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EDMONTON, BLOCK BY BLOCK

2026 EDITION



A FREE GUIDE FOR ORCHARDS HOME BUYERS

The Orchards at Ellerslie

Builders, prices, the residents' club, schools, what's coming next, and how to buy new without overpaying.

- Builders and starting prices
- The residents' club and parks
- Schools and what's coming next
- Why to bring your own agent



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EDMONTON, BLOCK BY BLOCK

The Orchards at Ellerslie: your 2026 buyer's guide

Builders, prices, the residents' club, schools, what's coming next, and how to buy new without overpaying.



WHERE

Southeast Edmonton

25 Ave SW to 41 Ave SW (city limits), west of 66 St SW. Ellerslie area.

NEW HOMES FOR SALE

31 listed

$310,000 to $989,900. Middle price $569,900 (MoveNew, from MLS® data, Oct 24, 2026).

SIZE

About 500 acres

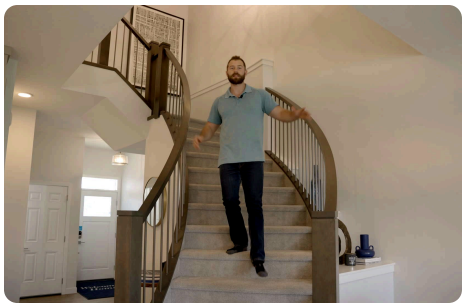
Master-planned by Brookfield Residential. 4,126 residents in the City's 2019 census, and growing.

WHY PEOPLE PICK THE ORCHARDS

- **A flowering tree for every home.** Each home gets a tree that matches its street name (Chokecherry, Hawthorn, Muckleplum…), so spring here is full of blossoms.
- **Your own residents' club.** A clubhouse with programs and events, a hockey rink, tennis courts, a spray park, a toboggan hill, a community garden and a dog park.
- **New-home prices for south Edmonton.** Townhomes, duplexes, laned homes and front-garage homes, from the $390,000s up.
- **Easy to get around.** Close to Anthony Henday Drive and Highway 2, which makes trips toward the airport and Leduc simple.

INSIDE A SHOW HOME I TOURED

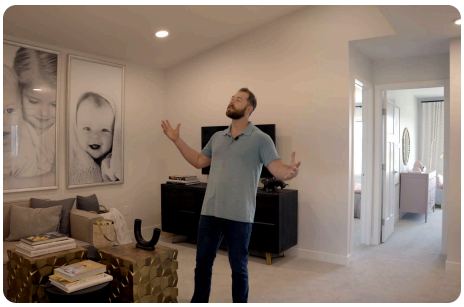
What I'd steal from this show home



A curved staircase you can see from the family room, dining room, kitchen and front door.



Two-tone cabinets with two different textures.



A bonus room with a vaulted ceiling.

1. **Make the staircase the centrepiece.** When it's visible from every main-floor room, the whole floor feels bigger.
2. **Mix your cabinets.** Two colours and two textures look custom without custom pricing.
3. **Look for vaulted ceilings upstairs.** In the bonus room and the main bedroom, they make the upstairs feel open.
4. **Put the bonus room in the middle.** When it separates the main bedroom from the kids' rooms, everyone gets more privacy.
5. **Use the landing as a "catwalk."** A walkway over the stairs into the main bedroom makes it feel like a retreat.

The home in my video is Brookfield Residential's Robson show home, which I toured in July 2023. Brookfield's Orchards page doesn't list the Robson right now, but the Robson 24 is still offered in Edgemont and Chappelle Gardens. In the Orchards, ask me about plans with the same features.

LIFE IN THE ORCHARDS

The Club House and residents' association

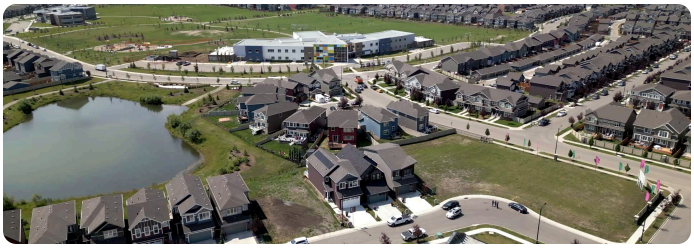
Every resident can use the Club House, with year-round classes, events and programs, rooms you can book, and a daycare on site. Outside, there's a hockey rink and a pleasure rink, tennis and pickleball courts, a spray park, playgrounds, a toboggan hill, lit pathways, a community garden and a dog park.

There's a yearly residents' association fee. Ask me for this year's amount before you buy.

Schools

Two schools are already in the community: **Jan Reimer School** (public, K to 9) and **Divine Mercy Catholic Elementary** (K to 6). High school students go to schools outside the Orchards.

School boundaries change as the area grows. Always check your address on the Edmonton Public Schools and Edmonton Catholic Schools school finders.



New streets, ponds and green space in southeast Edmonton.

WHO'S BUILDING HERE

Compare the builders side by side

Builder	What they build here	Starting prices and show homes
Brookfield Residential Developer of the community	Duplexes, laned homes and front-garage homes. 23 quick move-in homes listed, with possession from now to April 2027.	Duplex from $444,100 · Laned from $450,100 · Front garage from $524,100. Quick move-ins about $455,000 to $607,000. A sales event is on now. The Orchards Presentation Centre is in the community.
Daytona Homes	Townhomes, laned homes and front-garage homes. Move-in-ready townhomes for January and February 2027.	Townhomes from the $390,000s · Laned from the $490,000s · Front garage from the $590,000s. Townhomes at $409,998 including GST. Show home at 2417 Chokecherry Link (open Mon to Thu 2 to 8 p.m., weekends 12 to 5 p.m.).
Excel Homes	Single-family homes, including move-in-ready options.	"Oakley" at $534,900 (winter 2026). "Rosewood" show home at 2358 Hawthorn Run SW, $649,900 (fall 2026).
Homes by Avi	Larger single-family homes.	"Andre" show home at 2364 Chokecherry Close SW: 2,477 sq ft, 4 bedrooms, 3 baths. Price on request.
Akash Homes and **Bedrock Homes**	Also listed as builders in the Orchards.	Ask me for their current homes and pricing.

Prices and hours come from each builder's website and public listings as of October 24 to 26, 2026. They change often, and some prices don't include GST. I'll confirm the latest numbers before you visit.

WHAT'S COMING TO THE AREA

SCHOOLS **A second public K to 9 school, "The Orchards South."** Edmonton Public Schools' 2027 to 2030 capital plan lists it as a top priority, for 950 students. It still needs provincial funding, so there's no opening date yet.

SCHOOLS **A large new Catholic school for Ellerslie and the Meadows** is in planning with Edmonton Catholic Schools, for about 1,810 students at opening.

HOMES **More choice is coming.** The City updated the Orchards land-use plan in January 2026 (Bylaw 21376), changing where homes and commercial sites go. A new 170-unit rental building (Orchards 66) opened in 2026, and Daytona has new townhomes coming soon.

TRANSIT **The Capital Line LRT is heading south.** The extension from Century Park to Ellerslie Road is under way on the southwest side, and the Valley Line to Mill Woods is already running.

BEFORE YOU VISIT A SHOW HOME

Why bring your own agent to a new build?

Show home sales teams are friendly and helpful, but they work for the builder. When you have your own agent, someone is working only for you.

1. **Compare every builder, not just one.** I'll line up the plans, lot sizes, possession dates and real price per square foot across all six builders, plus resale homes in the Orchards.
2. **Negotiate the extras.** Builders run promotions and have room on upgrades, appliances, landscaping and closing help. I'll ask for them so you don't leave money on the table.
3. **Know what you're signing.** New-build contracts are the builder's paperwork. I'll walk you through deposits, deadlines, what's included and what counts as an upgrade.
4. **Pick the right lot.** Backing onto a pond, a walkway or a busy road changes how much you'll enjoy the home and what you'll get when you sell it.
5. **Get every walkthrough covered.** I'll help with your possession walkthrough and your warranty list. Every new home in Alberta comes with a warranty: 1 year for materials and labour, 2 years for systems like plumbing and heating, 5 years for the building envelope and 10 years for the structure.
6. **Think about resale from day one.** I've sold 100+ homes since 2017, so I can tell you which features buyers pay for later.

Important: tell me before your first visit

Many builders only work with your agent if the agent is there, or registered, on your very first visit. Send me a text before you go, and write my name on the sign-in sheet. Ask me how agent fees usually work on new builds, so you know before you visit.

Want a private tour of the Orchards?

I'll set up show home visits with the builders you like, and send you the homes that fit your budget.

Brent Deptuck · Real Broker

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Sources: Brookfield Residential, Daytona Homes, Excel Homes and Homes by Avi websites; MoveNew new-home listings from the CREA DDF® MLS® feed (October 24, 2026); City of Edmonton (Orchards at Ellerslie Neighbourhood Structure Plan, 2019 census); Edmonton Public Schools Three-Year Capital Plan 2027 to 2030; Edmonton Catholic Schools new school projects; Alberta New Home Buyer Protection Act. This guide is general information, not legal or financial advice. Details can change, so please confirm before you make decisions. Brent Deptuck, Real Broker, 3400, 10180 101 St NW, Edmonton, AB T5J 3S4.