SOUTHEAST EDMONTON

Alces



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

Find your place in a growing Alces.

A home in Alces is a chance to shape a new routine: an outdoor break, a comfortable place to gather and a practical connection to the wider southeast. Explore what works for you today, then understand how the surrounding community is taking shape.

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Your first visit

Get to know this corner of southeast Edmonton

Alces belongs to the Decoteau planning area. The City's plan uses the Anthony Henday transportation corridor to the north, Meridian Street at the county boundary to the east, Ellerslie Road to the south and 34 Street to the west.

Begin with the actual address rather than a sales-centre pin. Drive or walk the immediate block, find the normal entrance and see where a usable sidewalk or path takes you. A home close to a neighbourhood edge may have a different daily route from one farther inside.

The City adopted the original Decoteau North plan in 2018 and renamed it Alces in 2022. Its March 2026 consolidation is useful context for a neighbourhood still evolving. Read current plans alongside what you can see on your visit; the two answer different questions.

The setting

A southeast Edmonton neighbourhood between the Anthony Henday corridor and Ellerslie Road, east of 34 Street SW.

The local appeal

Newer-home choices and an outdoor-focused developer vision, with the details best explored one street and one usable path at a time.

Start with your routine

Confirm current school arrangements, everyday destinations and the home's completed features before relying on future plans.

Sources: 1

A short walk or a longer play break

Find an outdoor space you will actually use

The developer's Live in Alces website describes a pump track, basketball courts, shared paths and park spaces. Use that list to choose places to investigate, then confirm which facilities and connections are open for your visit.

Try the journey from a shortlisted home with the equipment or companion you would normally bring. Look at crossings, surfaces, slopes and the return route. For a child using a bike or scooter, the trip to the activity can matter as much as the activity itself.

Keep open public routes separate from active construction and future connections shown on a map. A stormwater pond is drainage infrastructure, not a swimming or skating lake. Follow posted signs and use appropriate paths rather than entering the water or crossing ice.

- [ ] Choose one manageable everyday loop.
- [ ] Check the complete route, not just the nearest green space.
- [ ] Confirm access and current conditions with the responsible operator.

Sources: 2, 3

An important address-level conversation

Plan the school day around current arrangements

A future school site and a school available for your child's next term are different things. Start with the intended year, exact address, grade and program, then ask the division to confirm the placement and transportation arrangements.

EPSB's 2027-2030 capital plan identifies an Alces K-9 future project and discusses Avonmore and Kenilworth as receiving-school sites for the area. Its end-of-2026 site-readiness expectation is not a school-opening date. Do not make a move depend on a planned school being ready for a particular term.

As checked September 15, 2026, Kenilworth's 2026-27 notice says Grade 9 regular classes are full, with an exception for eligible resident students newly moved into its attendance area. Grades 7-9 French Immersion classes are also full. These are program-specific restrictions, not a statement that every program or school is unavailable.

Use EPSB's current finder for public-school research and Edmonton Catholic Schools' locator for Catholic-school research. Ask the selected school about admission and capacity; a nearby school named in a builder brochure is not a confirmed assignment. Work through bus eligibility, pickup arrangements and before- or after-school care separately.

Sources: 4, 5, 6, 7

Getting around

Test the journey beyond the neighbourhood entrance



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

Use 34 Street and Ellerslie Road as orientation points, then test the actual connections you need. Being near a major road does not tell you the time required for your particular trip.

For transit, enter the complete address, destination, day and time in ETS's current trip tools. Check both directions, the walk to the stop and the last useful return service. Confirm any booking requirement; do not assume an On Demand zone in a neighbouring community also covers your Alces address.

For driving, try a normal departure time and include the final approach and parking. If two people travel in different directions, compare both routines. Add a grocery stop or evening activity to the test so the decision reflects your week, not only one quiet-afternoon drive.

Sources: 8, 9, 1

Shopping and services

Make a useful circuit of your everyday stops



AI interior illustration - not an actual Alces home, builder specification or included finish.

The developer identifies retail at 34 Street and Alces Drive and wider shopping destinations including Harvest Hills and South Edmonton Common. Treat these as starting points for checking current operators, not a promise that everything is walkable from every home.

Choose the places you genuinely use: groceries, a pharmacy, appointments, childcare and somewhere to meet a friend. Check the current entrance, opening hours and parking, then combine a couple of stops on your trial trip. This gives you a more useful comparison than a long list of nearby business names.

If a new commercial site matters to your decision, ask which businesses are trading now and which remain proposed or under construction. Keep a simple note for each shortlisted home: destination, practical route and any detail still to confirm. That makes the everyday differences easier to remember.

Sources: 2

Recreation and library time

Explore the established options beyond Alces

The wider southeast gives you additional places to exercise, learn and meet people. The destinations below are outside Alces; check the journey and the activity you want before building them into your routine.

Choose a realistic activity rather than trying to use every facility. A weekly swim, library visit or practice can help you compare homes through something you already enjoy. Check current registration, admission and availability directly with the operator.

The Meadows recreation centre

The City operates The Meadows Community Recreation Centre at 2704 17 Street NW. Its current access notice requires a MoveLearnPlay account for recreation patrons from mid-July 2026; public lobby access remains separate. Check the latest schedule and entry requirements.

Meadows Library

EPL lists its Meadows branch at 2702 17 Street NW, with programs, computers, printing and study space. Pair a visit with a realistic trip from the home, and check hours or room arrangements before setting out.

Ivor Dent Sports Park

The City's park directory places Ivor Dent Sports Park in Charlesworth, outside Alces. Confirm the appropriate entrance and the relevant sport or booking arrangements instead of assuming every field is available for casual use.

Sources: 10, 11, 12

Look beyond the show-home finishes

Choose the layout and ownership style together

Compare the spaces you will use every day: the entrance, kitchen, bedrooms, storage and route to the parking space. A home feels different once everyday belongings and routines are part of the picture.

There is more than one ownership format to investigate. For example, StreetSide markets three-storey fee-simple townhomes in Alces. That is a specific builder offering, not proof that every attached home has the same title, maintenance responsibilities or charges. Check the actual property documents.

Consider the stairs as carefully as the floor area. Walk through carrying groceries, think about work calls and notice where outdoor equipment would go. For any home, compare vehicle fit, visitor parking, yard upkeep and how close neighbouring windows are to the rooms you would use most.

New construction

Separate included specifications from upgrades and display furniture. Ask for written details of appliances, landscaping, fencing, garage work and possession arrangements.

A resale or completed home

Review its condition, completed improvements and remaining obligations. Check condominium or association documents if applicable rather than inferring the ownership structure from its appearance.

Sources: 13

Moving into a developing area

Enjoy the new-home possibilities with a clear plan



AI lifestyle illustration - not an actual Alces property, client move or proof that a development is complete.

A new neighbourhood can offer the opportunity to choose details that suit your life. The most useful comparison includes what you receive at possession and the work still needed around the property.

Make two lists: work included in the purchase and work you will arrange later. Include practical items such as window coverings, storage, outdoor finishing and the condition of access routes. Obtain current written terms rather than relying on what was included in another buyer's home.

Ask for the architectural requirements that apply to the particular lot before planning exterior changes. The Alces developer publishes design guidelines, but a document for one development phase is not automatically the right version for another property. Have the applicable documents and responsibilities explained before making commitments.

- ☐ Identify who completes each outstanding item.
- ☐ Keep written specifications and timing expectations together.
- ☐ Visit the actual lot or completed home, not only the show home.
- ☐ Consider the property with today's surroundings as well as future plans.

Sources: 14

Your field checklist

Leave your Alces visit with a useful shortlist

Bring the same priorities to each home so one impressive room does not overshadow the practical fit. A few consistent notes can make a second visit much more productive.

Tell Michael which daily activities the move should make easier, your timing and the compromises you are comfortable making. Then separate confirmed facts from questions still needing an answer. That gives the next conversation a clear purpose and keeps the comparison focused on you.

- [ ] Walk the entrance-to-kitchen route and test your storage needs.
- [ ] Check parking dimensions and the arrangement for visitors.
- [ ] Try a usable outdoor route from the actual address.
- [ ] Confirm the current school plan and transport for each child.
- [ ] Test your regular trip and one everyday errand.
- [ ] Record included work, ownership charges and documents to review.
- [ ] Note which nearby features are open, under construction or only planned.

The useful questions

01 Where is Alces in Edmonton?

It is in the southeast, in the Decoteau planning area. Use the City's neighbourhood plan and the exact property address to distinguish Alces from neighbouring communities or a particular developer's sales area.

02 Is the planned Alces school available for enrolment?

The cited EPSB capital plan describes a future project, not an operating school or guaranteed opening date. Confirm your current designated school, grade, program and transportation directly with the division.

03 What outdoor amenities should I look for?

The developer describes paths, park spaces, a pump track and basketball facilities. Confirm which are open and how you would reach them from the home; an advertised feature is not an assurance of access from every street.

04 How long would my commute take?

Test your own destination, departure time and travel method. Include neighbourhood access, transfers or parking and the return journey. There is no single reliable travel time for every Alces household.

05 Do all Alces homes have the same fees and maintenance duties?

No single arrangement should be assumed. Confirm the specific title, any condominium or association obligations and the work you would maintain yourself. Compare those details alongside the layout, condition and purchase inclusions.

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: Alces Neighbourhood Structure Plan, March 2026 consolidation

02 Live in Alces: developer amenity information

03 City of Edmonton: boating guidance and stormwater lakes

04 Edmonton Public Schools: final Three-Year Capital Plan 2027-2030

05 École Kenilworth School: 2026-27 enrolment notice

06 Edmonton Public Schools: 2026-27 Find a School

07 Edmonton Catholic Schools: Locate Your School

08 Edmonton Transit Service: current maps, routes and schedules

09 Edmonton Transit Service: journey planning and alerts

10 City of Edmonton: The Meadows Community Recreation Centre

11 Edmonton Public Library: Meadows branch

12 City of Edmonton: neighbourhood and city park directory

13 StreetSide Developments: Alces townhome offering

14 Live in Alces: architectural information

Bring your shortlist. We can build the next step.

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