



WINDERMERE

Edmonton, Alberta | Community Guide

Windermere is one of Edmonton's most prestigious southwest neighbourhoods, overlooking the North Saskatchewan River valley. Known for luxury homes, a top-ranked golf club, and rapid growth, Windermere offers premium amenities, excellent schools, and easy access to everything Edmonton has to offer.

QUICK FACTS

Location: SW Edmonton, pihēsiwin Ward

Area: 4.09 km² (1.58 sq mi)

Boundaries: Ellerslie Rd, 170 St SW, Anthony Henday Dr

Sector: Southwest Edmonton

Elevation: 686 m above sea level

Councillor: Michael Elliott

River: Overlooks North Saskatchewan River Valley

Housing: Predominantly single-family luxury homes

SCHOOLS & EDUCATION

St. John XXIII Catholic School

K-9 | EdmontonCatholicSchools

Dr. Margaret-Ann Armour School

K-9 | Ambleside | 900students

Constable Daniel Woodall School

K-6 | EdmontonPublicSchools

Lillian Osborne High School

Gr.10-12Public | ~10minaway

Upcoming: Public JH/Senior HS

Planned — adjacent to District Park

Upcoming: Catholic High School

Planned —adjacentto DistrictPark

WASTE & RECYCLING COLLECTION (CITY OF EDMONTON)

- Garbage: Every 2 weeks (black cart)
- Food Scraps: Weekly spring-fall / bi-weekly winter
- Bulky Items: Dropoff atEcoStations(fees apply)

- Recycling: Weekly (clear blue bags)
- Yard Waste: Twice in spring & twice in fall
- WasteWise App: Schedules + reminders, 14 languages

TRANSPORTATION & COMMUTING

- Anthony Henday Drive — direct ring road access
- Ellerslie Road SW — major east-west arterial
- YEG International Airport — approx. 20-25 min
- ETS Transit — bus routes connect to LRT network

- Terwillegar Drive — north boundary to Whitemud
- 170 Street SW — major north-south connector
- Downtown Edmonton — approx. 25-30 min drive
- Cycling — river valley & neighbourhood pathways

WINDERMERE

Parks, Recreation & Amenities

WINDERMERE DISTRICT PARK (UNDER DEVELOPMENT)

- Location: 170 Street SW & Rabbit Hill Road
- Features: Sports fields, flexible open space, pathways
- Supports 2 future schools + future recreation facility
- Serves multiple surrounding neighbourhoods
- Site furniture, landscaping & amenity areas
- Construction underway — tree clearing complete Jan 2026

WINDERMERE GOLF & COUNTRY CLUB

- Top 100 Golf Courses in Canada — ranked since 2014
- Private members-only championship 18-hole course
- Family-oriented club with outstanding facilities
- 19110 Ellerslie Road SW, Edmonton AB T6W 1A5
- Phone: (780) 988-5501
- Membership: info@windermeregcc.com | windermeregcc.com

PARKS, TRAILS & OUTDOOR SPACES

- North Saskatchewan River Valley — ravine trail access
- Windermere neighbourhood parks & greenways
- Jagare Ridge Golf Club — semi-private nearby option
- Terwillegar Park — off-leash dog park & trails (~10 min)
- Rabbit Hill Road — scenic pathways along park site
- Whitemud Creek Ravine — popular multi-use trail system

SHOPPING & DINING

- Currents of Windermere — upscale open-air lifestyle centre
- Real Canadian Superstore — full grocery in the area
- Costco Warehouse — South Edmonton Common (nearby)
- Windermere Crossing — shops & everyday services
- South Edmonton Common — major big-box retail destination
- IKEA & national retailers — approx. 15 min drive
- Landmark Cinemas — nearby movie entertainment
- Ellerslie Road restaurant row — diverse dining options

HEALTHCARE & EMERGENCY SERVICES

- Grey Nuns Community Hospital — ~15 min (Mill Woods)
- Misericordia Community Hospital — ~18 min (Meadowlark)
- University of Alberta Hospital — major trauma, ~22 min
- Multiple walk-in & family medical clinics nearby
- Fire Station 32 — local SW Edmonton fire response
- Edmonton Police Service — Southwest Division

COMMUNITY CHARACTER

- Upscale, family-oriented community feel
- Active community leagues & homeowner associations
- Quiet residential streets, cul-de-sacs & green space
- North Saskatchewan River Valley views & access
- High owner-occupancy rate (~97% historically)
- Dog-friendly parks & off-leash recreational areas

WINDERMERE

Real Estate & Neighbourhood Guide

REAL ESTATE OVERVIEW

- Windermere Dr NW/SW — among Alberta's most expensive streets
- Mix of luxury estates, executive homes & newer builds
- Rapid growth: 563% population increase from 2009–2012
- Strong investment: river valley proximity & premium amenities
- Some lots feature building areas exceeding 31,000 sq ft
- High owner-occupancy rate — near 97% historically
- Active new construction: Ambleside, Glenridding & nearby
- Average home prices significantly above Edmonton average

SAFETY & CRIME RATE

- Windermere is considered a safe, low-crime neighbourhood
- Edmonton Police Service — Southwest Division patrols area
- Fire Station 32 provides local emergency fire coverage
- High owner-occupancy contributes to community stability
- Active neighbourhood watch & community league programs
- 911 — full City of Edmonton emergency services available

CURRENTS OF WINDERMERE SHOPPING CENTRE

- Premier open-air lifestyle shopping centre in SW Edmonton
- Boutique shops, national brands & local businesses
- Family-friendly atmosphere with outdoor patio dining
- Anchored by major retailers, restaurants & entertainment
- Minutes from Windermere residential neighbourhoods
- Details: harvard.ca — search "Currents of Windermere"

NEIGHBOURHOOD STATISTICS

Ward: pihësiwin (SW Edmonton)
Neighbourhood Area: 4.09 km²
2012 Population: 2,136 residents
Dwellings (2012): 1,498 units

Quadrant: SW Edmonton
Elevation: 686 m above sea level
Population Growth: +563.4% (2009–2012)
Density: 522 people/km²

USEFUL LINKS & RESOURCES

- City of Edmonton: edmonton.ca
- WasteWise App: edmonton.ca/wastewise
- Windermere Golf & CC: windermeregcc.com
- ETS Transit: edmonton.ca/ets
- Currents of Windermere: harvard.ca
- District Park: edmonton.ca/windermere-district-park

Ready to call Windermere home?

Contact the RJ HomesTeam —Edmonton's Neighbourhood Experts

780-222-8222 | rjhomes.ca | 1400, 10665 Jasper Ave, Edmonton AB