SOUTHWEST EDMONTON

Keswick



AI lifestyle illustration - not a photograph of Keswick or an available property. Use the ideas as prompts when you tour actual homes.

Keswick: river-valley character, newer homes and room to find your fit

Keswick brings together newer southwest Edmonton housing, neighbourhood paths and a river-valley setting. Its different pockets reward a closer look: compare the everyday walk, school arrangements, transit connection and ownership details alongside the home itself.

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A neighbourhood with several distinct pockets

Find your bearings before comparing homes

Keswick is part of the wider Windermere planning area, not another name for the neighbouring Windermere neighbourhood.

For a first visit, think of the river valley to the west, 170 Street SW to the east, the Ellerslie Road/Hiller Road corridor along the stepped northern side and the 28 Avenue SW corridor to the south. The outline is not a simple rectangle; these are orientation cues, not a property-boundary description.

Development names such as Keswick on the River identify a particular part of the area. A home near the valley and one closer to 170 Street can offer quite different everyday routes. Put each shortlisted address on a map and trace its actual entrances, nearby paths and services. That makes comparisons more useful than assuming every Keswick address shares the same amenities.

Setting

In Edmonton's Windermere area, beside the North Saskatchewan River Valley and west of the 170 Street SW corridor.

Local anchors

Joey Moss and Joan Carr schools, neighbourhood outdoor spaces and the wider Greater Windermere community network.

Start with the address

School eligibility, transit service and any association obligations vary. Check the actual property rather than relying on a development name.

Sources: 1, 2

Paths, greenery and a river-valley edge

Make the outdoor setting part of your visit

Keswick's western setting is a defining feature, but the most useful outdoor space is the one you can comfortably reach and enjoy from your own front door.

The Keswick on the River homeowners' association describes paved walking trails, constructed wetlands, a gazebo and a playground in its community. These are good starting points for exploring that pocket; they should not be treated as a promise of the same outlook or access from every home in Keswick.

Walk a complete loop from a shortlisted property. Notice crossings, changes in grade, seating, lighting and the return route. For a valley-facing home, distinguish the view from an actual public trail connection. Use established routes and current signs rather than assuming a line on a planning map is an open path.

An everyday loop

Try the route you would use for a short evening walk, not only the most photogenic viewpoint.

A shared outdoor space

Look at how paths and play areas connect to the block, including the crossings needed to get there.

Sources: 2, 1

Errands, recreation and library time

Connect local stops with the wider southwest

A useful home search includes the places you visit repeatedly, not just the services closest on a map.

The local HOA identifies Keswick Square and the wider Windermere shopping centres among the area's service destinations. Check your own grocery, pharmacy, childcare and appointment needs against current operators and opening hours. Combine these stops on a trial trip to see whether the route feels convenient from the specific home.

For activities beyond the neighbourhood, there are established public destinations in the wider southwest. They add options without needing to be presented as facilities inside Keswick.

Recreation in Terwillegar

Booster Juice Recreation Centre in Terwillegar, at 2051 Leger Road, has aquatic, fitness and arena facilities. Check current schedules and admission arrangements before planning a visit.

Riverbend Library

EPL's Riverbend branch at 460 Riverbend Square offers collections, public computers, printing and programs. It is outside Keswick; compare the trip with your regular errands.

Sources: 2, 10, 11

Local schools, address-specific answers

Verify the school plan before choosing the home

Keswick has public and Catholic school options, but proximity is not confirmation of admission, transportation or a particular program.

Ask the relevant school division to check the full property address, each child's grade, the intended program and the move date. Keep its response with your home-search notes. Recheck before relying on an arrangement, particularly when moving during a school year.

Joey Moss School

EPSB lists this as a K-9 school at 1905 182 Street SW. As checked September 15, 2026, the school reports Grade 2 regular classes full, with Esther Starkman as the overflow option for eligible new residents. Other grades are limited to resident attendance-area students. EPSB also identifies Level 3 growth controls and a lottery process for new students; confirm the current process directly.

Joan Carr Catholic School

Joan Carr is a local Catholic elementary/junior-high school on Keswick Drive SW. Its current school page links 2026-27 attendance boundaries. Use the ECSD School Finder and contact the school to confirm address eligibility, grade availability, program and transportation; do not assume every Keswick property has identical arrangements.

Sources: 4, 5, 6, 7

Two transit arrangements within the area

Test the weekday and weekend journey



AI planning illustration - not a photograph of an actual Keswick park, route or property.

Keswick's transit story is more specific than a single bus number or a blanket claim that the neighbourhood has only On Demand service.

ETS describes a hybrid arrangement: Route 729 serves Keswick and Glenridding on weekdays, connecting with Leger and Century Park transit centres, while On Demand service continues on weekends. The same official page identifies an important exception: Keswick on the River retains On Demand service throughout the week.

Check the current ETS planner from the property's nearest usable stop, including the return trip and any booking requirement. A route near one Keswick address may not be the practical option for another. For driving, try your own destination at the time you would normally travel, then repeat the trip when collecting groceries or attending an activity. Evaluate the whole routine rather than a quoted off-peak driving time.

Sources: 8, 9

Look beyond the exterior style

Choose the home format as carefully as the location

Keswick's planning framework accommodates detached and semi-detached homes, row housing and multi-unit forms. What is currently available must be checked against live listings, not the planned mix.

Compare usable space, natural light, storage, stairs and parking before comparing headline floor area. A garage can look generous until vehicles, bikes and seasonal equipment are considered together. Walk the route between the kitchen, entry, laundry and bedrooms to judge how comfortably the layout would work.

For a newer resale, ask what was completed after possession and what remains outstanding. For a builder purchase, obtain a written list of inclusions, finishes, landscaping, fencing, appliances and timing assumptions. A show-home feature is not automatically part of the quoted property. For a condominium, examine its documents, budget and maintenance responsibilities with appropriate professional help.

Compare the site

Look at yard depth, exposure, neighbouring windows and the position of the driveway or lane, not only interior finishes.

Compare the ongoing work

Ask who maintains each exterior area and what costs sit outside the purchase price. Different ownership structures can create very different routines.

Sources: 1

Two different kinds of community connection

Understand the league and the association



AI housing illustration - not an actual Keswick property, listing or promise of availability.

Community activities and property-related obligations are separate questions. It helps to understand both before moving.

Greater Windermere Community League represents Keswick alongside several surrounding neighbourhoods. Its current offerings include recreation and arts programming and community swim opportunities. Consult the league for membership details, current registration and availability instead of assuming a listed activity always has space.

Keswick on the River also has its own homeowners' association, with published membership information, bylaws and community notices. Do not apply its arrangements to every Keswick property. Ask which association, if any, covers the specific address, what charges and obligations apply, and which documents should be reviewed. These checks are separate from condominium fees and from choosing a community-league membership.

Sources: 3, 2

A growing southwest setting

Appreciate what is here and understand what is coming



Terwillegar Park, elsewhere in southwest Edmonton (not Windermere District Park). This real photograph shows a separate park outside Keswick - not a Keswick neighbourhood view, an immediate backyard or the recreation centre. Photo: Kamakou, September 14, 2019. Full frame, unedited. Check current access and conditions before visiting.

Photo source / Kamakou · CC BY-SA 4.0

Keswick's neighbourhood plan was adopted in 2010. Its newer development character is useful context, but a plan is not a construction-completion checklist.

A significant nearby project is Windermere District Park at 170 Street SW and Rabbit Hill Road. The City's July 2026 update says Phase 1 is set to begin, preparing the site for two schools, future recreation facilities and park users. Phase 2 timing is not yet finalized. This is a future regional amenity, not an operating recreation centre to count on today.

For any home beside undeveloped land, look up the site's current planning information and ask about known work. Consider the home with its present surroundings first, then assess future plans separately. That leaves room to appreciate the area's evolution without making a purchase depend on an unconfirmed completion date.

Sources: 1, 12

A short, useful field checklist

Turn a viewing into a practical neighbourhood test

Use the same checklist for each shortlisted property so a beautiful kitchen does not overshadow how the location and ownership would work for you.

Visit at more than one time if possible. Stand outside as well as touring inside, and make notes while the differences are fresh. The aim is not to find a universally perfect neighbourhood; it is to identify the home that best supports your own priorities.

- [ ] Walk from the front door to the outdoor space you expect to use and check the full return route.
- [ ] Try your regular errands and one important weekday journey from the actual address.
- [ ] Check the school division's current written answer for each child's grade and intended program.
- [ ] Compare weekday transit with weekend service, including any On Demand booking.
- [ ] Measure parking and storage for your real belongings, and look at visitor-parking arrangements.
- [ ] Ask about nearby construction, remaining exterior work, maintenance duties and applicable association documents.

Sources: 4, 7, 8, 2

The useful questions

01 Is Keswick the same as Windermere?

No. Keswick is its own neighbourhood within the larger Windermere planning area. It shares wider southwest services and the Greater Windermere Community League, but its individual pockets and property details should be compared separately.

02 Does buying in Keswick guarantee Joey Moss School?

No. Check the exact address, grade, program and current enrolment rules with EPSB. The September 2026 information includes growth controls and Grade 2 overflow arrangements; a nearby address alone is not an admission guarantee.

03 Can I use transit from Keswick?

Yes, but the arrangement depends on your location and day. ETS lists weekday Route 729 and weekend On Demand service, with Keswick on the River retaining On Demand all week. Check the current planner and stop location for your specific journey.

04 Does every home have the same HOA fees?

Do not assume so. Keswick on the River has its own HOA. Ask which association and documents apply to the exact property, and distinguish those obligations from any condominium fees or community-league membership.

05 Is Windermere District Park already a completed recreation destination?

The City's July 2026 update described Phase 1 as preparing to begin, with Phase 2 timing still to be announced. Check the project page for the latest status. For established indoor recreation, explore Booster Juice Recreation Centre in Terwillegar and its current schedules.

Keep the useful sources close

Research checked September 15, 2026. School capacity, programs, fees, transit and facility access can change. Confirm current information for the exact address and intended date.

01 City of Edmonton: Keswick Neighbourhood Structure Plan, July 2024 consolidation

02 Keswick on the River Homeowners' Association

03 Greater Windermere Community League

04 Joey Moss School: current 2026-27 registration information

05 Edmonton Public Schools: Joey Moss school directory and attendance maps

06 Joan Carr Catholic Elementary/Junior High: school information and current boundary link

07 Edmonton Catholic Schools: registration and School Finder

08 Edmonton Transit Service: On Demand Transit and Keswick service information

09 ETS Route 729: Century Park and Leger schedule

10 City of Edmonton: Booster Juice Recreation Centre in Terwillegar

11 Edmonton Public Library: Riverbend branch

12 City of Edmonton: Windermere District Park project

Bring your shortlist. We can build the next step.

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