

A LOCAL'S GUIDE

2026 EDITION

Edmonton's University Area Neighbourhoods

Windsor Park · Garneau · McKernan · Belgravia · Parkallen · Queen
Alexandra: walkability, LRT access, and top-ranked schools around the
University of Alberta.



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The communities surrounding the University of Alberta form one of Edmonton's most walkable, liveable, and intellectually vibrant corridors. River-valley access, mature tree-lined streets, excellent transit, and some of the province's top-ranked schools make these neighbourhoods among the most sought-after real estate in Western Canada.

The University Area sits on Edmonton's south side, immediately southwest of downtown across the North Saskatchewan River. It clusters around the University of Alberta's main (North) campus and is served by three LRT stations on the Capital Line: University Station, Health Sciences/Jubilee Station, and McKernan/Belgravia Station, all within walking distance of campus.

The neighbourhoods in this guide are all within a 5-20 minute walk or 5-minute bike ride of the U of A's main campus, and are widely considered the most desirable communities in Edmonton for families, academics, healthcare professionals, and students alike. The area is bounded roughly by the North Saskatchewan River to the north, Groat Road to the west, Whyte Avenue (82 Ave) to the south, and 109 Street to the east.



LRT access to campus

Station	Neighbourhoods served	Walk to U of A
University Station	Garneau, Windsor Park	3-8 min walk
Health Sciences / Jubilee Station	Windsor Park, Belgravia	5-10 min walk
McKernan / Belgravia Station	McKernan, Belgravia, Parkallen	12-18 min walk
South Campus Station	Parkallen, Queen Alexandra	15-20 min walk

How to read the school information

Each school is listed by name, level, and boundary or authority. School results are one data point, not the whole picture: schools with larger ESL populations or high proportions of students with special needs often perform differently on provincial tests despite doing exceptional work. Always visit and confirm current details directly.

Alberta's Open Enrolment Policy means you are not required to attend your designated catchment school. Families may apply to any school in the province. Boundary levels determine how enrolment priority is assigned:

Level 1 (Open Boundary): any student may attend; no catchment restriction.

Level 2 (Closed Boundary): priority given to students within the catchment area; out-of-boundary students accepted if space permits.

Level 3 (Closed Boundary / Lottery): oversubscribed school; out-of-boundary students enter a lottery for available seats.

Academic / Charter / Application: requires an application or audition; not boundary-based.



The neighbourhoods

Windsor Park

Edmonton's most prestigious university-area neighbourhood. Windsor Park is a quiet, almost exclusively single-family residential community wrapped on three sides by the North Saskatchewan River valley. It is the undisputed premier address in this part of the city: equal parts academic, medical, and old-money Edmonton.

The neighbourhood is small (fewer than 1,500 residents), with homes ranging from post-war bungalows to river-valley estates. Saskatchewan Drive runs along the northern edge, offering some of Edmonton's most spectacular river-valley views with immediate access to Hawrelak Park, Emily Murphy Park, and 160 km of river-valley trails.

Location: North Saskatchewan River (north/west), 116 Street (east), University Avenue (south) - **Distance to U of A:** 5-8 minute walk; steps from Health Sciences/Jubilee Station - **Walk Score:** 75 - **Bike Score:** 85 - **Community League:** windsor-park.ca

Housing: Older bungalows - Custom infill homes - River-valley estate homes. For current pricing in Windsor Park, visit jodylambertus.ca/communities

Elementary schools	Boundary	Grades
Windsor Park School	Level 2 — Closed	K-6

One of Edmonton's sought-after public elementary schools. Level 2 Closed Boundary. Living within the catchment significantly increases access.

High schools	Boundary	Grades
Old Scona Academic	Academic — application	10-12
Strathcona High School	Level 1 — Open	10-12

Competitive Grade 9 academic application, province-wide.

Garneau

The Garneau is Edmonton's most iconic university-adjacent neighbourhood: bohemian, walkable, historically rich, and full of life. It is directly connected to the U of A's north campus (the campus boundary is the neighbourhood's western edge), making it the single closest community to the university.

Named for Laurent Garneau (1840–1921), a Manitoba Métis homesteader who settled here around 1874, the neighbourhood was established in 1912 and is one of Edmonton's oldest. Streets are dense with a mix of heritage homes, mid-century apartments, and modern infill condos. The Art Deco Garneau Theatre, independent cafés, cycling infrastructure, and a deeply active community league define everyday life here.

Location: Saskatchewan Drive (north), 109 Street (east), Whyte Ave/82 Ave (south), U of A campus (west) - **Distance to U of A:** 3-minute walk / 1-minute bike; University Station is on the campus edge - **Community League:** thegarneaucommunityleague.com

Local favourites: The Sugar Bowl (open since 1943), Remedy Café, High Level Diner, Breadland, Garneau Theatre (Metro Cinema), Rosso Coffee, Red Bike

Housing: Condos (1–3 bed) - Single-family homes (3–5 bed) - Heritage homes & modern infill. For current pricing in Garneau, visit jodylambertus.ca/communities

Elementary schools	Boundary	Grades
Garneau School	—	K–6

**Offers a French Immersion program. Phone: 780-433-1390.*

High schools	Boundary	Grades
Old Scona Academic	Academic — application	10–12
Strathcona High School	Level 1 — Open	10–12

Competitive Grade 9 academic application, province-wide.

McKernan

McKernan is the quietest, most family-oriented community in the immediate U of A corridor. Directly south of the main campus and served by the McKernan/Belgravia LRT Station, it offers predominantly single-family homes on mature, tree-lined streets.

Residents consistently describe it as one of Edmonton's safest and most welcoming communities: a 15-minute walk or 5-minute LRT to campus, and remarkably peaceful. The neighbourhood centres on McKernan, Gowan, and Charles Simmonds parks. Old Strathcona and Whyte Avenue are a short walk south.

Location: South of University Avenue, 111–114 St, roughly 76–82 Ave - **Distance to U of A:** 12–18 min walk; 5-min LRT from McKernan/Belgravia Station - **Community League:** mckernan.ca

Housing: Single-family homes on tree-lined streets. For current pricing in McKernan, visit jodylambertus.ca/communities

Elementary schools	Boundary	Grades
McKernan School	—	K–6
Belgravia School (open-boundary option)	Level 1 — Open	K–6
Mount Pleasant (open-boundary option)	Level 1 — Open	K–6

**Because Alberta has open enrolment, McKernan families frequently access nearby open-boundary schools. Belgravia in particular serves McKernan and is a Level 1 Open Boundary school.*

High schools	Boundary	Grades
Old Scona Academic	Academic — application	10–12
Strathcona High School	Level 1 — Open	10–12
Archbishop MacDonald (Catholic)	Level 1	-

Competitive Grade 9 academic application, province-wide.

Belgravia

Belgravia is one of Edmonton's most exclusive inner-city neighbourhoods, named after the prestigious Belgravia district of 19th-century London. Nestled southwest of the main campus between the U of A's north and south campuses, it offers some of Edmonton's most architecturally distinctive homes on the city's largest lots.

Saskatchewan Drive through Belgravia features breathtaking river-valley escarpment views, and the McKernan/Belgravia LRT station sits on the community's border. Belgravia School serves both McKernan and Parkallen families through its Level 1 open boundary, one of the area's most accessible high-performing schools.

Location: Southwest of U of A main campus; Fox Drive, Saskatchewan Drive, 76 Ave, University Ave - **Distance to U of A:** 8-10 min walk; 4-min walk to McKernan/Belgravia LRT - **Community League:** belgraviaedmonton.ca

Housing: Architecturally distinctive homes on large lots. For current pricing in Belgravia, visit jodylambertus.ca/communities

Elementary schools	Boundary	Grades
Belgravia School	Level 1 — Open	K-6

A sought-after option with a Level 1 Open Boundary, meaning families from McKernan, Parkallen, and surrounding communities can access it without a lottery.

High schools	Boundary	Grades
Old Scona Academic	Academic — application	10-12
Strathcona High School	Level 1 — Open	10-12
Archbishop MacDonald (Catholic)	Level 1	-

Competitive Grade 9 academic application, province-wide.

Parkallen

Parkallen offers the University Area lifestyle in a serene, park-centred setting. A post-war community developed in the late 1940s–50s, it is centred around its park and community school, a layout that produces the family-friendly, car-optional character the neighbourhood is known for.

The South Campus LRT Station is adjacent, and University of Alberta employees receive free LRT access to and from that station. Parkallen is a popular choice for grad students, young faculty, and families who want inner-city convenience.

Location: South of McKernan; roughly 70–76 Ave, 109–116 St - **Distance to U of A:** Adjacent to South Campus LRT; ~15 min walk or 7 min bike to main campus - **Community League:** Parkallen Community League

Housing: Post-war single-family homes. For current pricing in Parkallen, visit jodylambertus.ca/communities

Elementary schools	Boundary	Grades
Parkallen School	—	K–6
Belgravia School (open-boundary option)	Level 1 — Open	K–6
Mount Pleasant (open-boundary option)	Level 1 — Open	K–6

**Belgravia School explicitly serves McKernan and Parkallen families as an open-boundary alternative.*

High schools	Boundary	Grades
Old Scona Academic	Academic — application	10–12
Strathcona High School	Level 1 — Open	10–12
J.H. Picard (Catholic, French Immersion)	Open Boundary	-

Competitive Grade 9 academic application, province-wide.

Queen Alexandra

Queen Alexandra is a prime southwest community adjacent to Whyte Avenue, accessible and community-oriented, with character homes from the 1950s–60s and growing infill. Consistently listed among Edmonton’s top neighbourhoods for walkability, it has the entire Old Strathcona commercial and cultural corridor at its doorstep.

It’s popular with graduate students and young families who want Whyte Avenue energy on a residential street.

Location: Whyte Ave (north), 76 Ave (south), 109 St (east), 114 St (west) - **Distance to U of A:** 7-min bike; 20-min walk; South Campus LRT nearby

Housing: Character homes (1950s–60s) with growing infill. For current pricing in Queen Alexandra, visit jodylambertus.ca/communities

Elementary schools	Boundary	Grades
Queen Alexandra School	—	K–6

**Families can access open-boundary schools including Belgravia or Mount Pleasant.*

High schools	Boundary	Grades
Old Scona Academic	Academic — application	10–12
Strathcona High School	Level 1 — Open	10–12

Competitive Grade 9 academic application, province-wide.

At a glance

Neighbourhood	Character	Walk / bike to campus	Top elementary
Windsor Park	Luxury, river valley, academic	5-8 min walk	Windsor Park School (Level 2 Closed)
Garneau	Bohemian, walkable, students + families	3 min walk / 1 min bike	Garneau School (French Immersion)
Belgravia	Exclusive, large lots, river views	8-10 min walk	Belgravia School (Level 1 Open)
McKernan	Family, quiet, mature	15 min walk / 5 min LRT	Belgravia or Mount Pleasant
Parkallen	Affordable, eco-friendly, families	15 min walk + LRT	Belgravia or Mount Pleasant
Queen Alexandra	Walkable, Whyte Ave access	20 min walk / 7 min bike	Belgravia or Mount Pleasant

Useful links

[EPSB: Find your designated school](#)

[ECSD \(Catholic Schools\): Find a school](#)

[ETS Trip Planner \(LRT + Bus\)](#)

[U of A Campus Map](#)

[River Valley Trails](#)

Schools are listed by name, level, and boundary only. Alberta has open enrolment; confirm your designated school and current boundaries at epsb.ca (public) and ecsd.net (Catholic), as they change annually.

Considering the University area?

If the University area is on your shortlist, a focused conversation can help you compare fit, timing, and trade-offs.

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