SOUTHWEST EDMONTON

Windermere



AI lifestyle illustration - not an actual Windermere home, private amenity or available listing.

Make Windermere work for the way you live.

A river-valley setting, distinctive residential pockets and established southwest destinations give Windermere plenty to explore. The best comparison connects the home with its surroundings: the outdoor space you can use, the ownership arrangements and the places that shape an ordinary week.

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Find your bearings

Separate the neighbourhood from the wider name

The Windermere neighbourhood sits south of Anthony Henday Drive, west of the Terwillegar Drive/170 Street corridor and beside the North Saskatchewan River valley. Its planning area extends south to Hiller Road; the broader Windermere area includes other distinct neighbourhoods.

Names such as Upper Windermere and ONE at Windermere identify particular residential pockets and associations. They help describe a search, but they do not establish which facilities, fees or rules belong to an individual property. Put the address on the City map before comparing it with another home carrying a similar label.

The City adopted Windermere's neighbourhood plan in 2006. That history helps explain why a search can bring together established properties and later development rather than one uniform construction era. Look at the actual building, street and surrounding land instead of assigning the same age or character to every listing.

Know the place

Windermere is a City neighbourhood as well as a name used for a much wider southwest area. Start with the actual address.

Know what is included

Private leisure facilities, homeowners associations and community-league membership are different arrangements, not one neighbourhood-wide package.

Know your routine

Compare the school plan, usable outdoor routes and trips to shops or recreation alongside the home's rooms and finishes.

Sources: 1, 2, 3, 5

The setting and the everyday walk

Explore the outdoor connection from the front door



AI illustration of a generic private garden - not a Windermere park, river entrance or residents' facility.

Windermere's river-valley edge is part of its appeal, but a view and a public route are not the same benefit. A useful first outing starts at the home and follows a route you would comfortably repeat.

Check the entrance to the path, the crossings and the climb on the way back. Bring the stroller, mobility aid or walking companion that would normally be with you. Notice whether the route connects to your preferred destination or simply brings you to a viewpoint, fence or private property.

The City's maps and trail notices are useful companions to a visit. Keep public space distinct from private leisure-centre grounds and stormwater facilities. Ponds used for drainage are not swimming or skating lakes; follow current signs and keep off the water and ice.

For a short break

Choose an easy loop you can enjoy on an ordinary evening. Comfortable crossings and a manageable return trip matter more than a long advertised trail list.

For a longer outing

Confirm the public entrance, current trail conditions and any closure before planning the day. Do not assume a nearby golf property or private lane is a public shortcut.

Sources: 2, 14

Three different questions

Understand the private-amenity connection

Before comparing ongoing costs, separate a property-linked homeowners association, any condominium corporation and your choice to join a community league. Each serves a different purpose; one does not automatically replace the others.

Upper Windermere's Private Leisure Centre at 2004 Warry Link uses household fobs and has rules for resident and accompanied-guest access. It is not a public recreation centre or an included benefit for every Windermere address. Its outdoor pool is seasonal, so confirm current operation as well as eligibility.

ONE at Windermere has a separate HOA with published bylaws, encumbrance information and owner responsibilities. Ask which association covers the exact home, what the current charges support and which documents apply. Do not borrow another development's fee or amenity list when estimating ownership costs.

For the property

Confirm membership, account status, transfer arrangements and applicable responsibilities through the association and transaction documents.

For your household

Decide which facilities you would actually use, then check guest, tenant and age rules directly. An attractive amenity is most useful when it fits your routine.

Sources: 3, 4, 5, 6, 7

Local names, individual answers

Start school planning with the exact address

Constable Daniel Woodall School and St. John XXIII Catholic School are useful local names to know. Neither proximity nor a Windermere mailing description confirms admission, a program place or transportation for a particular child.

As checked September 15, 2026, Constable Daniel Woodall's registration page reports Kindergarten to Grade 6 regular-program planned classes full for 2026-27. Its closed-boundary rules include eligibility provisions for resident students, including newly moved families. Confirm the applicable Kindergarten or other-grade requirements directly rather than interpreting 'full' as either automatic refusal or guaranteed acceptance.

St. John XXIII is a Catholic elementary/junior-high school at 365 Windermere Road NW. Use Edmonton Catholic Schools' locator and speak with the school about the address, intended grade, program and admission requirements. For public schooling, use EPSB's current finder and check any capacity notice for the resulting school.

- ☐ Check the intended school year and move date.
- ☐ Confirm junior-high and high-school arrangements separately.
- ☐ Ask about transportation and before- or after-school care after placement is established.

Sources: 8, 9, 10, 11

Errands, dining and meeting places

Build your own southwest shopping circuit



AI lifestyle illustration - not actual Windermere residents, a local property or a testimonial.

Currents of Windermere is a major nearby shopping destination in Ambleside, not a boundary marker for the Windermere neighbourhood. Its operator directory covers groceries, services, restaurants and entertainment, making it a useful starting point for an everyday comparison.

Choose two or three stops you would use repeatedly rather than counting every store in the area. Check the entrance, parking and walking route between them. A convenient grocery trip, appointment or meeting place is easier to judge through a normal visit than through a broad claim that everything is minutes away.

Then compare the journey from each shortlisted home. Include leaving the residential street and returning with purchases, not just reaching the shopping-centre boundary. For a household sharing a vehicle, ask whether those same errands work with your other transport option. Check current operator information before relying on a specific tenant or service.

Sources: 12, 13

Activities within the wider southwest

Find your community connection

Greater Windermere Community League represents Windermere and several neighbouring communities. It is a separate way to participate locally, whether your home has its own HOA or not.

The league lists arts, recreation and community-swim opportunities. Check the current calendar, membership requirements and available places. A regular activity or volunteer role can be a more meaningful introduction to an area than attending only a sales event.

For longer-term context, the City's July 2026 Windermere District Park update described Phase 1 as preparing to begin at 170 Street SW and Rabbit Hill Road, with Phase 2 timing still to be announced. Keep this future regional project separate from the established facilities you can use now.

Recreation in Terwillegar

Booster Juice Recreation Centre at 2051 Leger Road is outside Windermere. Check schedules and admission requirements; the City introduced a MoveLearnPlay-account requirement for recreation patrons in July 2026.

Riverbend Library

EPL's Riverbend branch at 460 Riverbend Square is also outside the neighbourhood. Explore its programs, collections, computers and printing, then compare the trip with your usual errands.

Sources: 7, 15, 16, 17

Roads, transit and changing conditions

Test the connection at the time you need it

The Terwillegar Drive/170 Street corridor and Anthony Henday connections are useful orientation points, but the street you choose changes the first and last part of every trip.

The City publishes Stage Three updates for the Terwillegar Drive and Anthony Henday interchange project. Read current construction and access notices before testing a commute or deciding which turn to use. A future improvement should not be treated as an already completed shortcut.

For transit, use ETS's current route and journey tools with the actual address, day and time. Compare the walk to the stop, transfers and return service. If an LRT connection matters, check the complete journey to the station rather than treating a regional planning line as a neighbourhood station.

- ☐ Try a normal weekday departure and return.
- ☐ Include parking or transfers at the destination.
- ☐ Check the weekend trip for an activity you enjoy.

Sources: 18, 19

More than one kind of Windermere property

Compare the home and its responsibilities



AI interior illustration - not an actual Windermere property or available listing.

Windermere's planning framework includes existing country-residential properties and different residential densities. Use that variety to explore the lifestyle you want rather than assuming every home shares the same lot, building age or ownership structure.

For a larger property, consider the grounds, driveway, outdoor maintenance and rooms you will use consistently. For a more compact home, pay attention to storage, stairs, parking and privacy. An impressive size or finish should earn its place in your routine rather than dictate it.

For condominium ownership, identify unit boundaries, common-property responsibilities and the relevant documents. For a detached home, check any separate association obligations instead of assuming there are none. Keep those details beside the condition assessment and the costs of work you would arrange after possession.

For a resale home

Ask about maintenance and alterations, then arrange appropriate inspections and document review. The neighbourhood's name does not establish the condition of an individual building.

For new or unfinished work

Get written inclusions and timing details for the actual property. Check remaining landscaping, fencing or exterior requirements rather than applying another phase's specifications.

Sources: 1, 6

A practical viewing plan

Bring home a clear Windermere comparison

Make the visit about the life around the home as well as the home itself. A short list of consistent questions helps you compare two very different Windermere properties fairly.

Tell Michael which spaces and destinations matter most, what you want to maintain and where you are willing to compromise. Together, turn the broad area search into a shortlist supported by property-specific answers.

- [ ] Confirm the City neighbourhood and the relevant association, if any.
- [ ] Test the route to one public outdoor space and one regular errand.
- [ ] Verify any advertised leisure-centre access for the actual household.
- [ ] Check school designation, capacity and transportation for the intended year.
- [ ] Compare parking, storage, outdoor upkeep and ownership documents.
- [ ] Separate existing amenities from announced projects and unfinished work.
- [ ] Record remaining questions before booking a second viewing.

Before you decide

01 Is every home described as Windermere in the same neighbourhood?

No. The name also describes a wider southwest area and specific developments. Check the City map and exact address, then confirm which association and property arrangements apply.

02 Does buying in Windermere include private pool access?

Not automatically. Upper Windermere's private facilities have their own resident, fob and guest rules. Confirm eligibility for the property and household, along with seasonal operation, before treating access as included.

03 Can I choose a home based on the nearest school?

Use proximity as a starting point, not an admission promise. Confirm the address, school year, grade and program with the relevant division, including any current capacity or closed-boundary rules.

04 Are HOA fees the same as community-league or condo fees?

No. They relate to different organizations and responsibilities. Establish which apply to the home, what they support and the current charges; joining a community league does not replace property-linked obligations.

05 Is Windermere District Park already an operating recreation centre?

The cited July 2026 City update describes a development project, not an operating recreation centre. Check the latest project status and use current schedules for established facilities when planning your routine.

Keep the useful sources close

Community research checked September 15, 2026. School capacity, association rules, construction and access can change. Confirm current information for your address and intended date.

01 City of Edmonton: Windermere NSP, August 2025 consolidation

02 City of Edmonton maps and trail resources

03 Upper Windermere Private Leisure Centre: access rules

04 Upper Windermere: swimming pool information

05 ONE at Windermere Homeowners Association

06 ONE at Windermere: bylaws and encumbrance documents

07 Greater Windermere Community League

08 Constable Daniel Woodall School: registration

09 St. John XXIII Catholic School: general information

10 Edmonton Public Schools: Find a School

11 Edmonton Catholic Schools: Locate Your School

12 Currents of Windermere: operator directory

13 City of Edmonton: Ambleside neighbourhood description

14 City of Edmonton: stormwater management facilities

15 City of Edmonton: Windermere District Park project

16 City of Edmonton: Booster Juice Recreation Centre in Terwillegar

17 Edmonton Public Library: Riverbend branch

18 City of Edmonton: Terwillegar Drive Stage Three

19 Edmonton Transit Service: maps, routes and schedules

Bring your shortlist. We can build the next step.

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