

# FAQs

### Will there be any commercial amenities within Weston?

Weston was designed as a quiet residential neighbourhood without commercial development. However, it's prime location within the established community of Edgemont provides residents with easy access to everyday essentials.

### How big will Weston be when completed?

Weston at Edgemont is a 56-acre community that will feature approximately 360 single-family homes when completed.

### Does Weston have a Homeowners Association (HOA)?

Anthem designed this community with no need for an HOA, meaning you won't be paying additional fees for the maintenance of Weston.

### When will Weston be fully developed and completed?

Weston is expected to be fully developed by 2028, with all homes sold and occupied by 2029.

### Who maintains the neighbourhood, including streets, parks and green spaces?

As the community developer, Anthem will maintain all aspects of the neighbourhood until the Final Acceptance Certificates (FAC) are awarded for each stage, typically about two years after each stage is completed; with the exception of snow clearing which is the responsibility of the City of Edmonton. Once FAC's are issued, community maintenance and municipal services are transferred to the City of Edmonton.

### Do homes come with trees and landscaping?

At Weston, homeowners have the flexibility to landscape and personalize their yards according to their preferences and timing, with the guidance from Weston's architectural guidelines. This approach allows buyers to allocate their budgets based on what matters most to them – whether they prefer more comprehensive landscaping or a more modest approach.

For these reasons, landscaping is left to homeowners to complete separately from the home sale. Anthem's architectural guidelines simplify the landscaping process for homeowners while ensuring the community maintains a cohesive and aesthetically pleasing streetscape.

### What options do I have nearby for groceries, shopping and services?

- Esso – 2.3 km | 6 min
- Costco – 6 km | 8 min
- Co-Op – 4.4 km | 8 min
- Save-On-Foods – 6.4 km | 9 min
- Currents of Windermere – 10.8 km | 15 min

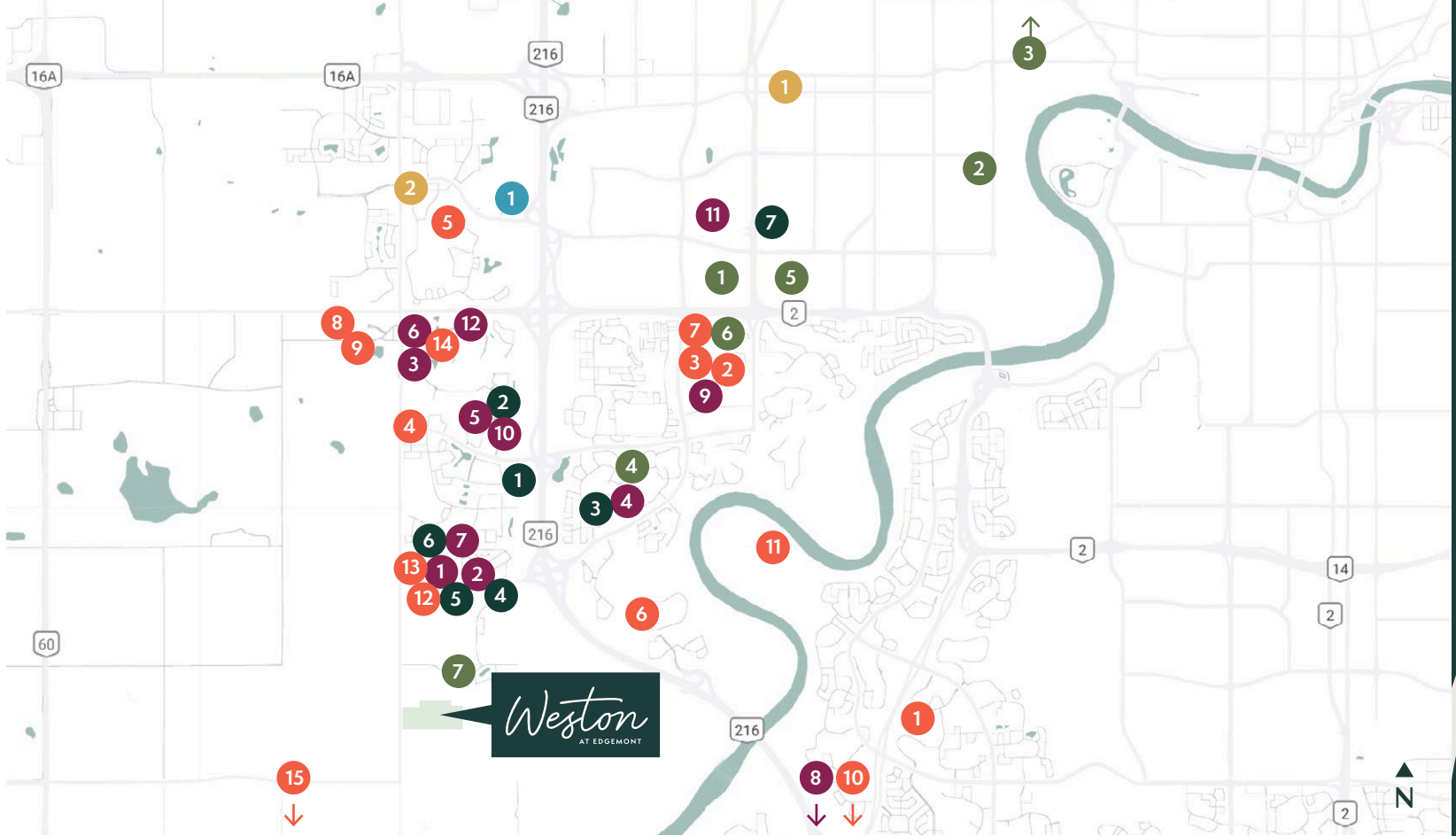
### How close is Weston to other amenities in Edmonton?

- West Edmonton Mall – 11.3 km | 17 min
- Edmonton International Airport – 33.6 km | 25 min
- Downtown Edmonton – 23.4 km | 34 min

### I have another question that wasn't answered here.

#### What should I do?

You can contact us at [edmonton@anthemproperties.com](mailto:edmonton@anthemproperties.com) for any additional questions or concerns you may have.



## AMENITIES

Weston is surrounded by shopping, parks, ponds and trails leading to Wedgewood Creek Ravine, providing everything you need. Residents can also enjoy easy access to 215th Street and the Anthony Henday, making it a breeze to reach Edmonton's best shopping, dining and entertainment at Currents of Windermere, West Edmonton Mall and the River Cree Casino.

#### RETAIL

- 1 Hampton Terrace
- 2 Edgemont Landing
- 3 West Granville Centre
- 4 Co-op
- 5 Save-On-Foods
- 6 Costco
- 7 ESSO
- 8 Currents of Windermere
- 9 The Marketplace at Callingwood
- 10 Hampton Market
- 11 West Edmonton Mall
- 12 Safeway

#### RECREATION

- 1 Booster Juice Recreation Centre Terwillegar
- 2 Callingwood Recreation Centre
- 3 Jamie Platz Family YMCA
- 4 The Grange District Park
- 5 Lewis Estates Golf Course
- 6 Cameron Heights Soccer Field
- 7 Callingwood Twin Arenas
- 8 River Cree Resort and Casino
- 9 River Cree Twin Rinks
- 10 Cineplex Odeon
- 11 Terwillegar Dog Park
- 12 Oxygen Yoga and Fitness
- 13 F45 Training
- 14 Goodlife
- 15 Bunchberry Meadows Conservation Area

#### SCHOOLS

- 1 Thorncliffe School (K-6)
- 2 Parkview School (7-9)
- 3 Ross Sheppard School (10-12)
- 4 Good Shepherd Catholic Elementary
- 5 H.E. Beriault Catholic Junior High School
- 6 St. Oscar Romero Catholic High School
- 7 Future K-9 Public School

#### MEDICAL

- 1 Elixir Medical Centres
- 2 Hamptons Medical Clinic
- 3 Hawkstone Medical Clinic
- 4 Smile Haven Family Dental
- 5 Lotus Dental Wellness
- 6 Edgemont Dental Clinic
- 7 Misericordia Community Hospital

#### TRANSIT

- 1 Lewis Farms Transit Centre

#### EMERGENCY

- 1 Police Station
- 2 Fire Station

This plan is for marketing purposes only and is subject to errors and omissions. January 2025.

# Weston

## AT EDMONT

NATURALLY  
CONNECTED.  
PERFECTLY  
PLACED.

COMMUNITY MAP

- Front Drive Home
- Laned Home
- Townhome
- Walkway
- Development Boundary

