PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Ambleside

A buyer's guide to daily life, homes and location.

Local orientation, places to explore and practical questions for your next viewing.



AI-generated housing illustration - not an actual Ambleside property or location.

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RE/MAX River City

Explore Ambleside

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Use this guide to plan a visit, compare the homes you see and keep track of the questions that matter to your move. Confirm changing details directly with the linked municipal, school and service providers.

Open the live Ambleside community page and current listings

Parks, Currents and the details of your next home.

Explore the practical side of Ambleside: Currents of Windermere, local parks, school planning and the details that make one property a better fit than another. Start with your routine, then find the home.

Explore Currents

Use the shopping centre's current directory to plan the errands and services you need.

Walk the park routes

Visit Ambleside Park and the school-area playground before judging a home's location.

Check school capacity

Dr. Margaret-Ann Armour uses a lottery process; residence alone does not guarantee a place.

Find Ambleside in southwest Edmonton.

Currents of Windermere is just off Anthony Henday Drive and Terwillegar Drive. Use it as a recognizable starting point for exploring Ambleside, then test the local streets around each home rather than assuming every address offers the same access.

Find Ambleside in southwest Edmonton.

Get your bearings in Ambleside



North is up. Pale green is the neighbourhood boundary, not parkland. Cards and centre badge are orientation overlays, not pins. City roads retrieved September 26, 2026; boundary snapshot September 22. Simplified geometry - not a survey, school catchment or navigation map. Open Government Licence - Edmonton .

Leave room in the day to get outside.



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Separate the area from the property

Windermere is also used as a wider-area name. Confirm that a listing is in the neighbourhood you intend to search and compare the exact location, not just the marketing label.

Choose convenience that you will use

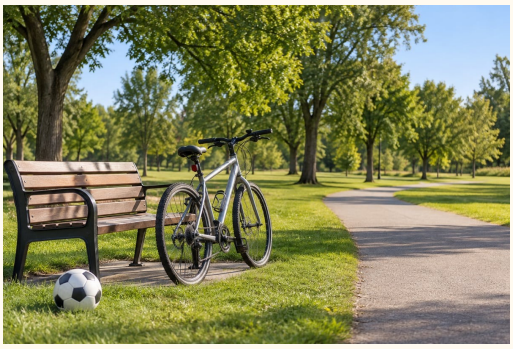
Write down the shops, services and regular destinations that matter to you. A long list of nearby businesses is less useful than knowing how your weekly routine actually works.

Currents of Windermere: location and current directory . Distances and access depend on the individual address.

PARKS & COMMUNITY

Leave room in the day to get outside.

Greater Windermere Community League lists Ambleside Park, in the middle of Ambleside Drive, and the Dr. Margaret-Ann Armour School playground at 3815 Allan Drive as local places to play.



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Make the route part of the visit

Walk from a shortlisted home to the park you would use. Check crossings, entrances and the connection back to the neighbourhood instead of relying only on straight-line distance.

Know the enrolment situation early.



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Look beyond the property tour

Greater Windermere Community League represents Ambleside alongside other nearby communities. Its programs and events can help you explore local life; verify current offerings and membership terms directly.

Greater Windermere Community League: places to play · League information . A league listing is not a guarantee of unrestricted access to every facility.

SCHOOLS & PLANNING

Know the enrolment situation early.



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Dr. Margaret-Ann Armour is a Kindergarten-Grade 9 school at 3815 Allan Drive SW, serving Ambleside and Glenridding Heights. The school says its lottery process means not every student living in its attendance area can attend.

Ask about the exact grade

The 2026-27 registration page identifies McKee as the K-6 overflow school and Vernon Barford for Grades 7-9, with a callback list for places that become available. Confirm your address, eligibility and timing directly; a home's distance from the school does not settle admission.

Put your everyday stops on the map.

Check the whole daily plan

Ask about transport, before-and-after-school care and the next school transition. Public and Catholic school designations must be checked through the relevant division rather than inferred from a listing.

Dr. Margaret-Ann Armour: registration and capacity · Edmonton Public Schools address finder · Edmonton Catholic Schools directory . School registration rechecked September 26, 2026; confirm placement and transport directly.

Put your everyday stops on the map.

Currents of Windermere brings together shopping, services, dining and entertainment. Its operator maintains a directory, making that the better place to check current businesses instead of relying on a fixed tenant list in a neighbourhood guide.



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Try the errand you do most often

Test the trip from the home to your usual grocery or service stop. Notice access from both directions, parking and the route back at the time you would normally visit.



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Build a realistic commute picture

For driving, test the relevant weekday period. For transit, check both legs of the trip, walking distance and transfers using current ETS information. No single journey can guarantee future travel time.

Currents of Windermere · ETS trip planning and service information . Businesses, routes and service levels may change.

HOME COMPARISON

Choose your space and your responsibilities.

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Start with the homes currently listed below, then compare the details that affect day-to-day living. Asking prices alone do not tell you about condition, usable space or the commitments attached to a property.



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Outdoor space and privacy

Check the orientation of the patio or yard, neighbouring windows, street activity and how much outdoor maintenance you want. Visit at another time of day if sunshine or noise is important to your decision.



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Parking, storage and shared spaces

For a condominium, confirm the specific parking and storage arrangements and the applicable rules. For any home, establish maintenance responsibilities and review relevant documents with qualified professionals before committing.

Property-specific inspections, document review and current comparable sales matter more than neighbourhood-wide assumptions. Michael can help organize those next steps.

TAKE THIS ON YOUR VISIT

Your Ambleside shortlist checklist

- Visit Ambleside Park and walk the route from a home you like.
- Confirm school placement and any overflow arrangements directly.
- Try an errand at Currents from the exact property address.
- Check the patio or yard, privacy and sunlight at a useful time of day.
- Confirm parking, storage, maintenance and applicable property rules.
- Compare similar current homes and recent sales with Michael.

Questions worth asking before an offer.

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Does an Ambleside address guarantee Dr. Margaret-Ann Armour admission?

No. The school explicitly states that its lottery process can mean students living in the attendance area attend elsewhere. Confirm the current rules and space for your child's grade directly with the school.

Are all Windermere-area amenities included with an Ambleside home?

No. A wider-area name does not establish access rights to a private facility or membership program. Check the particular property documents and the facility operator rather than assuming access is included.

What other southwest communities can I compare?

Use similar property types and the same daily destinations to keep your comparison useful. Explore the Windermere , Keswick and Glenridding Ravine guides as separate neighbourhood options.

Can Michael help compare condos and houses?

Yes. Start with the space you need, the upkeep you want to take on and your overall budget. Michael can help you compare available properties and identify the documents and professional advice relevant to each option.

Your next steps

Your next steps

Keep your notes from Ambleside and compare each property against the same priorities. Michael can help you review current listings, comparable sales and the questions to take into a showing.

Bring these notes to your conversation

- The addresses or areas you want to compare
- Your timing and comfortable ownership budget
- The journeys, rooms and outdoor space you need
- Questions about condition, documents, fees or maintenance

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View the Ambleside webpage and available homes

About this print edition

Adapted from the published community guide on September 27, 2026. Existing source-check dates and image credits are retained; this export is not a new verification of every source. Information, availability, admission rules, fees, routes and access can change. Confirm the details for your specific property and moving date. Illustrations are identified in their captions; they are not current listings.