CASTLE DOWNS / NORTH EDMONTON

Dunluce

Find Your Place in Dunluce

Established homes, a neighbourhood-scale park network and Castle Downs recreation close to the daily routine. Explore the different pockets of Dunluce - and what to look at beyond the listing photos.



AI-created yard-and-garage illustration - not a photograph of Dunluce or an available listing.

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Community research checked September 13, 2026

The neighbourhood at a glance

Dunluce is one part of the larger Castle Downs area, not a name for all of north Edmonton. Its established residential streets and recreation facilities give you several distinct ways to compare a home's location.

North Edmonton

A Castle Downs neighbourhood with its own boundary and housing mix.

Established setting

The City records a 1974 outline plan, with most original residential construction completed by the 1980s.

Major road frame

153 and 167 Avenues, 127 Street and Castle Downs Road are the main orientation references.

More than detached homes

Also compare duplexes, townhomes and condominium options; confirm each property's actual tenure.

Local parks and recreation

Dunluce Park, Herb Link Park, Orval Allen Park and Castle Downs Park offer different places to explore.

Renewal in progress

Review the City's current construction information, not an older design proposal or a completed nearby project.

On foot

Start at the property rather than the centre of the map. Walk the route to a park, school entrance or bus stop; look at crossings, sidewalk continuity and temporary construction diversions.

By transit

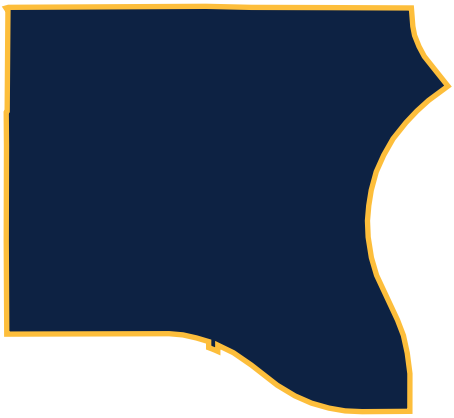
Use the official ETS trip tools with the day and arrival time you actually need. Check alerts before a visit; renewal can affect stops and routes.

By car or bicycle

Try the approach to the home, not just the arterial roads around it. Notice turns, parking, bicycle storage and connections you would feel comfortable using in your normal routine.

Orientation and historical context: City of Edmonton neighbourhood profile. This guide does not assign an invented walk score, school rating or fixed commute time.

Find your bearings



CITY-DERIVED BOUNDARY / NORTH UP / SEE THE ORIENTATION KEY

The major roads are helpful reference points, but the neighbourhood is not a perfect rectangle. This outline follows the City's actual boundary rather than drawing a simplified invented shape.

North is up · City neighbourhood 3180. Boundary only: no property lines, walking routes, school catchments or amenity pins are shown. Contains information licensed under the Open Government Licence - City of Edmonton. Boundary dataset · Licence.

North · 167 Avenue

Rapperswill and Canossa sit beyond the northern edge; the northeast side also meets Baturyn along its curved boundary.

East · Castle Downs Road side

Lorelei and Beaumaris are adjoining neighbourhoods. EPL's Castle Downs branch is on the Beaumaris side, not inside Dunluce.

West · 127 Street

Oxford is across the western boundary. Compare the particular crossings and access points you would use.

South · 153 Avenue side

Caernarvon and a short Baranow boundary segment adjoin the south. The curved road frame matters more than a rectangular map assumption.

Boundary geometry acquired September 13, 2026 from the City's public neighbourhood dataset. Neighbour relationships checked against shared boundary segments; this is orientation, not a survey or navigation service.

Parks & a first visit

A Dunluce visit is more revealing when you leave time between homes. The recreation area, the central community spaces and the quieter residential loops are different experiences; the right fit depends on which you would use.

Begin with a destination you enjoy - an outdoor activity, a library visit or a community program - then see how a shortlisted home connects to it. You are testing an everyday pattern, not trying to cover the whole neighbourhood in one walk.

A home that looks similar online may feel quite different beside an active park, near a main-road connection or deeper into a residential pocket. Take a second look at another time of day before drawing a conclusion.

A simple Dunluce visit

Start at Castle Downs Park

Look at the spaces you would actually use and the entrances that serve them. Seasonal amenities and facility schedules need their own check.

Explore the 162 Avenue area

Visit the community league and nearby park setting. Compare school and recreation activity with the block where you might live.

Return to the candidate home

Check the final turns, driveway or assigned stall, garbage access and outdoor storage. During construction, separate temporary inconvenience from the long-term layout.

Parks, Play and Open Space

Do not reduce the neighbourhood to one park symbol. Visit the space closest to a shortlisted home and the larger recreation destination you would use on a day off.

Dunluce Park

The City lists Dunluce Park at 11620 162 Avenue, the same address used by the community league. It is a useful central reference when comparing homes with community activity and school-area routines.

City park directory

Herb Link Park

At 12030 162 Avenue, Herb Link Park adds another local open-space option. See the current entrances and surrounding streets in person; a planning drawing is not proof that every proposed path or feature has been built.

City location reference

Orval Allen Park

The City lists this park at 15910 127 Street. Its off-leash directory identifies an area here, but check the posted boundary, rules and any construction closures before bringing a dog.

City off-leash information

Castle Downs Park

The larger southeast park offers a different scale of recreation. Compare how you would get to the playground, wheeled-sport areas or a booked activity without assuming every facility uses the same entrance.

Facilities and seasonal information

Explore what is available today. Weather, maintenance and renewal work can change access. For broader walks, the City's community walking-map collection includes Castle Downs-area neighbourhoods; check current crossings and signs rather than treating a map as a live route update.

Make daily life your own

These are useful starting points, not promises that every home is equally close to them. Places outside Dunluce are labelled separately so the neighbourhood's own features stay clear.

In Dunluce

Castle Downs Park

A southeast recreation anchor with a playground, spray park, skatepark, sports areas and seasonal outdoor ice listed by the City. Decide which features fit your routine, then check current operating conditions.

City park information

In Dunluce

Dunluce Community League

The league is based at 11620 162 Avenue. Its program directory is a useful introduction to local activities, volunteering and hall information; availability and membership requirements vary.

Meet the community league

In Dunluce

Arenas and the YMCA

The City identifies Castle Downs Arenas and Castle Downs YMCA at the park complex. Check the appropriate operator's schedules, registration and admission before planning a regular visit.

Explore the recreation setting

Nearby · Beaumaris

Castle Downs Library

EPL's Castle Downs branch is at 106 Lakeside Landing, 15379 Castle Downs Road, beside Beaumaris Lake. It is a nearby library option outside Dunluce; use EPL for its current hours and events.

Visit the EPL branch page

Plan from your address

Groceries and errands

Build your own shortlist around the shops, pharmacy and services you use. Test the route and parking from each candidate home; a convenient destination on a map may involve a less convenient turn or crossing.

A practical visit prompt - not a claim about a particular retailer or travel time.

Current local conditions

Neighbourhood Renewal

As of the City's September 2026 update, front-street construction continues although the 2026 alley scope is complete. Consult the project map and notices for the block; the whole renewal project is not finished.

Check the current City update

Schools: confirm the exact fit

Two local elementary schools provide useful starting points. A nearby school is not a guarantee of placement: confirm attendance eligibility, the requested program, space and transportation directly with the school authority.

Public · Kindergarten-Grade 6

École Dunluce School

At 11735 162 Avenue, the EPSB directory lists Regular, French Immersion and Interactions programs for 2026-27. Ask the school which program and registration process apply to your child.

Current registration nuance: the school says regular Grades 1-6 are full in planned classes, with an exception for eligible resident students newly moving into the regular attendance area. Its notice separately permits attendance-area resident Kindergarten and French Immersion registration. Do not read "full" as every program being closed.

School's current notice · EPSB programs and attendance information

Catholic · Kindergarten-Grade 6

St. Lucy Catholic Elementary School

The school's current open-house page lists an English Kindergarten-Grade 6 program and links to its attendance boundary information. Use the school to confirm eligibility and enrolment for the address you are considering.

Ask before relying on the map: confirm the current year, program, registration requirements and school transportation. If you are planning ahead for junior high or high school, check those next-stage schools separately.

St. Lucy program and catchment information

Use the school's current notice, not a broad label. Capacity and program information can change within a year. This guide deliberately avoids school rankings, automatic placement claims and a single "open/full" badge.

Compare the whole property

Dunluce's housing mix gives a shortlist room to evolve. Start with your space, maintenance and parking needs, then confirm the actual ownership arrangement and condition of each candidate property.

Detached homes

Space, layout and the update history

Compare the everyday floor plan, stairs, yard and garage - not just the number of rooms. Ask what was replaced, when it was done and what supporting records are available.

Look closely at the roof, windows, furnace, hot-water equipment, electrical information and drainage. A polished interior does not answer those questions.

Duplexes and townhomes

The benefits of attached living

An attached home may fit a different space or maintenance plan. Confirm entrances, outdoor areas, shared walls, parking and storage in person rather than assuming similar-looking units operate alike.

Ask whether the property is condominium or non-condominium ownership and which responsibilities belong to the owner.

Condominium options

The unit is one part of the decision

Compare how the home works with the building or complex: access, stairs, assigned parking, visitor space, storage and rules that affect your routine.

Arrange appropriate condominium-document review, including current finances, reserve information, insurance, meeting records and planned work. Do not treat a low monthly fee as the whole ownership cost.

Manufactured-home setting

A different ownership conversation

The City's historical profile identifies a mobile-home park in southwest Dunluce near 153 Avenue and 127 Street. If a current listing there interests you, establish exactly what is being sold and what agreements apply.

Ask about the land or site arrangement, ongoing charges, rules, insurance and financing requirements. Verify the specific listing and documents instead of assuming it works like a detached home on an owned lot.

Housing choices are described qualitatively. No current price range, listing count, demographic percentage or availability guarantee is presented.

Your viewing checklist

Use the same questions at each home. Clear notes make it easier to separate a property you like from a property that actually fits.

Test the daily layout

Walk the path between the entry, kitchen, bedrooms, laundry and outdoor space. Consider stairs, furniture and the way you would use the rooms now - not only how they are staged.

Separate appearance from condition

Note the visible updates, then ask for ages and records for major systems. Use an appropriate property inspection to investigate questions that a showing cannot answer.

Check the outside of the home

Look at rooflines, windows, grading, downspouts, fencing and drainage patterns. Record concerns for the right professional; a quick visit is not a technical assessment.

Make parking and storage real

Confirm the actual stall, driveway or garage; look at door clearances, access, winter storage and visitor arrangements. Ask which areas are owned, assigned or shared.

Review the ownership documents

Clarify tenure and responsibilities early. For a condominium or a manufactured-home site arrangement, gather the applicable documents and arrange the necessary professional review.

Understand the street today

Check current renewal notices, property access and any applicable local-improvement information. Ask which impacts are temporary and which parts of the final streetscape are already established.

Verify your school and travel plan

Use the exact address, requested program and current school year. Test the work trip or transit connection at a realistic time, including construction detours where relevant.

Compare the wider area

Try an alternative home type or a nearby neighbourhood before settling on a favourite. Keep your budget, maintenance tolerance and essential routines consistent across the comparison.

This is a practical real-estate discussion checklist, not legal, mortgage, engineering or inspection advice. Obtain qualified advice for the specific property and transaction.

Local questions, useful answers

Is Dunluce the same place as Castle Downs?

No. Dunluce is a specific neighbourhood within the broader Castle Downs area. Its main road references are 153 and 167 Avenues, 127 Street and Castle Downs Road; use the City boundary when comparing addresses near an edge.

You can also compare Castle Downs homes or the broader north Edmonton area without assuming all those locations share the same neighbourhood features.

Is Dunluce's neighbourhood renewal complete?

No. The City's September 2026 update reports construction underway. Completion of that year's alley work does not mean the full project is done. Check the live project page for current block-level work and access information.

Can a new resident register at École Dunluce School?

The answer depends on the program, grade and resident eligibility. The 2026-27 notice makes distinctions between regular Grades 1-6, eligible newly moved-in residents, Kindergarten and French Immersion. Confirm your circumstances directly with the school before relying on a home's location; the current school notice is the starting point.

What should I compare in an older Dunluce home?

Compare the layout and lot with the history of major repairs and replacements. Ask about roof, windows, heating, hot water, electrical work and drainage, then investigate concerns through an appropriate inspection and document review. A recent cosmetic renovation is not evidence that every major component was updated.

Are the library and Castle Downs Park both in Dunluce?

Castle Downs Park is in Dunluce's southeast. EPL's Castle Downs branch is nearby in Beaumaris, beside the lake. Both may be useful to a Dunluce resident, but the guide labels the library as nearby rather than moving it into the neighbourhood.

How do I check which Dunluce homes are available?

This guide does not freeze a set of homes or a listing count. Use the current Dunluce search for available properties, then verify each listing's status, details and showing options. The guide helps you evaluate the location; it does not replace current property information.

The story & local connections

Dunluce takes its name from the castle on the north coast of Ireland. The Edmonton neighbourhood grew within the Castle Downs planning area after the City's 1971 annexation; its outline plan followed in 1974.

That history helps explain why a home search here often involves comparing original construction with later updates. A renovated kitchen and the age of the roof are separate parts of the story.

1978 / A community league takes shape

The league records its founding in September 1978, following residents' efforts to have a voice in local development. Its continuing role offers a practical way to learn about the neighbourhood beyond the property market.

City historical profile · League's own history

Community research reviewed September 13, 2026. Home availability changes; the search links open the existing live Dunluce inventory.

Three ways to get to know it

Look at the housing mix

Compare a detached home, a duplex and an attached option. Layout, outdoor space and the ownership arrangement can matter as much as the headline price.

Visit the recreation side

Castle Downs Park is in Dunluce's southeast corner. Make it part of a neighbourhood visit, then compare the route from the homes on your shortlist.

Check the block's renewal work

The City's September 2026 update says construction is underway. Check the current phase and access arrangements for the specific property you are considering.

A clearer next step

Tell Michael which spaces, routines and trade-offs matter most. A focused comparison is more useful than collecting every listing that looks good online.

Let's Find the Dunluce Home That Fits

Bring your questions, your must-haves and the things you are still sorting out. Michael can help turn them into a focused property search and a clearer next step.

Open the current resources

View Current Dunluce Homes

Talk to Michael

Compare Castle Downs

Explore North Edmonton

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Sources & acknowledgements

Research reviewed September 13, 2026. Neighbourhood context and original buyer questions are combined with the official sources below. Current programs, access, listings and registrations can change; check the linked source when you are ready to act.

- City of Edmonton: Dunluce Neighbourhood Profile - historical planning context and the major-road frame. Historical information is not presented as current demographic data.
- City neighbourhood boundary dataset - actual Dunluce outline, acquired September 13, 2026. All source boundary vertices retained; north-up orientation only.
- Dunluce Neighbourhood and Alley Renewal - September 2026 construction status. Draft and final designs are not treated as proof of completed work.
- City park directory · Castle Downs Park · off-leash areas - park locations and described facilities, subject to current site conditions.
- EPSB Dunluce directory · École Dunluce School · St. Lucy Catholic Elementary School - programs and address-specific registration starting points, not guaranteed placement.
- Dunluce Community League - league location, its own history and current program links.
- EPL Castle Downs · ETS trip tools · City walking maps - nearby library and practical travel resources.

Illustration: original outline graphic derived from City boundary data; the outline is an orientation aid, not a property survey. Contains information licensed under the Open Government Licence - City of Edmonton. No City or school endorsement is implied. The yard image is an AI-created generic illustration, not an actual Dunluce location or listing.

Contact Michael

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