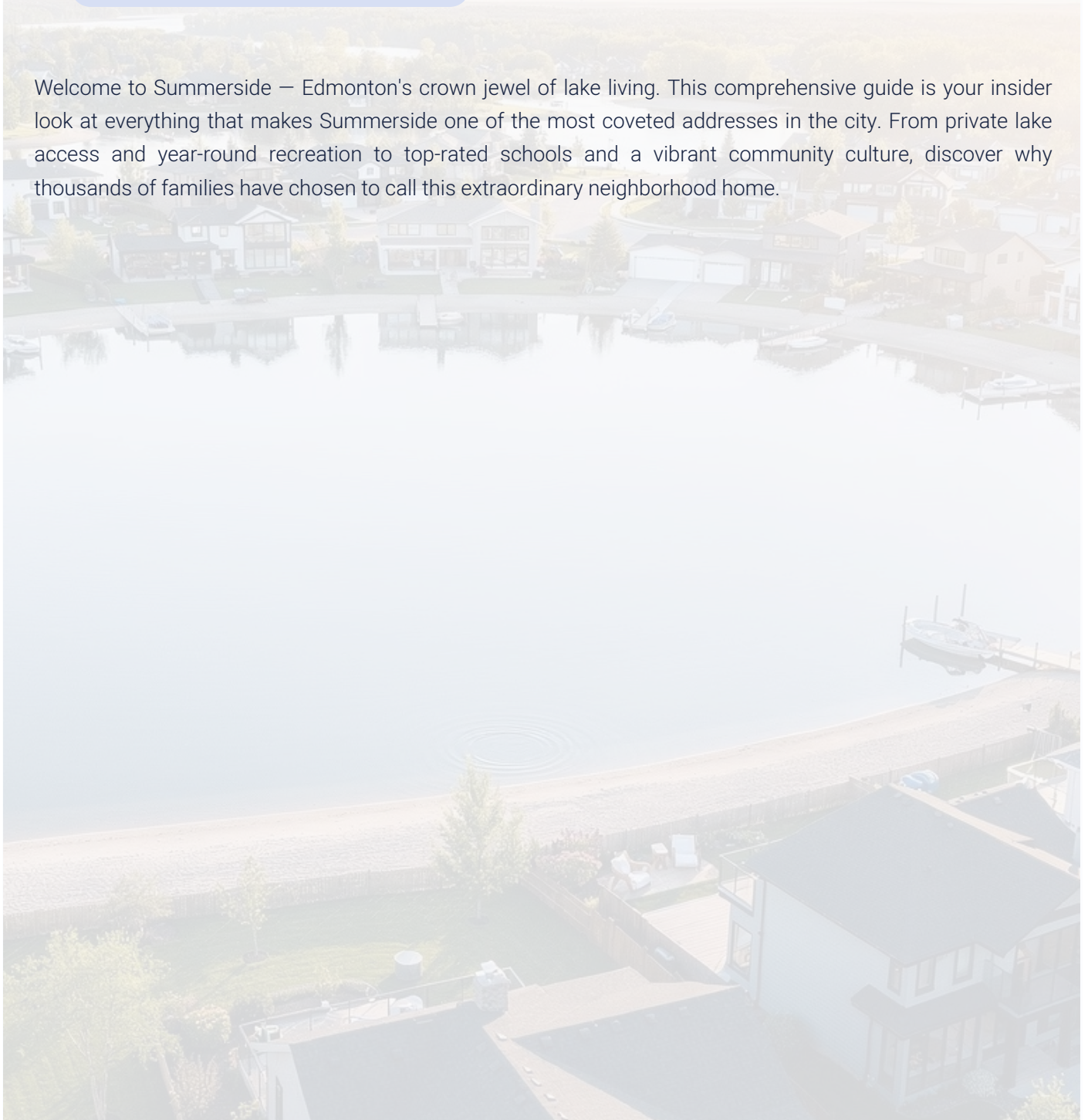


Summerside Community Guide

SOUTH EDMONTON'S LAKE LIFESTYLE COMMUNITY

Welcome to Summerside — Edmonton's crown jewel of lake living. This comprehensive guide is your insider look at everything that makes Summerside one of the most coveted addresses in the city. From private lake access and year-round recreation to top-rated schools and a vibrant community culture, discover why thousands of families have chosen to call this extraordinary neighborhood home.





Community Overview

SOUTH EDMONTON · ELLERSLIE AREA

Summerside is one of Edmonton's most sought-after communities — and the ONLY one with a private freshwater lake. Nestled in the heart of South Edmonton's Ellerslie area, this master-planned neighborhood was built in the early 2000s with a singular vision: to bring a true resort-style lake lifestyle inside city limits. Today, it's home to approximately 16,000 residents who enjoy a quality of life that simply can't be found anywhere else in Edmonton.

The community was thoughtfully designed to blend natural water features with beautiful residential architecture, creating a streetscape that feels both grand and welcoming. With a population that has grown steadily over two decades, Summerside strikes the perfect balance between an established neighborhood and one that continues to evolve and improve. Tree-lined streets, manicured green spaces, and the ever-present shimmer of the lake make every commute home feel like a retreat.

By the Numbers

~16,000
Residents

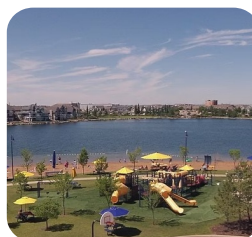
76%
Single-family homes

Early 2000s
Est. community

Housing Mix

- **Single-family homes** — the dominant housing type, ~76% of all residences
- **Townhomes** — perfect for young families and first-time buyers
- **Condos & duplexes** — offering lower-maintenance lifestyle options

☐ **What makes it truly unique:** A real "lake lifestyle" inside the city — paddleboarding, beach days, skating, and community events year-round. No other Edmonton neighborhood offers this.





Lifestyle & Amenities

THE BIG SELLING POINT

When buyers ask what sets Summerside apart from every other South Edmonton community, the answer is immediate and unmistakable: **the lake**. Lake Summerside is a 13-hectare private freshwater lake that serves as the beating heart of the entire community. Stocked with trout and framed by a sandy beach, the lake transforms ordinary weekdays into mini-vacations and turns summer weekends into memories that last a lifetime.

Access to the lake and Beach Club is exclusive to Summerside residents – a factor that consistently ranks as the **#1 reason buyers choose this community over other southside alternatives**. The Beach Club complex is a hub of activity throughout all four seasons, hosting fitness classes, children's programs, seniors' activities, and social events that bring the entire neighborhood together. This is truly resort-style living without leaving Edmonton city limits.



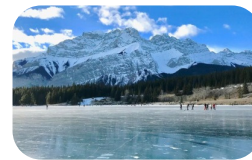
Lake Summerside

- 13-hectare private freshwater lake
- Swimming, kayaking & paddleboarding
- Fishing – stocked with trout
- Winter skating & pickup hockey
- Exclusive resident access only



Beach Club

- Tennis, basketball & volleyball courts
- Mini golf & playgrounds
- BBQ areas and event spaces
- Programs for all ages
- Fitness, kids & seniors activities



Year-Round Recreation

- Summer beach days & water sports
- Fall trail walks & outdoor fitness
- Winter skating on the frozen lake
- Spring programs & clean-up events
- Something for every season



The private lake and Beach Club is the #1 reason buyers choose Summerside over other southside communities.

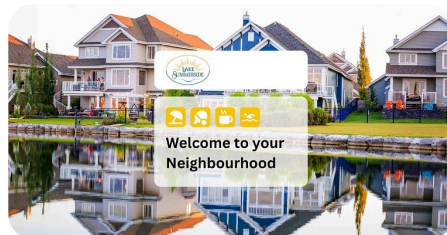


Community Events & Culture

ONE OF EDMONTON'S STRONGEST COMMUNITY VIBES

Ask any Summerside resident what they love most about the neighborhood, and many will say it's not just the lake — it's the **sense of community**. Summerside has cultivated one of the most vibrant and tight-knit neighborhood cultures in all of Edmonton, with a calendar packed full of events and traditions that bring residents together season after season. It's the kind of place where neighbors become friends and streets come alive with shared celebrations.

Few things capture this spirit better than the famous **Grande Boulevard Christmas lights display** — a beloved annual tradition that draws visitors from across Edmonton to marvel at block after block of elaborately decorated homes. From Halloween street events to the winter Snofest and summer Beach Date Nights, there's always something to look forward to in Summerside. The community's "Take Pride Summerside" clean-up initiatives further reflect the genuine ownership and care residents feel for their shared spaces.



Grande Boulevard Christmas

The most famous holiday lights display in South Edmonton. Residents decorate their homes in spectacular fashion, drawing visitors from across the city every December.



Winter Snofest & Skating

When the lake freezes, it transforms into a magical outdoor skating rink. Snofest brings the whole community out for winter games, hot chocolate, and holiday cheer.



Beach Date Nights & Summer Events

Summer evenings on the sandy beach are a highlight of Summerside life. Beach Date Nights, live events, and BBQ gatherings create lasting memories for families and couples alike.



Take Pride Summerside

Community clean-ups, coffee meetups, fitness classes, and kids' programs run year-round, reinforcing the small-town feel that makes Summerside so special inside a major city.

"It feels like a small town inside the city." — Summerside Resident

Schools

HUGE FOR FAMILIES

For families with school-age children, access to quality education is often one of the top priorities in a home purchase decision — and Summerside delivers. The community is served by well-regarded public and Catholic schools in the immediate area, making the morning school run a breeze rather than a burden. Knowing that your kids can walk or get a short bus ride to a great school is a luxury that many urban families have to sacrifice; in Summerside, it's simply part of everyday life.

Beyond the immediate neighborhood schools, families in Summerside benefit from proximity to a growing network of Ellerslie and Walker area schools, as well as access to several respected high school options throughout South Edmonton. The area continues to see investment in educational infrastructure, keeping pace with the community's growing young family population. Whether you're looking for a public or Catholic stream, French immersion or standard curriculum, South Edmonton has options to meet your family's needs.

↓ Front View



*color theme is for illustration ONLY.

1

Michael Strembitsky School

Public 4 In Summerside

A well-regarded public school serving the community directly, offering a safe and nurturing learning environment for elementary and junior high students right in the neighborhood.

2

Father Michael Mireau

Catholic K39 4 Nearby

A popular Catholic school option serving families in the South Edmonton area with a strong emphasis on values-based education and community involvement from kindergarten through Grade 9.

3

Ellerslie & Walker Area Schools

Various Options Nearby

The broader Ellerslie and Walker corridor continues to expand its educational offerings, with newer schools serving the growing south side population and providing excellent choices for growing families.

4

South Edmonton High Schools

Accessible Secondary Options Several respected

high schools are accessible from Summerside, ensuring that as children grow, they have strong secondary education options without needing to cross the city.

Parks, Trails & Outdoor Living

A LIFESTYLE BUILT AROUND NATURE

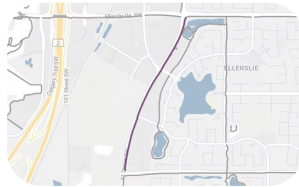
One of the great joys of living in Summerside is the seamless integration of nature into everyday life. The community was thoughtfully designed with parks, green spaces, storm ponds, and walking trails woven throughout, ensuring that residents are never far from a peaceful outdoor escape. Whether you're an avid cyclist, a casual evening walker, or a parent pushing a stroller, Summerside's outdoor infrastructure supports an active, connected lifestyle in every season.

The lake itself anchors the outdoor experience, but it's far from the only natural highlight. Multiple playgrounds are distributed throughout the neighborhood so children of all ages always have somewhere to play within easy reach. Storm pond pathways create a serene circuit for morning runs and dog walks, while the broader network of trails connects residents to the larger South Edmonton trail system. It's a neighborhood where the outdoors genuinely enhances quality of life every single day.



Walking & Nature Trails

Scenic pathways wind through the community connecting parks, the lake, and residential streets. Perfect for morning jogs, evening strolls, and family bike rides.



Storm Pond Pathways

Beautifully integrated storm ponds create peaceful green corridors throughout the neighborhood, doubling as wildlife habitat and serene walking routes year-round.



Parks & Playgrounds

Multiple parks and well-equipped playgrounds are distributed thoughtfully throughout Summerside, ensuring kids always have a great place to play close to home.



Nearby bonus: Mill Woods Park offers additional sports facilities, events, and recreation options just minutes from Summerside's borders — expanding the community's outdoor lifestyle even further.



Nearby Amenities & Location

FEELS LIKE A RESORT 4 EVERYTHING 5310 MINUTES AWAY

One of the most common questions prospective buyers ask about Summerside is whether living in the south part of Edmonton means sacrificing convenience. The answer is a resounding no. Summerside sits in one of Edmonton's best-positioned suburban locations, with outstanding highway access and a wealth of retail, dining, and services within a very short drive. You get all the serenity of a lake community without any of the trade-offs that typically come with it.

South Edmonton Common - one of Canada's largest open-air retail centers is just seven minutes away, placing everything from major box stores to specialty retailers and popular restaurants within easy reach. Grocery options abound in the immediate surrounding area, and the neighbourhood's proximity to Anthony Henday Drive makes cross-city commuting genuinely painless. For those who travel frequently for work or pleasure, Edmonton International Airport is a remarkably convenient 15 - 20-minute drive, avoiding the frustration that many Edmonton neighborhoods face.



Groceries & Retail

Save-On-Foods and multiple grocery options within minutes of home.



South Edmonton Common

One of Canada's largest open-air shopping centers just 7 minutes away.



YEG Airport

Edmonton International Airport is only 15-20 minutes from your front door.

Road Access

- **Anthony Henday Drive** — Edmonton's ring road, connecting all quadrants
- **QE2 Highway** — direct route south to the airport and Calgary
- **Ellerslie Road** — major east-west arterial corridor

Transit Options

- **ETS bus routes** regular service throughout South Edmonton
- **LRT** accessible via connecting routes to Metro Line
- **Future transit expansion** South LRT corridor planned for growth



Garbage, Recycling & Utilities

CITY OF EDMONTON SERVICES

Understanding the practical day-to-day services in any new neighborhood is an important part of feeling at home — and Summerside, as part of the City of Edmonton, benefits from the city's comprehensive and modernized waste management system. Edmonton has long been a Canadian leader in waste diversion and recycling innovation, and residents in Summerside can take pride in participating in one of the country's most forward-thinking municipal waste programs.

The City of Edmonton's four-stream curbside collection system is designed to make responsible waste management simple and convenient. Whether you're separating food scraps from your Green Bin or sorting your weekly recycling into blue bags, the system provides clear guidance and regular collection schedules to keep your property tidy and your environmental footprint minimal. The optional WasteWise app makes it even easier to stay on top of your collection schedule with timely reminders and a downloadable personal calendar.



Black Bin

General household garbage — collected weekly or bi-weekly on your scheduled pickup day.



Green Bin

Food scraps and organic material — composted through Edmonton's organics diversion program.



Blue Bags

Paper, plastic, glass and cardboard — Edmonton's signature blue bag recycling program.



Yard Waste

Seasonal collection of grass clippings, leaves and yard trimmings. Check the city calendar for pickup dates.

WasteWise App

Download the free City of Edmonton WasteWise App to receive personalized collection reminders, check your exact pickup schedule, and find out how to properly sort difficult items. It's the easiest way to stay on track with Edmonton's four-stream system year-round.

Big Bin Events

Throughout the year, the City of Edmonton hosts **Big Bin events** where residents can drop off large items, electronic waste, and other hard-to-dispose materials free of charge. These events are a great opportunity to declutter and dispose of bulky items responsibly.

Safety & Crime

WHAT BUYERS WANT TO KNOW

Safety is consistently one of the top concerns for homebuyers, particularly for families with young children — and it's a question that comes up in virtually every Summerside showing. The good news is that Summerside's track record on safety is genuinely positive and compares very favorably to the broader Edmonton landscape. As a planned, owner-occupied suburban community with strong neighborhood pride and active community associations, Summerside benefits from the natural safety advantages that come with engaged, invested residents.

Like all suburban neighborhoods in any major Canadian city, Summerside does experience occasional minor property crimes — primarily opportunistic vehicle break-ins or garage thefts, particularly when residents leave items visible or doors unlocked. These incidents are consistent with what you'd find in comparable South Edmonton family communities and are a far cry from the higher-crime concerns associated with central Edmonton areas. Overall, Summerside residents consistently describe feeling safe walking at night, letting their children play outdoors, and leaving for extended vacations.

Low-Crime Residential Area

Summerside is considered a **below-average crime area** relative to Edmonton overall. The community's owner-occupied, family-focused character naturally deters more serious criminal activity.

Typical Suburban Crime Profile

Incidents that do occur tend to be minor property crimes — vehicle break-ins and garage thefts — which are **common to suburban communities** across Canada and are highly preventable with basic precautions.

Safer Than Central Areas

When comparing across Edmonton's neighborhoods, Summerside consistently performs **better than central and inner-city areas** and is comparable to or better than other South Edmonton family communities like Windermere and Rutherford.

Active Community Engagement

The strong community association and **high resident engagement** in Summerside naturally foster a safer environment — neighbors look out for each other, report suspicious activity, and maintain visible, active streets.

- Edmonton as a whole has moderate crime rates compared to other major Canadian cities. Within Edmonton, South Edmonton family communities like Summerside represent some of the safest residential choices available.

Who Summerside is Perfect For

FIND YOUR FIT

Not every neighborhood is right for every buyer — and part of what makes a great real estate experience is matching the right family with the right community. Summerside has a very clear and compelling value proposition, which means it's an exceptional fit for certain buyer profiles and a less obvious choice for others. Understanding who thrives in Summerside helps set accurate expectations and ensures that every buyer who chooses this community does so with full confidence and clarity.

The common thread among Summerside's happiest residents is that they value **lifestyle over pure investment mechanics**. They chose Summerside because of how it makes them feel — the lake at the end of their street, the kids they see playing outside, the community events that fill their calendar. These are buyers who want their home to be more than just four walls; they want it to be the backdrop for a life well-lived. If that resonates with you, Summerside is likely your community.

Ideal Buyers



Families with Kids

The schools, playgrounds, lake safety programs, and community events make Summerside one of Edmonton's best family neighborhoods, full stop.



Move-Up Buyers

Buyers upgrading from a starter home will find Summerside's combination of quality housing, amenities, and community culture a significant step up in lifestyle.



Relocation Clients

Newcomers to Edmonton are consistently blown away by Summerside — the lake community concept is a major differentiator that makes relocation feel exciting rather than daunting.



Lifestyle-Driven Buyers

Anyone who prioritizes quality of life, recreation access, and community belonging over pure investment metrics will feel immediately at home in Summerside.

Less Ideal Fits

Pure Investors

The mandatory HOA and lake fees reduce cash flow margins for rental investors. Summerside homes are priced at a premium that doesn't always translate to strong cap rates for investor buyers.

Fee-Averse Buyers

Buyers who strongly object to any form of community fees or HOA structures will find Summerside's mandatory lake and amenity fees a sticking point — even though the value delivered is exceptional.



HOA & Lake Fees

IMPORTANT: WHAT YOU NEED TO KNOW

One of the most important pieces of information for any prospective Summerside buyer to understand upfront is the mandatory HOA and lake amenity fee structure. Unlike most Edmonton neighborhoods, which have no ongoing community fees, Summerside residents pay a recurring fee that funds access to Lake Summerside, the Beach Club, all recreational facilities, community programs, and the ongoing maintenance of shared spaces. For the vast majority of buyers who choose Summerside, this fee quickly becomes one of the best values in their monthly budget.

The key framing shift for buyers who hesitate at the mention of fees is to help them understand **what they're actually buying**. This isn't a condo fee that disappears into building maintenance you never see. This fee funds a private 13-hectare freshwater lake, a Beach Club packed with courts and facilities, year-round programming for every family member, and the vibrant community events calendar that makes Summerside feel unlike anywhere else. When you calculate the cost of private club memberships, gym fees, recreational leagues, and activity programs that Summerside replaces, the HOA fee looks like an extraordinary deal.

What the Fee Covers

- Full access to Lake Summerside (private, 13 hectares)
- Beach Club facilities and all sports courts
- Community events and programming calendar
- Maintenance of all shared amenities
- Seasonal lake programs (summer & winter)

Who Pays

The fee is **mandatory for most homes** in Summerside, particularly those with direct or proximate lake access. It is assessed per household and collected through the community association. Confirm the exact fee amount and structure with your realtor for the specific property you're considering.

The Right Framing

"Think of it like a private resort membership." No other Edmonton neighborhood gives you lake access, a Beach Club, organized programming, and a vibrant events calendar. When framed correctly, the fee becomes one of the most compelling value propositions in the entire purchase.

This is what funds the lifestyle — think of it like a private resort membership that comes with your home. Show me another neighborhood in Edmonton where you can paddleboard from your backyard.

Final Thoughts

"Summerside isn't just a neighbourhood — it's a lifestyle. If you want lake living, community events, and a family-focused environment... there's really nothing else like it in Edmonton."

Every element of this guide has been building toward this single, powerful idea. Summerside doesn't compete with other South Edmonton neighborhoods on features and square footage — it exists in a category entirely its own.

The private lake, the vibrant community culture, the year-round events calendar, the excellent school access, the proximity to South Edmonton Common and the airport, and the safe family-friendly streets all work together to create something that is genuinely irreplaceable in Edmonton's real estate landscape. No other neighborhood in the city offers this combination.

1

Lake Community

The only private freshwater lake community in Edmonton — nothing else compares.

13ha

A 13-hectare freshwater paradise stocked with trout and open to residents year-round.

~16K

A thriving, established community of approximately 16,000 proud Summerside residents.

4

Seasons of Fun

Swimming in summer, skating in winter — Summerside's lake lifestyle never takes a day off.

Click the links for more information

<https://why.edmonton.ca/stories/welcome-to-summerside/>

<https://lakesummerside.ca/>

<https://www.livabl.com/edmonton-ab/lake-summerside--mpc>