SOUTHEAST EDMONTON

The Orchards at Ellerslie



AI home illustration - not an actual Orchards property or available listing.

Find Your Everyday Rhythm in The Orchards

Start with the places you would actually use: a walk after dinner, an activity at the Club House, the school journey and the route home from work. The Orchards at Ellerslie brings those decisions together in southeast Edmonton. This guide helps you explore its setting, understand residents-association membership and compare homes beyond their photographs.

Michael Pelley, REALTOR® | 780-964-8866

Find your bearings

A Southeast Edmonton Neighbourhood, Not Just a Name on a Listing

The City's neighbourhood plan places The Orchards south of 25 Avenue SW, north of 41 Avenue SW, west of 66 Street SW and east of the Ellerslie Industrial area's boundary. Summerside lies across 25 Avenue to the north.

Use those edges to orient your first visit, then get to know the particular pocket around a home. A location beside an activity area will feel different from an interior street, and the route between two nearby-looking places may involve a different crossing or entrance than you expect.

The Orchards is its own neighbourhood within the broader Ellerslie district. Keep that distinction when comparing listings described loosely as being in south Edmonton or the Ellerslie area. A familiar location label is a starting point; the exact address tells you which surroundings you will share.

Get oriented

South of Summerside, between 25 and 41 Avenues SW, with 66 Street SW along the eastern edge.

Community gathering place

The Orchards Club House and member park offer recreation, programs and places to meet.

Compare the complete fit

Look at the home, property-specific membership, school placement and your regular journeys together.

Sources: 1, 2

The social side

Make the Club House Part of Your Visit

At 4059 Orchards Drive SW, the residents association's Club House and park are an established community gathering place, not simply a feature drawn on a future plan.

Published amenities include a playground, tennis and basketball courts, a splash park, pleasure and hockey rinks, picnic areas and a community garden. Indoor rooms and gathering spaces support activities and events. Look through the current calendar for something you would genuinely enjoy rather than judging the amenity package by the number of features listed.

Season matters. On September 15, 2026, the association's homepage said the splash park had closed for the season. Check current announcements for the activity you intend to use; a year-round community facility does not mean every outdoor feature operates all year.

Try an ordinary week

Would a regular class, casual game or neighbourly gathering fit your schedule? One activity you use often can matter more than several you rarely visit.

Ask about the details

Confirm registration, age requirements, equipment, guest rules and any separate program or rental charge before planning a visit.

Sources: 4, 6, 7

Know what is included

Understand the Membership Attached to the Home



AI interior illustration - not an actual Orchards home or listing.

The Orchards Residents Association publishes an annual fee of $432.38 plus GST for 2026. Its membership information describes dues secured by an encumbrance on each member property's title, with amounts reviewed annually.

For a home you are considering, confirm its membership and account details with the association and your transaction professionals. Do not assume that a nearby property or an advertisement using the Orchards name carries identical rights and responsibilities.

Facility and park entry requires a membership card. Guests are subject to the association's rules and must be accompanied by a resident. Renting is a separate practical question: the association has a procedure for owners to transfer Club House privileges to tenants, while the owner remains responsible for RA fees.

Sources: 5, 6

Time outside

Explore the Walking Route, Not Just the Green on the Map

The City's planning framework connects housing with parks, greenways, natural areas and stormwater facilities. For everyday use, the best test is to walk the route from the actual home.

Notice the surface, crossings, lighting, seating and places to pause. Try it with the person, stroller or mobility aid that will normally be with you. Look at the whole loop, including the return route, rather than stopping at the closest strip of green space.

Keep a clear distinction between public open space and the residents association's member-access park. Stormwater ponds are drainage infrastructure, not swimming or skating lakes: the City prohibits water-contact activities there, including swimming, boating and skating. Enjoy appropriate paths and follow posted signs.

- ☐ Check how a path connects to your street, not just how close it appears on a map.
- ☐ Visit again in different weather if that changes how you would use the space.
- ☐ Choose a manageable everyday loop before planning a longer weekend outing.

Sources: 3, 5, 15

Property choices

Compare the Home and the Way It Works

The City's Orchards special-area framework accommodates different housing forms, including low-density and row housing. Use that variety to compare the layout and ownership arrangement that suit your life, not to assume what is currently available for sale.

Start inside: where will coats, sports equipment, groceries and a work desk go? Check the connection between kitchen, dining area and outdoor space. A room count alone will not show whether two people can work comfortably or whether the entrance handles a busy morning.

Then walk the exterior. Compare usable yard space, stairs, garage dimensions, visitor parking and the distance from the parking space to the door. Notice neighbouring windows, fences and the position of outdoor sitting areas. An attractive floor plan becomes more useful when those everyday details work too.

For a resale home

Ask for the history of maintenance and alterations. Compare the condition of major components and obtain appropriate inspections rather than relying on the home's apparent age.

For new construction

List what is included, what remains unfinished and what you will need after possession. Review the builder's documents and timing before comparing the total commitment.

For a condominium

Understand the unit boundaries, common-property responsibilities, rules and condominium documents. Identify condo charges separately from any residents-association obligation.

Sources: 3, 5

A meaningful local detail

Plan the School Journey Before Choosing the Address

Jan Reimer is a public K-9 school at 360 Orchards Boulevard SW. Divine Mercy Catholic Elementary School is at 2720 Orchards Road SW. A school inside the neighbourhood does not establish admission for every nearby home.

Jan Reimer's notice, checked September 15, 2026, listed regular-program planned classes full in Kindergarten and Grades 1, 2, 4, 5 and 9 for 2026-27. It directs newly moved resident students in those grades to overflow schools: Satoo for K-6 and kisêwâtisiwin for Grades 7-9. Grades 3, 6, 7 and 8 were open to resident attendance-area students only. The school also publishes a lottery process; sibling priority is not a guarantee.

Use the public or Catholic division's address-based finder, then ask the school about your child's grade, program and intended start date. For Catholic schooling, confirm admission requirements as well as the attendance boundary. Work through transport and before- or after-school arrangements once placement is known; a convenient-looking walk is only useful if it reaches the school your child will attend.

Sources: 8, 9, 10, 11, 12, 13

Getting around

Build the Whole Trip



AI planning illustration - not an actual Orchards route, park or association facility.

Test the journey that matters to you from the property's front door. A drive across the neighbourhood on a quiet afternoon cannot answer every workday or school-day question.

For transit, ETS Trip Tools provides route planning, schedule information and real-time departures. Enter the actual starting point, destination, day and travel time. Include walking, crossings and any transfers, then check the journey home, particularly if you finish late or travel on weekends.

For driving, try your normal departure time and a realistic errand on the way back. Check the final approach, parking and the trip from the car to your door. If two household members travel in different directions, assess both routines. The right choice is the one that works repeatedly, not the one with the most optimistic travel estimate.

Sources: 14

Beyond the house tour

Picture a Normal Tuesday



AI-generated lifestyle illustration, not a photograph of The Orchards at Ellerslie or an available property. Use the ideas as prompts when you tour actual homes.

Give the neighbourhood a practical test: groceries, a prescription, an activity, a delivery and an evening at home. Make your own small map of the places you use most.

Choose destinations based on your needs instead of a generic list of nearby shops. Someone working from home may value a pleasant break-time walk; someone working shifts may care more about a late return and convenient parking. Check childcare and health-service availability directly when those are central to the move.

You can also use the association's current programs and events to see how you might participate locally. Attend an eligible activity or ask staff about it. A conversation about an ordinary week often tells you more than a busy special event.

- [ ] Compare the shortest errand with the trip you will make most often.
- [ ] Look for a comfortable place to spend time outside the home.
- [ ] Consider storage, deliveries and guest parking as part of the daily routine.

Sources: Z

Your next step

Turn a First Visit Into a Useful Shortlist

Bring a short set of priorities, visit more than one street and write down what you noticed before the homes start to blur together.

Separate what exists today from what a development plan anticipates. City plans describe an intended direction; a future school, path, commercial site or transport idea is not proof that the service is open. Base essential needs on what you can confirm now.

Michael can help turn your observations into a focused property search: the space you need, the ownership responsibilities you prefer and the location details worth checking. Bring your questions and your shortlist. Together, you can compare the homes against the life you want to build here.

- [ ] Walk from one candidate home to a place you expect to use regularly.
- [ ] Ask the RA about the exact property and your preferred activities.
- [ ] Confirm school placement and the resulting journey where relevant.
- [ ] Return at another time and compare your notes before deciding.

Sources: 2, 5, 10, 12

The useful questions

01 Is The Orchards the same neighbourhood as Ellerslie or Summerside?

No. The Orchards at Ellerslie is a distinct neighbourhood in the Ellerslie district. Summerside is directly north across 25 Avenue SW. Use the specific address when comparing locations.

02 Does a home near the Club House automatically include access?

Proximity does not establish membership. Confirm the property's RA status, obtain the appropriate membership card and check access rules. Tenants should confirm the transfer of privileges with the owner and association.

03 What are the residents-association fees?

The published 2026 annual amount is $432.38 plus GST. Confirm the applicable amount and account details for the property; fees are reviewed annually and are not a promise of future pricing.

04 Can I assume my child will attend Jan Reimer?

No. Check the exact address and grade with EPSB. Current capacity and overflow arrangements matter, even when a home is close to the school.

05 Are the neighbourhood ponds suitable for swimming or skating?

Stormwater ponds are not recreational swimming or skating facilities. Stay off their water and ice. For skating or splash-park activities, check the RA's designated facilities, membership requirements and seasonal status.

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: The Orchards at Ellerslie Neighbourhood Structure Plan

02 City of Edmonton: Plans in Effect

03 City of Edmonton: Orchards Special Area

04 Orchards Residents Association: Community Amenities

05 Orchards Residents Association: Annual Fees and Membership Information

06 Orchards Residents Association: FAQ

07 Orchards Residents Association: Current Announcements and Events

08 Edmonton Public Schools: Jan Reimer Profile

09 Jan Reimer School: Current Registration Notice

10 Edmonton Public Schools: Find a School

11 Divine Mercy Catholic Elementary School

12 Edmonton Catholic Schools: Locate Your School

13 Divine Mercy: Registration FAQ

14 City of Edmonton: ETS Trip Tools

15 City of Edmonton: Stormwater Management Facilities

Bring your shortlist. We can build the next step.

Michael Pelley, REALTOR® | Pelley-Can Real Estate

780-964-8866 | **pelleycan.ca**