PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Sherwood Park

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

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



AI interpretation · not current photography. Source & credits .

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RE/MAX River City

Explore Sherwood Park

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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 Sherwood Park community page and current listings

Get to know the neighbourhoods, daily routes and local places behind the home search.

One Urban Centre. Many Ways to Live.

Sherwood Park is part of Strathcona County, east of Edmonton. This guide focuses on the urban area - not the County's rural acreages, Ardrossan or every nearby regional attraction.

Explore homes for sale in Sherwood Park, the urban centre of Strathcona County east of Edmonton. Buyers can compare established neighbourhoods, newer developments, condos, townhomes and detached homes while remaining connected to Edmonton and the surrounding region.

Municipal services

Strathcona County is the local municipal government.

Area-wide, not one subdivision

Compare several neighbourhoods before narrowing to streets and homes.

Address-specific decisions

School assignment, travel, property details and service access need a closer check.

Why "hamlet" can be confusing

Sherwood Park is an urban centre within a specialized municipality. Provincial program treatment does not make it a separately incorporated city.

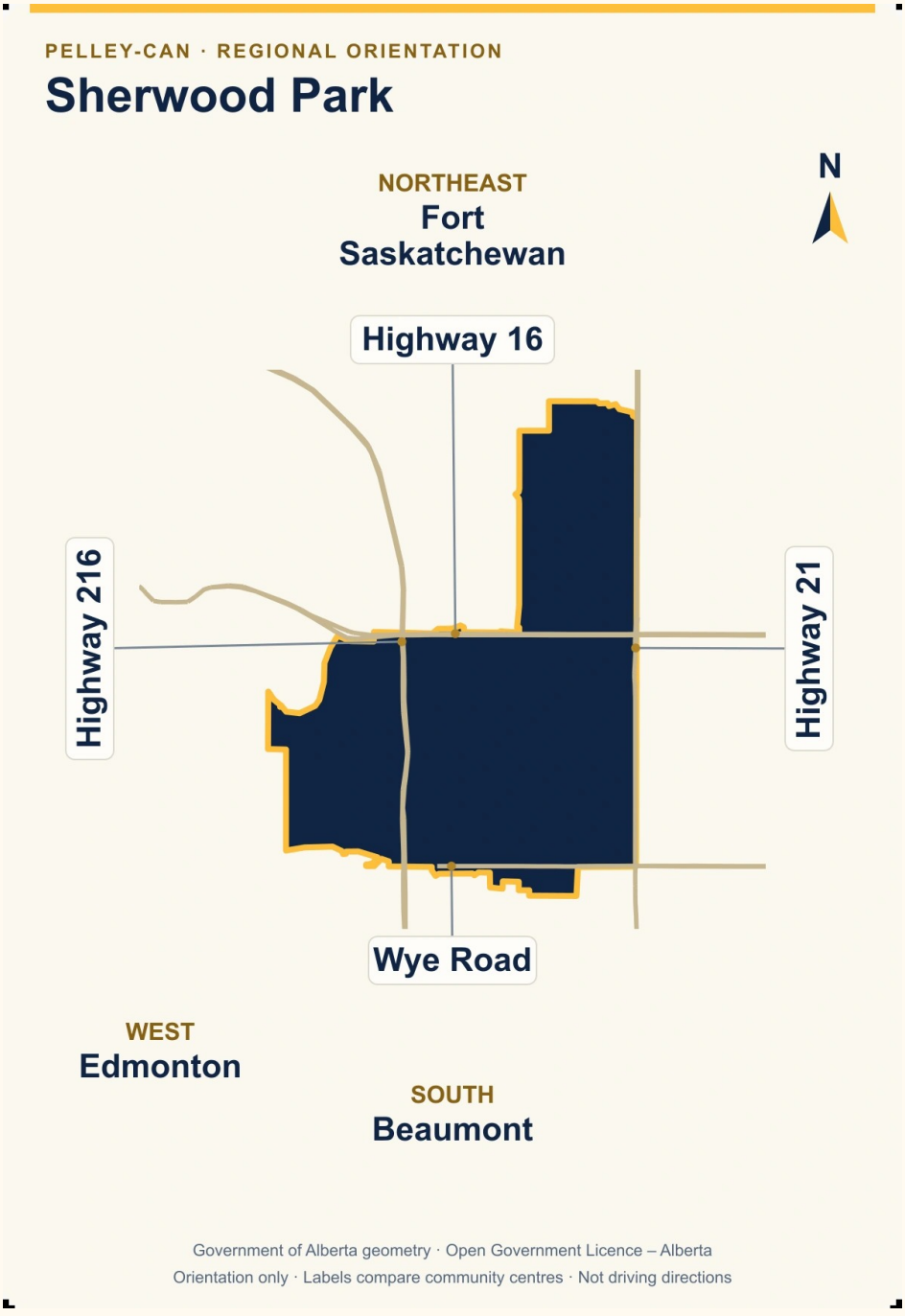
County area overview · Municipal status explained

Use the right map

The County publishes separate Urban Service Area and Rural Service Area maps. Start with the urban map for this guide; use the rural map when your brief includes acreages or other communities.

Open official County maps

One Urban Centre. Many Ways to Live.



Urban service area and selected roads. Nearby labels compare community centres, not shared boundaries or driving directions. Source: Government of Alberta , Open Government Licence - Alberta.

Make Time for a Park-and-Trail Visit

Make Time for a Park-and-Trail Visit

A neighbourhood tour is more useful when it includes the places you would return to during an ordinary week.



AI illustration · fictional trail, not a named local park.

Broadmoor Lake Park

A central stop with paved paths, picnic spaces, play and sports facilities. The spray park and events are seasonal; check current information before planning around them.

Park details and seasonal information

Urban trail connections

Compare the County's mapped links through parks and neighbourhoods, including Centennial Park and the Summerwood/Regency Park area. Check surfaces, street crossings and access on your intended route.

Trail maps and route resources

Regional outing · outside Sherwood Park

Strathcona Wilderness Centre

This is a separate destination near Ardrossan, at 52535 Range Road 212. Plan around current trail advisories, seasonal activities and access rules - not its Sherwood Park mailing address.

Location, conditions and activity guidance

Park photographs do not establish permission to swim, skate or enter the water. Follow posted rules and current municipal guidance.

More Than a Floor Plan

More Than a Floor Plan

A useful comparison includes space, upkeep, monthly obligations and the work a home may need. A similar-looking property can come with a different ownership structure.

For a condominium, organize the document review with the appropriate professionals. For any home, ask about condition, planned work and the responsibilities that continue after possession.

The illustration shows a fictional housing format. It is not a representation of a named development, a construction standard or available inventory.



AI illustration · townhouse example, not an actual listing.

Finding your fit in Sherwood Park



AI illustration · bungalow example, not an actual listing.

Property type: compare condominium, attached and detached ownership based on space, maintenance and monthly costs.

Location: weigh neighbourhood amenities, regional travel and the routes used for work or family commitments.

Resale considerations: condition, updates, lot characteristics and nearby development may influence future marketability.

Finding your fit in Sherwood Park

Neighbourhood choice can shape both daily convenience and long-term ownership. Parks, an extensive trail network, recreation facilities, commute routes and access to shopping all deserve consideration alongside the home itself.

Civic and cultural stops

Centre in the Park

Use Broadmoor Lake Park, Festival Place and the library as practical reference points. Compare the actual route from each prospective address rather than assuming every part of Sherwood Park has the same access.

Trail-led comparison

Glen Allan & Nottingham

Locate these neighbourhoods on the County's urban trail map. On a visit, check connections, crossings and the route you would really use for a walk or cycle.

Picture Your Everyday Life

A different daily circuit

Emerald Hills & Summerwood

Add the relevant recreation, shopping and commuting stops to your comparison. Judge individual homes on their own condition and ownership requirements.



AI illustration · fictional street, not a named neighbourhood.

Examples for orientation, not neighbourhood rankings or school assignments. County urban trails and subdivisions .

Explore neighbourhoods

Choose an area to continue your search.

Picture Your Everyday Life

Explore the topics that matter to your move. The existing detailed information is still here - open a section when you need it.

Make room for the places between home and work: local heritage, community spaces and the routes you use every day.

Picture Your Everyday Life



Real local photograph · Smeltzer House, July 2018. Jeffery J. Nichols / Wikimedia Commons. Photo source · CC BY-SA 4.0 . Host-resized, displayed full frame. Historical image; no current condition or access implied.



AI illustration · fictional gathering space, not a local venue.

Recreation That Fits the Week

Check the program, session and trip from a particular home. A nearby facility is useful only if the activity and schedule fit.

Millennium Place

2000 Premier Way

Picture Your Everyday Life

A multi-use recreation centre with fitness, aquatics, ice, gym and indoor-play facilities. Check the exact part of the facility you plan to use.

Facility schedules and notices

Emerald Hills Leisure Centre

3555 Emerald Drive

An aquatics-focused option with lap, warm and teaching pools. Availability varies with scheduled sessions and bookings.

Pools, hours and access

Dated planning note · checked September 14, 2026: Millennium Place's Cambrian Aquatics Centre is scheduled closed September 8-27, with reopening September 28. This is not a closure of the whole recreation centre. Recheck the facility notice before visiting.

Culture, Study and Community Space

Try a stop at the civic core alongside a home tour. It gives the area context beyond driveways and bedrooms.

Strathcona County Library

401 Festival Lane. Explore reading and study spaces, public computers and programs that suit your household.

Library information

Festival Place

100 Festival Way. Check the performing-arts calendar, rather than assuming an event or ticket will be available during a visit.

Venue information and programs

Local Routes and Edmonton Connections

Strathcona County Transit runs local Sherwood Park service and commuter routes to Edmonton. Your departure time, terminal and return trip matter as much as the destination.

Bethel Transit Terminal

650 Bethel Drive. Use current schedules to compare local connections with commuter services. Include the trip to the terminal in your planning.

Ordze Transit Centre

970 Ordze Road. Service is more limited. Current route information does not show evening or weekend service on its routes; confirm the exact trip before relying on it.

Picture Your Everyday Life

Driving and daily stops

Test the route at the time you normally travel. Add childcare, school, groceries and other recurring stops. Avoid judging the commute from one quiet weekend drive.

Schedule reference: fall maps effective August 30, 2026, checked September 14. Current routes and schedules · Terminal information . No journey-time or parking guarantee.

Schools Start With an Address

Check the intended academic year, grade and program with the relevant school division. A school nearby does not automatically mean the home is in its attendance area or that a place is available.

Elk Island Public Schools

Use the current attendance maps and designated-school lookup. For a 2026-27 move, confirm the year with EIPS: some lookup instructions still refer to the preceding year.

Attendance boundary maps · Designated-school lookup

Elk Island Catholic Schools

Review the boundary for the applicable grade and program. The division publishes separate maps for English, French Immersion and Ukrainian programs.

EICS boundary maps

2026-27 transition to verify: EIPS identifies Forest Grove School as the replacement for École Campbelltown and Sherwood Heights Junior High. Do not rely on an old school list; confirm current operations, programming and assignment with the division.

Replacement-school project · Forest Grove directory entry

These are starting resources, not a complete school directory, ranking or enrolment guarantee. Transportation and program access require their own checks.

Look at What Is Here - and What May Change

Sherwood Park's growth began as a satellite community in the mid-1950s. Its present-day housing search includes established streets, changing neighbourhoods and newer development.

That variety is a reason to compare specific homes and surroundings carefully, rather than treating the whole urban area as one product.

For a particular property

Review nearby construction and land-use information, then ask about the matters that affect that specific address. A proposed project is not a promise that an amenity will arrive on a particular schedule.

County history and area overview · Municipal map resources

Picture Your Everyday Life

Spend Time Between the Showings

Choose a few places that reflect your life. You do not need to cover every attraction; you need a better picture of your likely routine.

A simple three-stop plan

Walk a relevant route

Try the connection from a prospective street to a park, trail or everyday destination.

Check one weekly activity

Visit a recreation, library or cultural stop after checking its current schedule.

Test the return journey

Include the time you would really travel home and the stops you would make along the way.

Six Questions Beyond the Listing Photos

Does the layout work daily?

Check storage, stairs, work space and where the household's routine may conflict.

What needs attention?

Ask for available information on repairs and updates; arrange suitable professional review.

What are the ongoing obligations?

Clarify maintenance, shared responsibilities and recurring costs for that ownership format.

Does the location fit your routes?

Test actual trips rather than relying on a broad area description.

Which details need confirmation?

Keep schools, property facts and nearby development on an address-specific checklist.

What would change your decision?

Separate preferences from essential requirements before a busy showing day.

Before You Narrow the Search

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Is Sherwood Park a separate city?

No. It is the urban centre within Strathcona County. The County's specialized municipal status is different from Sherwood Park being an independently incorporated city.

Does this guide include rural acreages?

No. This is an urban-area starting point. If your brief includes rural Strathcona County or Ardrossan, Michael can help keep that comparison separate and identify the additional property questions involved.

How should I check schools?

Use the relevant division's current address lookup and boundary map for the intended year, grade and program. Confirm uncertain assignments and any capacity or transportation questions directly with the division.

Can I rely on one Edmonton commute time?

No. The starting address, departure time, mode, terminal and connections can change the trip. Check the current schedule or test your actual driving route.

Are the guide photographs current listings?

No. The main image is an AI summer interpretation of a September 2011 Sherwood Park photograph, not an authentic current view. The real Smeltzer House photograph dates from July 2018. The townhouse, bungalow, trail, streetscape and gathering-space illustrations are AI-generated and fictional. Use the live home search for current property availability and listing information.

Sources, image credits and scope

Prepared September 14, 2026 using the primary sources linked in each section. Operational notices, school boundaries, programs, schedules and property availability can change. This is general area orientation - not an inspection, school assignment, survey, investment analysis or guarantee. Verify address-specific matters and obtain appropriate professional advice.

Hero image: AI summer interpretation adapted from Sherwood Park , Thankyoubaby, September 19, 2011. Original and adaptation licensed CC BY-SA 3.0 . AI altered the light, sky, foliage and visual details; this is not an authentic photograph, current property view or available listing. Original source retained unchanged. AI townhouse, bungalow, trail, street and gathering-space illustrations are fictional. They do not represent named properties, parks or venues. No photographer or public body endorsement is implied.

Additional real photo: Smeltzer House (east side), Jeffery J. Nichols, July 31, 2018, CC BY-SA 4.0; source and licence linked beneath the image. New summer trail and residential street images are fictional AI illustrations generated for this guide, not representations of specific locations. No boundary map has been invented or traced. Use the linked official Urban Service Area maps.

Your next steps

Your next steps

Keep your notes from Sherwood Park 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 Sherwood Park 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.