Some Amenities Developing

While Beaumont's local amenity base has grown significantly, specialty retail, entertainment, and some health services still require a short drive to South Edmonton. This gap is narrowing as the population grows.

Realtor's Perspective:

Every one of these points is best framed as a growth opportunity. You're buying into a community at the right time — before it has everything. That's exactly when the value proposition is strongest. The trajectory here is very positive.

Long-Term Outlook

Beaumont's long-term fundamentals are strong. Alberta's population continues to grow, driven by interprovincial migration and international newcomers — and communities like Beaumont, offering affordability and quality of life, are among the primary beneficiaries of that growth.

Population Growth

Continued strong in-migration to Alberta supports sustained demand for housing in Beaumont.

Infrastructure Investment

Ongoing investment in roads, schools, rec, and utilities supports property values long-term.

Location Advantage

Proximity to Edmonton means Beaumont benefits from the city's economic growth without the price tag.

WELCOME HOME — ENJOY YOUR NEW COMMUNITY

Small-town charm. Modern living.

Welcome to Beaumont — a community that manages to feel like home from day one. You've chosen a place where

neighbours wave from their driveways, kids play at the park down the street, and the pace of life is just a little bit gentler than the city. That's not an accident. It's what Beaumont has always been.

Live Well

Parks, trails & recreation built for families

Learn Well

Excellent schools with bilingual options

Invest Well

A growing community with strong long-term value

Connect Well

A genuine community that welcomes you home

Explore Further — Official Resources

Town of Beaumont — Official Website

www.beaumont.ab.ca

Town services, news, events, waste schedules, permits, and community resources. Your primary source for all Town information.

Alberta Regional Dashboard — Beaumont

regionaldashboard.alberta.ca/region/beaumont

Population stats, demographics, economic indicators, and growth data for Beaumont. Independent Alberta government data.

RJ Homes Team — Beaumont Listings

rjhomes.ca/communities/beaumont

Expert guidance on buying and selling in Beaumont and across the Edmonton region. Call 780-222-8222.

Ready to Find Your Home in Beaumont?

Reach out anytime — whether you have a quick question or want a full market breakdown.

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There's no obligation, and good advice costs you nothing.