PELLEY-CAN REAL ESTATE

THE PALISADES / NORTHWEST EDMONTON

Cumberland

Pond-side paths, trees and a home that fits.

A pond-side path, a patch of preserved trees and a home that fits the way you live. Get to know Cumberland's residential pockets before you narrow your northwest Edmonton search.



AI-created housing illustration - not a photograph of Cumberland or an available listing.

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RE/MAX River City

Research checked September 13, 2026

A first look at Cumberland

Research reviewed September 13, 2026. Home-search links use Cumberland's existing live inventory; no listing count or availability promise is frozen into this guide.

Three things to explore first

The pond and path setting

Enjoy the open-space setting from the established paths. The water feature is stormwater infrastructure - not a swimming, boating or skating lake.

The green connections

Look for the path entrances and park connections you would actually use. A green strip behind a home and a convenient public entrance are not the same thing.

The property, not just the era

Compare layout, yard, parking and upkeep together. A home's build date is a starting point, not a substitute for its condition and maintenance record.

Cumberland at a Glance

Cumberland belongs to the Palisades area of northwest Edmonton. Its own streets and open spaces are the focus here; neighbouring communities and larger recreation destinations are labelled separately.

A Palisades neighbourhood

Not a synonym for Carlton, Oxford, Hudson or the entire northwest side.

1990s into the early 2000s

The City places the start of development in the 1990s, with most residential building in the early 2000s.

Main road references

153 Avenue, 142 Street, Cumberland Road and 127 Street frame the neighbourhood.

Park-and-path character

A local park, linear connections and a central stormwater pond are useful orientation anchors.

Preserved trees

A natural tree stand south of 150 Avenue offers a different setting from open park space.

Address-specific school planning

Check the current program and attendance requirements - not an old neighbourhood brochure.

On foot

Try the route from the actual front door to a park or path entrance. Check crossings, surfaces, lighting and where the route returns to residential streets.

By transit

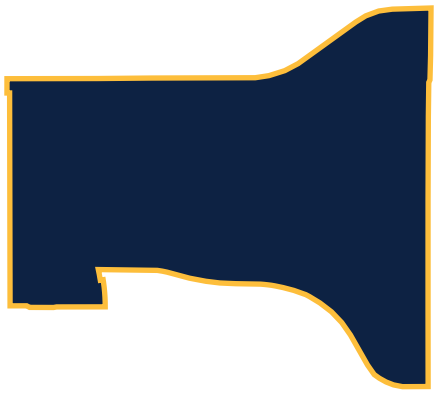
Use ETS trip tools with your departure day and required arrival time. Compare the walk to the stop, any transfers and the return journey instead of relying on a neighbourhood-wide estimate.

By car or bicycle

Test the last few turns to the home, bicycle storage and the connections to roads around the neighbourhood. Different pockets can suit different routes and routines.

Context: City neighbourhood profile. No invented mobility scores, school rankings, current demographic percentages or guaranteed commute times.

Find your bearings



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

Where Cumberland Fits

See how Cumberland's curved southern edge and surrounding streets shape the neighbourhood. Use this City-derived boundary to plan a first visit and compare the places around a shortlisted home.

North is up · City neighbourhood 3150. Boundary only: not a survey, school catchment, route planner or map of homes for sale. No amenities or pond shapes are plotted without their own geometry.
Contains information licensed under the Open Government Licence - City of Edmonton. City boundary dataset · Licence.

North · 153 Avenue

Carlton and Oxford adjoin the north. Crossing this road changes the neighbourhood; compare the route and amenities rather than assuming they are identical.

East · 127 Street

Baranow is across the eastern boundary. Check the crossing or vehicle connection you would use for destinations on that side.

South ·Cumberland Road

Hudson and parts of Pembina meet the curved southern edge. Park and school addresses along the road deserve an address-level look.

West · 142 Street side

Rampart Industrial adjoins the west. During a home visit, compare the actual view, traffic and surroundings instead of treating every neighbourhood edge the same.

City geometry acquired September 13, 2026. Neighbour relationships checked from shared boundary segments, with all Cumberland source vertices retained and a uniform north-up projection.

Parks & a first visit

A Neighbourhood Best Understood Between Showings

Leave a little time to explore the area between properties. A view toward open space, the route to school and the way a home connects to a local park can change how the same floor plan feels.

One visit might focus on an evening walk. Another might test the morning drive, the garage or the stop you would use in winter. You are looking for a workable routine, not checking every amenity off a list.

The City's community walking map is helpful background, but it was printed in 2013. Use it to orient yourself - not as current proof of a bus stop, school assignment, business or scheduled event.

City Cumberland/Oxford walking map · Current walking-map collection

A simple Cumberland visit

Begin at a public path entrance

Explore a comfortable section of the route and notice how it links to the surrounding streets. Stay on marked paths and away from the pond's edge.

See a park at an ordinary time

Observe the activity, access and feel of the space you would use most. A quick drive past cannot show how it fits a routine.

Return to the candidate home

Check the entrance, parking, outdoor storage and actual view. Then compare a second property that solves your needs in a different way.

Pond-Side Paths, Trees and Park Time

Open space can mean a view, somewhere to play or a route you enjoy using. Compare which version matters most to you - and how the particular home connects to it.

The Central Pond

The pond and surrounding path setting are part of Cumberland's open-space character. Enjoy the outlook from established routes; do not confuse a water view with private access to the shore.

City stormwater-lake information

The Preserved Tree Stand

The City profile identifies preserved trees south of 150 Avenue; the community walking map calls the area Cumberland Natural Area. Visit respectfully on the established paths and notice its relationship to nearby homes.

Historical walking-map reference

Cumberland Park and Local Links

Use the park as one reference point, then follow the public connections that fit your visit. Check entrances and current conditions on site; this guide does not promise a continuous accessible route from every home.

City park locations

The pond is working infrastructure. EPCOR says stormwater facilities are unsafe for swimming, boating, skating or walking on the ice. Stay on marked paths, keep children and pets back from the water and follow posted signs. For recreation on the water or ice, choose a designated facility.

EPCOR's current stormwater safety guidance

Build your everyday routine

Build Your Cumberland Routine

Start with the places below, then add the groceries, health services and activities you use. The useful question is how each candidate home connects to your week.

In Cumberland

Cumberland Park

The City lists Cumberland Park at 14804 129 Street. It is a useful local meeting point for a first neighbourhood visit and a reference when comparing a home's access to open space.

City park directory

Local community connection

Cumberland/Oxford Community League

Use the league's current channels to ask about activities, volunteering and membership. Program names in an older walking map are not a guarantee of current schedules or available spaces.

Community league website · EFCL league entry

Along Cumberland Road

Hudson Park

The City directory lists Hudson Park at 13801 Cumberland Road under both Cumberland and Hudson. Treat it as a shared-edge destination, then check the entrance and route that work for the home you are considering.

City location reference

Nearby · Beaumaris

Castle Downs Library

EPL's Castle Downs branch is outside Cumberland, at 106 Lakeside Landing,15379 Castle Downs Road. Check its current hours, events and services, then compare the trip from your address.

EPL branch information

Nearby · Dunluce

Castle Downs Recreation

Castle Downs Park offers a larger recreation setting outside Cumberland, with City-listed playground, spray park, skatepark and sports spaces, plus the arenas and YMCA setting. Check seasonal operation and program details with the operator.

City park and facility information

Your own essential stops

Shops, Care and Errands

Add your actual grocery store, pharmacy, childcare and appointments to the comparison. Verify services, availability and the route before treating a nearby business as a solution to a specific need.

An address-specific planning prompt - not an unverified tenant or service directory.

Schools: check the exact fit

Confirm the School Plan for Your Address

School information should make a move clearer, not create a placement promise. Use the current year, the exact property address and the program your child needs.

Public · Kindergarten-Grade 9

Hilwie Hamdon School

At 13815 Cumberland Road, Hilwie Hamdon describes itself as a school for the Hudson and Cumberland communities. Its EPSB 2026-27 directory lists Regular and Interactions programs; confirm the appropriate grade, program and eligibility directly.

Language-program detail: the directory describes French as a Second Language in Grades 4-9, not French Immersion. If immersion is what you want, use EPSB's program and address lookup rather than assuming these are interchangeable.

Current EPSB school information · School registration information

Catholic and other program choices

Find the Right School, Then Confirm

Edmonton Catholic Schools directs families to its School Finder using their home address and desired program. This guide does not assign one Catholic school to every Cumberland address or copy a neighbouring community's catchment.

Ask about the whole plan: the current grade and program, attendance eligibility, available space, registration and transportation. Check high-school planning separately if it is relevant to your move.

ECSD school-location tool · Current ECSD registration guidance

A map is a starting point. School programs, capacity and admission arrangements can change. Obtain direct confirmation before making a property decision that depends on a particular placement or transportation arrangement.

The story & the home

One of the Palisades Communities

Cumberland's name refers to Cumberland House, an early inland trading post. It follows the Palisades area's naming theme of forts and posts rather than the European-castle theme used in nearby Castle Downs.

The neighbourhood's shift from agricultural land to residential streets is useful context for a home search. Its homes have their own maintenance histories; "newer than Castle Downs" is not the same as "new construction."

A growing routine

From the home to the wider area

Once a shortlist is taking shape, compare one location beyond Cumberland as well. That makes it easier to tell which features you genuinely value and which are simply familiar from the first few listings you saw.

City historical profile

Look at How the Home Will Work

A detached-home-oriented neighbourhood can still offer very different living arrangements. Compare the layout and lot first, then verify the ownership, condition and costs of the actual listing.

Detached-home search

The Floor Plan You Will Live In

Think beyond bedroom totals. Compare stairs, laundry, entrances, work space and the relationship between the kitchen, living area and yard. Measure the furniture or equipment that will have to fit.

Look at the usable space rather than relying solely on a total square-footage number.

Lot and outdoor setting

The View Is Only Part of It

A path-side or open-space outlook may appeal, but check the actual lot boundary, fencing, drainage, exposure and privacy. Compare the view with the outdoor space you would maintain.

Ask about restrictions and responsibilities that apply to the property; a listing photo does not establish access rights to adjacent land.

Maintenance and changes

Check the Work Behind the Finish

Ask about major equipment, roof and window history, lower-level development and later renovations. Compare receipts, permits or other available records with what you can see.

Use an appropriate inspection and professional review for questions that a showing cannot resolve. Build date alone is not a condition report.

Other options on your shortlist

Confirm the Ownership Model

If an attached or condominium listing appears in your search, establish its tenure and responsibilities rather than assuming it works like a detached home. Availability and property types change over time.

For condominium ownership, arrange suitable document review and compare fees, reserve information, planned work, insurance, parking, storage and rules - not just the purchase price.

No claim that every housing type is currently available, every detached home has identical tenure, or historical housing percentages remain current.

Your viewing checklist

Your Cumberland Viewing Checklist

Make the notes while the home is fresh in your mind. Use the same priorities at the next showing so a favourite feature does not crowd out something essential.

Walk the everyday route indoors

Check the flow from the front door or garage to the kitchen, bedrooms, laundry and yard. Consider stairs, storage and whether the layout works without a major change.

Separate the lot from the outlook

Confirm boundaries, fences and the public path entrance. Understand what belongs to the property and what is adjacent open space, rather than assuming a view brings extra land or access.

Ask about the major systems

Compare roof, windows, furnace, water heating and other equipment with the maintenance record. Identify the questions to investigate through an inspection or a specialist.

Check renovations and lower-level space

Ask what was added or changed and which records are available. Confirm the intended use and appropriate approvals instead of treating a finished room as proof of compliance.

Try parking and storage

Look at the actual garage, driveway or stall, including access, dimensions and storage needs. Consider bicycles, seasonal equipment and visitor arrangements.

Review the total ownership picture

Clarify tenure, maintenance responsibilities and the documents needed for review. Consider the costs of the actual property rather than applying a generic neighbourhood estimate.

Verify the school and travel plan

Use the property address, current year and requested program. Test the usual work trip, school route or transit journey at a realistic time.

Compare one alternative location

Try a similar home in nearby Carlton or a different northwest pocket. Keep your essential criteria consistent so you can see which trade-offs matter.

A practical real-estate discussion checklist - not legal, financial, engineering or inspection advice. Use qualified professionals for the specific property and transaction.

Local questions, clearer answers

Common Cumberland Questions

Is Cumberland part of Castle Downs?

The City places Cumberland in the Palisades plan area of northwest Edmonton. Castle Downs is a nearby area, but the names are not interchangeable. This guide uses the actual Cumberland boundary to keep local and nearby amenities distinct.

Can you swim or skate on Cumberland's pond?

No. The water feature is a stormwater facility. EPCOR advises against recreation on the water or ice, including swimming, boating and skating. Enjoy the setting from marked paths, stay back from the edge and follow posted signs.

Which public school should I start with?

Hilwie Hamdon is a K-9 school on Cumberland Road describing its community as Hudson and Cumberland. Its current directory is a useful starting point, but confirm the address, program, grade and registration requirements directly. Do not rely on the 2013 walking map's older school information.

Does French as a Second Language mean French Immersion?

No. Hilwie Hamdon's directory lists French as a Second Language in Grades 4-9; that is not a French Immersion designation. If immersion or another specialized program is a priority, confirm the current offering and attendance requirements through the school authority.

Are all Cumberland homes from the same building period?

No guide can establish the age or condition of every current listing. Check the build date, updates and records of each property. The area's broad development history is context, not evidence that a home is newly built or free of upcoming maintenance.

Where can I see current homes and compare the area?

Open the current Cumberland home search, then compare Carlton or the broader north Edmonton search if another location might fit. Listing availability and details need confirmation at the time of your search.

Next steps & research notes

Build a Focused Cumberland Shortlist

Tell Michael what you need from the home and what you want from the neighbourhood. The next step is a useful comparison, not an endless stream of listings.

Let's Find the Cumberland Home That Fits

Bring the must-haves, the nice-to-haves and the questions you are still working through. Michael can help you compare homes with the neighbourhood and the full ownership picture in mind.

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Research reviewed September 13, 2026. Original home-search guidance is combined with the official sources below. Recheck current programs, conditions, registrations and property details before acting.

- City Cumberland Neighbourhood Profile - development and name context, major-road references and open-space description. Historical housing percentages are not reused as current statistics.
- City neighbourhood boundary dataset - actual Cumberland boundary acquired September 13, 2026; all vertices retained, uniform north-up projection.
- Cumberland/Oxford walking map - a 2013 orientation and local-history reference, not current school, transit, business or event information.
- City park directory · City stormwater lakes · EPCOR pond safety - locations and infrastructure distinctions, subject to current posted conditions.
- EPSB Hilwie Hamdon · school website · ECSD school finder - current program and address-level starting points, not guaranteed placement.
- Cumberland/Oxford Community League · EFCL entry - current community contact channels; no dated membership benefits or events promised.
- Castle Downs EPL · Castle Downs Park · ETS trip tools - nearby amenities and practical journey planning, without fixed commute times.

Illustrations: an original sourced City-boundary outline and an AI-created cover housing illustration, not a photograph of Cumberland or an available listing. Contains information licensed under the Open Government Licence - City of Edmonton. No City, school, league or utility endorsement implied.

Useful links to keep with you

Use these clickable references to check the latest details and explore the original destinations. School placement, services, listing availability and planning status can change.

01. Current Cumberland homes - native listing search

02. Talk to Michael

03. ETS trip tools

04. City neighbourhood profile

05. City Cumberland/Oxford walking map

06. Current walking-map collection

07. City park directory

08. Community league website

09. EFCL league entry

10. EPL branch information

11. City park and facility information

12. Current EPSB school information

13. School registration information

14. ECSD school-location tool

15. Current ECSD registration guidance

16. City boundary dataset

17. Licence

18. City stormwater-lake information

19. EPCOR's current stormwater safety guidance

20. Carlton

21. north Edmonton search

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