

WELCOME TO
WINDSOR PARK

WELCOME TO

Windsor Park

Edmonton, Alberta, Canada

A Prestigious River Valley Neighbourhood Nestled Next to the University of Alberta

~2,900

Residents

1910

Est. Year

\$1M+

Avg. Home Price

K-6

Local School

Prepared by RJ Homes Real Estate Team | 780-222-8222 | rjhomes.ca

WINDSOR PARK

Edmonton, Alberta | Community Information Guide

RJ HOMES

NEIGHBOURHOOD OVERVIEW

About Windsor Park

Windsor Park is one of Edmonton's most prestigious mature neighbourhoods — south-central, immediately west of the University of Alberta campus, overlooking the North Saskatchewan River Valley. Originally River Lot 3, it was purchased in 1910 by an English syndicate and subdivided in 1911, then incorporated into Edmonton in 1912. It flourished through the 1940s–50s, giving it the mature tree canopy and generous lots celebrated today.

The Windsor Park Community League (est. 1947) runs a community hall, outdoor rink, preschool, soccer leagues, and year-round events for all ages.

Large lots — many subdividable into two homes — combined with U of A and river valley proximity make this equally attractive to families, professionals, and investors.

Quick Facts

Location	South-central Edmonton — adj. U of A north campus
Ward	Papastew — Cllr. Michael Janz
Area	0.76 km ²
Population	~2,900 residents; 493+ dwellings
Sector	Mature Area / Strathcona
Established	1910 purchased; 1912 City of Edmonton
Comm. League	Est. 1947 — (780) 439-0902 11840 87 Ave NW

0.76 km²

~2,900

493+

1910

LOCATION & TRANSPORTATION

Road Access

- **Groat Road** — river valley, Hawrelak Park, Groat Bridge, downtown
- **University Ave / 87 Ave** — Whyte Ave & Old Strathcona
- **114 Street** — south to Southgate Centre & Whitemud Drive
- **Whitemud Drive** — West Edmonton Mall & north Edmonton
- **Saskatchewan Drive** — scenic riverside boulevard

LRT Access

- **University Station** — south LRT line, adjacent U of A campus
- **Health Sciences / Jubilee Station** — northeast destinations
- Downtown Edmonton in ~10 min by LRT

Key Distances

Destination	Approx. Time
Downtown Edmonton	~10 min LRT / 12 min drive
University of Alberta	Adjacent — walk
Whyte Ave (Old Strathcona)	~5 min drive
Hawrelak Park	~3 min drive
West Edmonton Mall	~20 min via Whitemud
Southgate Centre	~10 min drive
U of A Hospital	Adjacent — walk
Airport (YEG)	~35 min drive

WINDSOR PARK

Edmonton, Alberta | Community Information Guide

RJ HOMES

SCHOOLS & EDUCATION

School	Board	Grades	Notes
Windsor Park School	EPSB Public	K–6	Neighbourhood school — heart of Windsor Park
Queen Alexandra School	EPSB Public	K–6 10–	Adjacent neighbourhood
Strathcona High School	EPSB Public	12 10–12	Prestigious feeder high school — Old Strathcona
McNally High School	EPSB Public	10–12	Arts-focused alternative high school
Austin O'Brien High School	ECSD Catholic	University	Catholic high school option
University of Alberta	Post-Secondary	College/U	World-class research university — adjacent
MacEwan University	Post-Secondary	University	Downtown Edmonton — ~15 min LRT
Concordia University	Post-Secondary		~15 min drive

EPSB: (780) 429-8000 | epsb.ca

ECSD: (780) 441-6000 | ecscd.net

PARKS, GREEN SPACES & RECREATION

Parks & Green Spaces

- **Hawrelak Park** — lake, paddle boats, picnics, festivals (via Groat Rd)
- **Emily Murphy Park** — trails, picnic spots, river views below the neighbourhood
- **North Saskatchewan River Valley** — 7,400+ ha of connected urban parkland on your doorstep
- **WPCL Outdoor Rink** — 118 St & 87 Ave; free skating for members
- **U of A Campus Grounds** — landscaped trails & green space, walking distance

Recreation Facilities

- **Coronation Pool & Fitness Centre** — community swim Sat 4–6 PM
- **Kinsmen Sports Centre** — ~5 min drive via river valley
- **U of A Butterdome** — arena & multi-sport, walking distance on campus
- **Northern AB Jubilee Auditorium** — world-class performances, ~3 min
- **TELUS World of Science** — ~10 min via Groat Bridge
- **Rogers Place** — NHL/events, ~12 min by LRT
- **Commonwealth Stadium** — football/events, ~15 min

WINDSOR PARK

Edmonton, Alberta | Community Information Guide

RJ HOMES

CITY SERVICES & COMMUNITY INFORMATION

Waste & Recycling

- **Garbage** — weekly curbside, black cart
- **Blue Cart Recycling** — bi-weekly collection
- **Green Cart Composting** — weekly organics/food waste
- **Bulky Items** — scheduled pickup, call 311
- **Hazardous Waste** — Eco Stations city-wide
- Find your day: 311.edmonton.ca or the Edmonton app

Key City Contacts

Edmonton 311	311 311.edmonton.ca — all city services
Police (non-emg)	(780) 423-4567
ETS Transit	(780) 496-1600 edmonton.ca/transit
Health Link	811 — 24/7 nurse advice line
City Website	edmonton.ca

Community League Perks

Windsor Park Community League — Est. 1947 11840 87 Ave | (780) 439-0902 | windsor-park.ca

- Discounted Community Hall rentals
- Community swim — Saturdays 4–6 PM at Coronation Pool
- 10% off Square One Coffee
- 25% off U of A Technology Training Centre courses
- 10% off U of A Bookstore
- Reduced City of Edmonton rec facility rates (Wellness Program)
- 10% off rentals with River City Events
- Free skating on all Edmonton community league rinks

Healthcare Nearby

- **U of A Hospital** — adjacent; full emergency & specialist services
- **Misericordia Hospital** — ~10 min drive
- Multiple walk-in clinics on University Ave
- Dental, vision & specialist offices nearby
- Health Link: **811** (province-wide, 24/7)

REAL ESTATE & INVESTMENT

Market Snapshot

Listing Range	\$850K – \$4.2M+ (current MLS)
Typical Size	2,000 – 5,600 sq ft
Lot Potential	Many lots subdividable into 2 homes
Investor Demand	High — U of A proximity drives rental
Avg. Value	\$1M+ above Edmonton average

Housing Types

- **Established Single-Family** — mid-century on large, mature lots
- **Luxury Custom Builds** — premium infill replacing older homes
- **Infill Duplexes** — modern semi-detached on subdivided lots
- **Investment Properties** — strong U of A rental demand

Why Investors Choose Windsor Park

- Large lots — many subdividable or redevelopable into two homes
- U of A proximity = consistent demand from faculty, students & hospital staff
- Prestigious mature neighbourhood commands premium resale values
- Exceptional LRT access & walkability supports long-term appreciation
- Limited land supply — established neighbourhood scarcity premium
- Saskatchewan Drive offers river valley views & maximum prestige

Useful Resources

RJ Homes	780-222-8222 rjhomes.ca
Property Assess.	edmonton.ca/assessments 311
Land Titles (AB)	servicealberta.ca
CMHC	cmhc-schl.gc.ca

QUICK REFERENCE — KEY CONTACTS

Emergency	911	Edmonton 311	311 311.edmonton.ca
Police Non-Emerg.	(780) 423-4567	Health Link	811
ETS Transit	(780) 496-1600	U of A Hospital	(780) 407-8822
WPCL	(780) 439-0902	EPSB Schools	(780) 429-8000
City of Edmonton	edmonton.ca 780-222-	ECSD Schools	(780) 441-6000
RJ Homes	8222 rjhomes.ca	Waste Info	311.edmonton.ca

WINDSOR PARK

Edmonton, Alberta | Community Information Guide

RJ HOMES

Ready to call Windsor Park home? Call RJ Homes: 780-222-8222 | rjhomes.ca

Disclaimer: Information compiled from public sources including City of Edmonton, Windsor Park Community League, and Edmonton Public Schools. Market data reflects current MLS listings. All figures approximate. Verify current data with the appropriate authorities.