CASTLE DOWNS / NORTHWEST EDMONTON

Baturyn

A place to put down roots and find your routine.

Explore an established northwest Edmonton neighbourhood from its park-and-school centre outward. Compare the streets, the spaces between homes and the everyday trips that would make living here your own.



AI-created split-level housing illustration - not a photograph of Baturyn or an available listing.

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Community research checked September 13, 2026

The setting & its story

Use these local reference points to build a shortlist, then compare what each address actually offers.

A Castle Downs community

Established streets in the northeast part of Castle Downs.

Housing with variety

Detached and semi-detached homes, alongside attached and multifamily options.

Named local parks

Baturyn Park, Harry Farmer Park, and Carol and Henry Paszek Park.

Renewal completed

The City marks neighbourhood and alley renewal construction complete.

Two local elementary schools

Baturyn School and St. Charles; check the current rules for the student and home.

More than one kind of trip

Compare internal park connections with trips to district shops and services.

Walking and rolling

Make the park, the next crossing and the return route part of the same visit. Check surfaces, curb transitions and whether the path continues to the destination you need.

Transit that fits your day

Use the current ETS planner and schedules for the actual address. Include the walk to the stop, transfers, evening service and the trip home.

Driving and cycling

Test the route you would choose, not a neighbourhood-wide travel estimate. Note turns, intersections, parking and how a ride or drive feels at your usual travel time.

Qualitative trip checks, not numerical Walk / Transit / Bike scores.
City setting and housing · Renewal status

Older roots. A renewed setting.

The City walking map dates Baturyn's beginnings to the **1970s**. Its name follows Castle Downs' castle theme and refers to Baturyn in Ukraine.

For a buyer, that history is useful context for comparing original layouts with changed ones. Enjoy the established setting while checking the age and evidence behind each home's individual improvements.

City walking-map history, printed 2018 · City profile

2025 / A completed renewal chapter

The final construction season finished in October 2025. The City's July 2026 page marks renewal complete, while noting minor cleanup, lighting and repair work.

Review the home and its public-street setting separately. New neighbourhood infrastructure does not date a roof, certify a renovation or replace a property inspection.

Read the current City renewal record

Find your bearings



CITY-DERIVED BOUNDARY / NORTH UP / NOT A SURVEY OR SCHOOL CATCHMENT

The City's actual boundary has a curved southern side and a largely straight northern edge. Use the outline and neighbouring communities together; a postal address or school attendance area is a different kind of boundary.

Neighbourhood boundary only; no amenity pins, surveyed parcels or walking-route promises. Contains information licensed under the Open Government Licence - City of Edmonton. City data, checked September 13, 2026. No City endorsement.

North · Chambery and Elsinore

The shared northern boundary separates Baturyn from these two communities.

East · Lago Lindo

Across the 97 Street side, the adjoining community is Lago Lindo.

South · Lorelei

Castle Downs Road helps define the curved southern setting.

West · Canossa; southwest · Dunluce

Canossa adjoins the western edge; Dunluce meets the southwest portion. They are distinct communities, not additional Baturyn park land.

Orientation uses current City geometry, with road context from the 2018 City walking map. That historical map is not a current business, transit or route-condition directory.

Compare the wider area with the Castle Downs guide and North Edmonton guide.

Parks & a first visit

A central park visit gives a different perspective from driving directly to a showing. Notice where people enter the open space, how the surrounding homes meet it, and where a public connection takes you next.

Then choose a smaller park and an everyday stop. This turns a first visit into a practical comparison: a home can have the room you want while its route to the places you use still deserves a closer look.

Near a park or path, compare the outlook with window placement, fencing, pedestrian activity and the outdoor privacy you prefer. The same setting can feel quite different from one property to the next.

A simple first-visit plan

Find Baturyn Park

Use **10505 172 Avenue NW** as the City-listed reference. Explore public areas and respect school activity and posted access rules.

Compare a second green space

Harry Farmer Park is listed at **9824 170 Avenue NW**. Use it as another starting point, not a claim of one continuous signed walking loop.

Try a stop from the home

Choose a shop, bus stop or regular destination you would actually use. Look at both directions of the journey.

City park addresses. Suggested visit, not a measured route or accessibility certification.

Make the local parks part of your home search

Visit more than one open space. The approach, the surrounding homes and the activity at different times help explain the neighbourhood better than a single green shape on a map.

Baturyn Park

The central reference for a first visit. Look at how the open space connects with public approaches and the surrounding school-and-community activity. Decide which side makes sense for the home you are considering.

City-listed park

Harry Farmer Park

Use this eastern park as a separate point of comparison. Walk the public approach and look at entrances, nearby fencing, sightlines and the route back. Let the visit show how the smaller setting fits your routine.

City park listing

Carol and Henry Paszek Park

Add the western park setting and nearby public connections to your visit. The City's renewal record specifically includes work here; assess the current paths, benches and approach yourself.

City renewal history

Keep recreation choices separate. For a larger outing, Castle Downs Park is outside Baturyn. For league activities, use the current program and rink information. A park on the map does not establish an off-leash area, an open rink or unrestricted school-ground access.

Make daily life your own

Local errands, school trips and larger recreation outings work at different scales. See which combination makes sense from the particular home you are considering.

Local route to investigate

Shopping and routine stops

Try groceries, a pharmacy, banking and the services you tend to combine in one trip. Compare access and parking as well as proximity. Check current businesses directly rather than relying on an old neighbourhood tenant list.

Make time for a small stop

Coffee, food and meeting up

Pick a current café or meal stop that suits your routine and work it into the visit. Think about where you would meet a friend, pick something up on the way home or pause after a walk.

Ask your chosen provider

Health services and childcare

Speak with the clinics, dental offices and childcare providers that matter to your move. Ask about intake, hours, accessibility and the services you need. Nearby does not necessarily mean available.

In the local community

Baturyn Community League

The league offers ways to get involved through programs, recreation and volunteering. Its hall is at **10505 172 Avenue NW**. Check current activities, membership conditions and seasonal access directly.

Programs · Membership

Nearby · outside Baturyn

EPL Castle Downs Branch

Find the branch at **106 Lakeside Landing, 15379 Castle Downs Road**. It is a district library destination to investigate separately from the neighbourhood's own parks. Use EPL for current services and events.

Explore the branch

Nearby · outside Baturyn

Castle Downs recreation

Castle Downs Park, 11510 153 Avenue, brings together play and sports features, with arenas and the YMCA also at the site. Confirm facility, seasonal and program access before planning your visit.

City park and facility information

Schools: check the exact fit

School information checked September 13, 2026. These are investigation starting points, not an attendance assignment. Confirm eligibility, space and transportation with the appropriate authority.

Baturyn · Edmonton Public Schools · K-6

Baturyn School

10603 172 Avenue NW. The 2026-27 directory lists Regular and Strategies programs and Level 2 growth management.

The current notice says planned K-6 regular classes are full, with an exception for eligible resident students newly moving into the attendance area. Ask the school how its rules apply to the student, address and program.

School directory · Current registration notice

Baturyn · Edmonton Catholic Schools · K-6

St. Charles Catholic Elementary

Current school material confirms Kindergarten through Grade 6. Its program page describes half-day kindergarten and French as a Second Language in grades 4-6.

Confirm the current program, session, registration requirements and transportation. French as a Second Language is not the same as a French Immersion program.

Program information · Registration and School Finder

Nearby Lorelei · Edmonton Public Schools · 7-9

Mary Butterworth School

16315 109 Street NW. Its 2026-27 directory lists Regular, Academic Enrichment, Connections and Opportunity programs.

Investigate current attendance and program requirements for junior high. This nearby school is outside Baturyn; proximity is not proof of an automatic progression or bus eligibility.

Current school information · EPSB Find a School

Looking beyond the current school year? ECSD's April 2026 Northwest Solution update describes planning for a Chambery school to replace St. Charles. That is a future project - not an already-open replacement or a guaranteed move date. Check the current ECSD project information as your plans develop.

Compare more than the rooms

The City describes detached and semi-detached housing alongside row and low-rise apartment forms. Current availability changes; use the live listings for what is offered now.

Established detached homes

Space that works through the seasons

Look beyond the room count. Consider the relationship between kitchen, gathering space, bedrooms and outdoor areas. Check where boots, equipment and everyday storage would go, how a garage is reached, and whether the yard would work for the way you actually spend time.

Compare the records for the roof, windows, mechanical systems and past renovations. An attractive interior is a starting point for questions, not proof that the less-visible work is complete.

Semi-detached and row options

Understand what is private and what is shared

Compare entrances, outdoor space, parking and the relationship to the adjoining home. Establish the actual ownership arrangement; building style alone does not tell you whether the property is a condominium.

Ask who maintains each area, how shared costs are handled and what restrictions affect the plans you have for the home. Keep those responsibilities beside the purchase price in your comparison.

Condominium and multifamily choices

Read the ownership details with the floor plan

Where condominium ownership applies, arrange an appropriate review of bylaws, financial information, reserve-fund planning, insurance and recent meeting minutes. Clarify parking and storage rights, not simply the number shown in a description.

Inside the home, check usable furniture space, access, light and the relationship to common areas. A monthly fee or a photograph cannot explain the complete ownership picture.

Renovated homes and future projects

Separate the possibilities from the evidence

Ask what changed, when it changed and which records are available. Review permits, renovation scope and warranties where relevant. Involve the professionals needed to assess structure, drainage and systems.

If a suite, home business or major alteration is central to your plans, verify the permitted use and approvals. Make that a property-specific question rather than an assumption based on a basement or spare room.

Housing-form context: City profile. The comparison prompts are general viewing guidance, not findings about a particular property or professional legal, financial or technical advice.

Your viewing checklist

Keep the same questions beside every property. That makes it easier to separate a lasting advantage from a good first impression.

Try the trip you would repeat

Start from the exact home and travel to work, study or a regular commitment at your normal time. Include the return journey and the last turn onto the local street.

Walk beyond the nearest green space

Check the public connection, the next crossing and your destination. Include surface changes and the part of the trip that may feel different in winter.

See the school-and-park setting twice

Revisit when activity differs from the showing. Look at movement, parking and sound from the home itself rather than judging only from the centre of the park.

Check entrances, parking and outside space

Consider driveway and garage access, visitor parking, snow storage, slopes and drainage. Ask a qualified professional about concerns you cannot assess reliably.

Confirm the school for the student

Check program, current-year eligibility, enrolment conditions and transportation with the school authority. Keep the actual home address in that conversation.

Match improvements to records

Ask for renovation scope, dates and available permits or warranties. Arrange the inspections and specialist advice that fit the age and features of the property.

Compare all ownership responsibilities

Review costs, insurance, shared maintenance and condominium documents where applicable. Clarify parking, storage and outdoor-use rights before relying on them.

Look beyond the property line

Check relevant current City information for nearby sites and your own plans. An open parcel, mature view or proposed drawing is not a promise that the surroundings will stay the same.

Five local questions

Where does Baturyn sit within Castle Downs?

It is in the northeast part of Castle Downs. Chambery and Elsinore lie to the north, Lago Lindo to the east, Lorelei to the south, and Canossa to the west, with Dunluce adjoining the southwest. The sourced outline shows the actual neighbourhood shape.

City boundary data

Is the neighbourhood renewal still a future project?

No. As checked September 13, 2026, the City marks construction complete. Its closeout note allows for minor follow-up work. Use the current project page and a visit for today's conditions rather than treating earlier design drawings as a checklist of unfinished construction.

Current renewal status

Which schools should I investigate?

Start with local Baturyn School and St. Charles Catholic Elementary, then use the authorities' tools for the student's grade and program. Mary Butterworth is a nearby junior-high option to investigate in Lorelei. Confirm the address and enrolment conditions; none is guaranteed simply by being nearby.

Baturyn School · St. Charles registration · Mary Butterworth

What should I look for in an established Baturyn home?

Start with a layout you can use, then compare condition, evidence of past work, outdoor space and parking. For an attached or condominium option, add shared responsibilities and document review. Make approvals for a suite or planned alteration a specific question, not an assumption.

How can I get a feel for the community before choosing a home?

Begin at Baturyn Park, explore a second public green space and try an errand from the home. Make time for a different time-of-day visit. Check the league for current activities, and plan larger outings to the library or Castle Downs recreation separately.

Baturyn Community League · EPL Castle Downs

Prefer to talk it through? Ask Michael a local question.

Your next steps & sources

Whether Baturyn is your first stop or one of several Castle Downs communities you are comparing, Michael can help connect what you like with the details that need a closer look.

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Research checked **September 13, 2026**. This guide separates historical context from current school, renewal and facility information. Recheck programs, enrolment, schedules and access with the linked organizations.

- City Baturyn neighbourhood profile: historical setting and housing context; undated profile, not a current census.
- City community walking map, printed 2018: historical beginnings, road context and park orientation. Covers several communities; not all its amenities are inside Baturyn.
- City neighbourhood geometry: Baturyn 3030 and adjoining neighbourhoods, checked September 13, 2026. The original boundary outline retains all source positions under uniform local projection.
- City Baturyn renewal: current status and project history; page updated July 23, 2026.
- City named parks and Castle Downs Park: park identity, addresses and nearby recreation.
- EPSB Baturyn directory, Baturyn registration notice and Mary Butterworth directory: 2026-27 grades, programs and address-specific verification.
- St. Charles 2026-27 grade lists, program information and ECSD Northwest Solution, updated April 16, 2026: current school versus future planning.
- Baturyn Community League, programs and membership: use the current pages for arrangements; no fees or swim times are frozen here.
- EPL Castle Downs Branch and ETS planning information: nearby library and current trip tools.

Map: contains information licensed under the Open Government Licence - City of Edmonton. General orientation only; not a survey, school boundary or City endorsement.

Illustration note: AI-created split-level housing illustration - not a photograph of Baturyn or an available listing.

Take the next step with Michael

View current Baturyn homes

Ask Michael a local question

Compare Castle Downs

Explore North Edmonton