PELLEY-CAN REAL ESTATE

CASTLE DOWNS / NORTHWEST EDMONTON

Beaumaris

Lake Paths, Mature Streets and Castle Downs Convenience

A signature lake, connected park spaces, nearby library and services, and a broad mix of established homes give Beaumaris lasting appeal.



AI-created lake illustration inspired by Beaumaris; not an exact viewpoint, property or listing.

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Community research checked September 13, 2026

RE/MAX River City

The neighbourhood at a glance

Start at the Lake, Then Compare the Home

Beaumaris is an established Castle Downs neighbourhood framed by 153 Avenue, 97 Street, Castle Downs Road and Beaumaris Road. Its defining lake, looping streets, mature green spaces and nearby everyday services create a community that feels both settled and connected.

Mobility estimates

Third-party context for everyday trips around Beaumaris.

37 / Walk Score

Lake loop and local services

55 / Transit Score

Neighbourhood estimate

25 / Bike Score

Neighbourhood estimate

Community facts

Features that shape the neighbourhood's daily appeal.

1 / Signature lake

Promenade, viewpoints and wildlife

Paths / Lakeside circuit

Full or partial loop

EPL / Castle Downs branch

At Lakeside Landing

Neighbourhood estimates from Walk Score, checked September 13, 2026. Scores vary by address and do not measure the full recreational value of lake paths and parks. Historical lake design reference: City of Edmonton Beaumaris Lake Concept Design.

Make walking part of the day



Common loon on Beaumaris Lake. Photo: dfaulder, CC BY 2.0. Original photograph reproduced full frame.

A Lake Loop That Makes Walking Part of the Day

Follow a full or partial lakeside circuit, with connections to viewpoints, nearby parks and the Castle Downs library area. Choose your route and distance to suit your outing.

- **Promenade energy:** the west side links the lake experience with Lakeside Landing and Castle Downs Road.
- **Quiet green moments:** the north and east edges add mature trees, park space and places to pause near the water.
- **Easy personal loops:** combine the lake, library, shops, playgrounds and nearby parks into a route that matches your day.

Everyday amenities

What's Nearby?

Beaumaris brings lake-side recreation together with everyday services at Lakeside Landing and a broader Castle Downs network close to home.



Edmonton coffee-house illustration, not a Beaumaris business. Redd Angelo, September 3, 2015; CC0.

Food and groceries

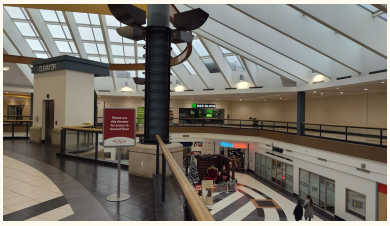
Lakeside Landing brings food, grocery and convenience choices to the southwest side of the neighbourhood.



AI-created health-category illustration; not a specific provider or facility.

Health and services

Nearby service categories include medical imaging, dental care, physiotherapy, pharmacy, childcare and personal services.



Northgate Centre, outside Beaumaris. CnekYT, November 18, 2025; CC BY-SA 4.0. Historical view, not a current tenant list.

Shopping connections

97 Street and 153 Avenue connect Beaumaris with Northgate, North Town, Namao and other north-side retail areas.

Learning, library & recreation



AI-created school-category illustration; not Bishop Savaryn School or identifiable students.

Schools and learning

École Bishop Savaryn is a nearby Catholic K-6 French Immersion option. Use the school divisions' current address-and-program lookups to compare public and Catholic choices, then confirm registration directly with the school.



AI-created library-category illustration; not a photograph of Castle Downs Library.

Castle Downs Library

The EPL branch at Lakeside Landing adds books, programs, public computers, Wi-Fi and creative resources beside the lake.



Castle Downs Transit Centre. Kiyoteru Awaji, October 18, 2023; CC BY 4.0. Check current ETS service.

Recreation and transit

Castle Downs Park, arenas, YMCA, spray park, sports fields and transit connections expand the day-to-day options nearby.

Explore Lakeside Landing, Castle Downs Library and Castle Downs Park.

Find your bearings & outdoor places

Beaumaris Road & 160 Avenue · Lorelei

North toward Lorelei and Castle Downs neighbourhoods

97 Street · Eaux Claires

East toward Eaux Claires, Northgate and Namao services

153 Avenue · Griesbach

South toward Griesbach and direct routes toward central Edmonton

Castle Downs Road · Dunluce

West toward Dunluce, Castle Downs Park and recreation

Beaumaris

Lake promenade · library · services

Build a Beaumaris Day Around the Lake

• Start with a full or partial loop along the lakeside paths.

• Add a library visit, grocery stop, coffee or local service at Lakeside Landing.

• Explore West Park, East Park, Peggy Holmes Park and the viewpoints between them.

• Continue west to Castle Downs Park for sports, recreation and family activities.

• Use 97 Street, 153 Avenue or Castle Downs Road to connect with the rest of Edmonton.

Directional guide only: the road and place labels help orient a visit. They are not a geographic boundary, measured route, property survey or school catchment.

Six Ways to Enjoy the Beaumaris Setting

The lake is the centrepiece, while surrounding parks, viewpoints and public amenities create a neighbourhood with many ways to spend time outside.

Lake promenade

A signature walking route linking the water, viewpoints and west-side services.

West Park

Promenade energy, gathering space and a natural connection toward Castle Downs Road.

East Park

Open green space and another inviting place to pause along the lake circuit.

Peggy Holmes Park

A treed north-side green space that extends the neighbourhood's outdoor network.

Castle Downs Park

Sports fields, playground, spray park, skatepark, arenas and YMCA activities nearby.

Lake wildlife

Waterfowl and seasonal birdlife add another dimension to a walk around the lake.

The story behind the setting



Beaumaris Castle, Wales - the neighbourhood's namesake, not an Edmonton attraction. Llywelyn2000, CC BY-SA 4.0.

A Castle-Inspired Plan With a Lake at Its Centre

Beaumaris takes its name from the Welsh castle. The neighbourhood plan uses looping streets and the lake to create a memorable "keep and moat" idea - an imaginative design story that is still easy to see on a map today.

The Castle Downs lands were annexed in 1971, and Beaumaris grew through the following decades. That history explains the mature trees, established homes and mix of building periods buyers see throughout the community.

Find the housing choice that fits

Established Homes, Attached Choices and Lake-Side Living

Beaumaris offers detached houses, duplex-style homes, townhomes and low-rise apartment or condominium choices across established streets and lake-oriented pockets.



AI-created Edmonton housing-type illustration, not a Beaumaris property. Adapted from Kurayba references; CC BY-SA 2.0.

Detached homes

Established lots, mature landscaping and several building eras create room for different architectural styles and renovation levels.

- Notice lot orientation, garage access and outdoor space.
- Compare original character with completed updates.
- Explore the route from the home to the lake and favourite services.



Row housing in Blatchford, not Beaumaris or an available listing. Matthew Boonstra, January 24, 2021; CC BY-SA 4.0.

Townhomes and duplexes

Attached options can create an appealing balance of space, location and exterior upkeep within an established neighbourhood.

- Compare private outdoor space and parking.
- Review the services and amenities included in any fees.
- Picture how the layout supports daily routines and guests.

Condos and apartments

Low-rise choices add rightsizing and lower-maintenance possibilities near the lake, library and local services.

- Explore views, balconies, parking and storage.
- Review amenities, bylaws and reserve-fund planning.
- Compare the walk to the lake and Lakeside Landing.

Your viewing checklist

Make Every Beaumaris Showing More Useful

Connect each home to the lake, services, parks and daily routines that would make the community feel like yours.

Walk a lake route

Follow the path from the home to a viewpoint, park, library stop or Lakeside Landing.

Picture everyday arrivals

See how the driveway, garage, parking and entrance work for family, visitors and daily routines.

Enjoy the outdoor connection

Take in the tree canopy, lake access, park space and views around the property.

Try a favourite time

Experience the block during a morning routine, evening lake walk or relaxed weekend afternoon.

Celebrate the improvements

Review permits, warranties and finished upgrades so the work already completed is easy to appreciate.

See the wider possibilities

Compare nearby schools, recreation, services and routes that broaden day-to-day life.

Local questions, useful answers

Beaumaris Buyer FAQ

Is Beaumaris walkable?

The lake paths offer an appealing recreational loop, with park spaces, viewpoints and the library nearby. Everyday errands and commuting still depend on the property's location and your chosen route; use the neighbourhood scores as context, then test the trips that matter to you.

What is around Beaumaris Lake?

The lake plan connects West Park, East Park, Peggy Holmes Park, viewpoints, a promenade and a naturalized trail, with Lakeside Landing and Castle Downs Library on the southwest side.

What everyday amenities are nearby?

Lakeside Landing brings grocery, food, health, childcare and personal-service categories close to home. Castle Downs, Northgate, North Town and Namao add more shopping and recreation nearby.

What types of homes are in Beaumaris?

Buyers can compare detached houses, duplex-style properties, townhomes and low-rise condominium or apartment options across several established building periods.

Why is the neighbourhood called Beaumaris?

It is named after Beaumaris Castle in Wales. The neighbourhood's looping streets and central lake echo a castle "keep and moat" idea in a distinctly Edmonton setting.

A more focused Beaumaris search

Shortlist the Right Beaumaris Setting

Michael can help compare home type, renovation level, lake access, nearby services and block position using the same practical ideas in this guide.

Compare the Home and Its Place Around the Lake

Tell Michael what matters most - budget, home type, renovation level, lake access, nearby services or commute - and he can help narrow the active Beaumaris choices.

Open the current resources

View current Beaumaris listings

Ask Michael about Beaumaris

Explore Castle Downs

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Sources & useful starting points

Community facts and buyer links

City of Edmonton Beaumaris neighbourhood profile

Beaumaris Lake Concept Design

Castle Downs Park

Castle Downs Library

Bishop Savaryn School

Edmonton Public Schools

Lakeside Landing

Walk Score

Using this guide

The community information reflects research checked September 13, 2026. School programmes, registration, services, routes and property availability can change. Confirm the exact address, programme and current conditions with the relevant source.

The neighbourhood mobility figures are dated third-party estimates, not a rating of an individual home or a guarantee about any trip. Historical design and neighbourhood-profile sources explain context; they are not current property records.

Image credits & acknowledgements

• The cover uses an AI-generated editorial lake illustration created for this project. It is inspired by Beaumaris community characteristics and does not depict a specific property or exact viewpoint.

• Common Loon on Beaumaris Lake by dfaulder, CC BY 2.0; original photograph reproduced full frame.

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• The health, school and library scenes are AI-generated editorial category images. They do not depict specific Beaumaris providers or facilities.

• Edmonton coffee house by Redd Angelo, CC0; category illustration.

• Northgate Centre by CnekYT, CC BY-SA 4.0; resized web derivative.

• Castle Downs Transit Centre by Kiyoteru Awaji, CC BY 4.0; resized web derivative.

• Row housing in Blatchford by Matthew Boonstra, CC BY-SA 4.0; used only as an Edmonton housing-type illustration.

• The detached-home editorial scene is a previously created Edmonton streetscape illustration based on CC BY-SA 2.0 Edmonton photo references; it is used only as a housing-type visual.

Detached-home reference credits

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Suburban Street - Kurayba (2012)

Griesbach 'Burbs - Kurayba (2012)

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