PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Holyrood

A buyer's guide to daily life, homes and location.

Local orientation, places to explore and practical questions for your next viewing.



AI-generated housing illustration - not an actual Holyrood property or location.

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Print edition September 27, 2026

RE/MAX River City

Explore Holyrood

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Use this guide to plan a visit, compare the homes you see and keep track of the questions that matter to your move. Confirm changing details directly with the linked municipal, school and service providers.

Open the live Holyrood community page and current listings

A familiar neighbourhood feel. Your next chapter.

Explore Holyrood's established streets, central park setting and Valley Line connection. Use this guide to plan a useful first visit, compare the homes thoughtfully and see how the neighbourhood fits an ordinary week - not just a sunny showing.

Walk the interior streets

Look beyond the main roads to the routes and outdoor spaces around the home.

Try the transit connection

Holyrood Stop is at 85 Street and 93 Avenue; test the walk and your actual journey.

Compare the complete property

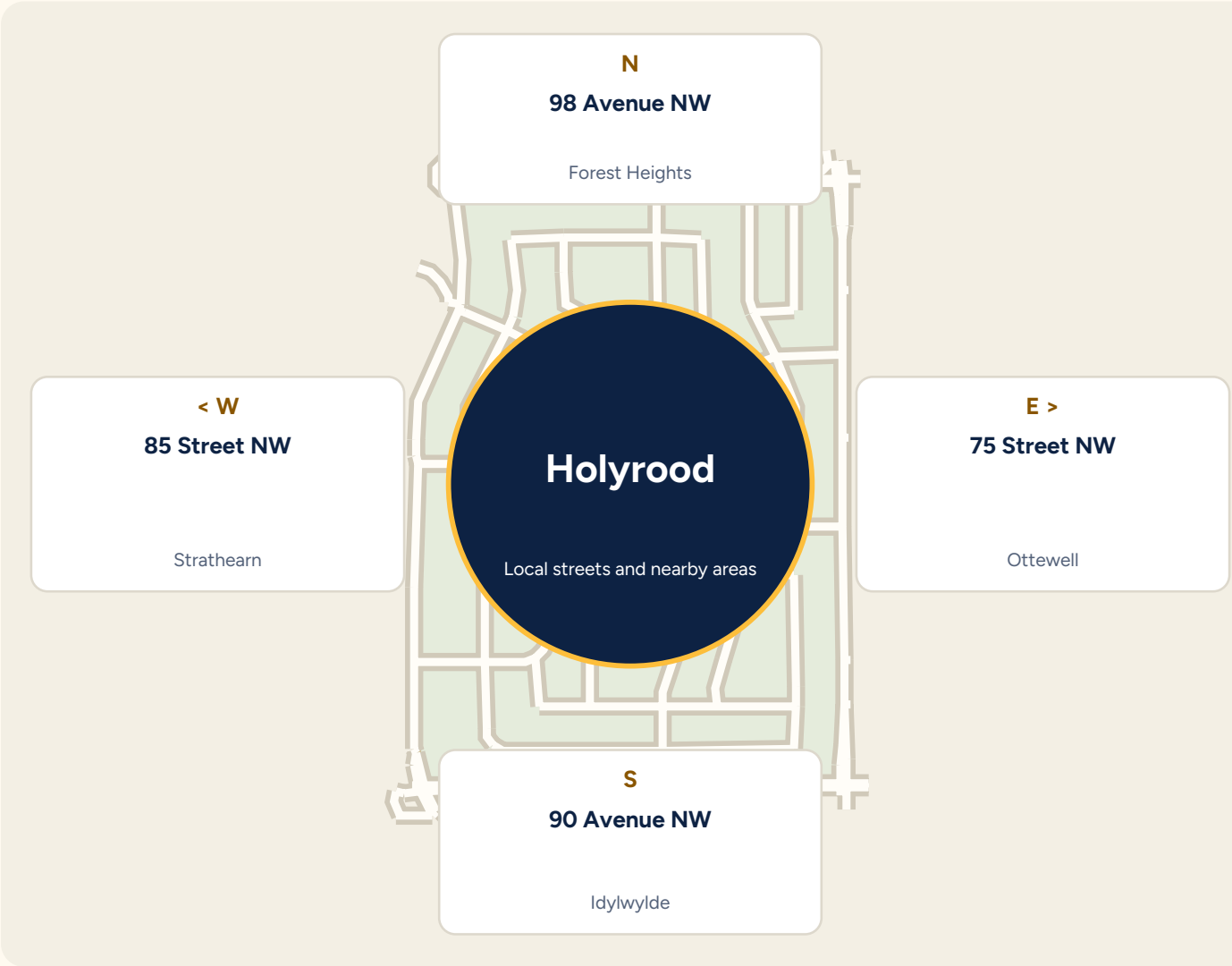
Balance layout and location with condition, past work and ongoing responsibilities.

Get to know the streets between the main roads.

The City's neighbourhood description traces much of Holyrood's development to the 1950s. It describes tree-lined interior streets, a modified grid and landscaped street islands, with the school and community hall near the centre. Use that context to plan a walk, then assess today's conditions yourself.

Get to know the streets between the main roads.

Get your bearings in Holyrood



North is up. Pale green is the neighbourhood boundary, not parkland. Cards and centre badge are orientation overlays, not pins. City roads retrieved September 26, 2026; boundary snapshot September 22. Simplified geometry - not a survey, school catchment or navigation map. Open Government Licence - Edmonton .

Make the centre of the neighbourhood part of your visit.



AI lifestyle illustration · not a photograph of Holyrood or an available listing

Make the shortlist specific

Choose two or three homes and walk the surrounding blocks. Notice crossings, driveway access and the difference between a quieter interior location and a home near a busier road. The best fit depends on your own routines and preferences.

Look at the next chapter too

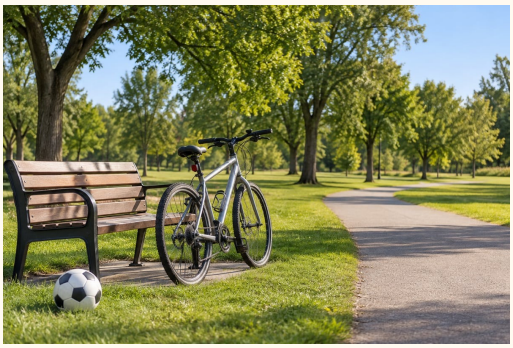
Check immediate surroundings and any visible construction during your visit. If future development matters, verify the relevant proposal and approval status directly rather than assuming an empty site or an older building will remain unchanged.

City of Edmonton: Holyrood neighbourhood description . Historical context is not a current housing count or development forecast.

OUTDOORS & LOCAL LIFE

Make the centre of the neighbourhood part of your visit.

The City's Holyrood map identifies Holyrood Park and the school grounds near the neighbourhood centre. Instead of simply measuring the distance on a listing, walk the route from the home and see whether it fits the way you would use outdoor space.



AI lifestyle illustration · not a photograph of Holyrood or an available listing

Walk there and back

Notice crossing points, surfaces, shade, seating and visibility. School grounds, sports areas and facilities can have different access rules. Respect posted signs and check current programming before treating a facility as available for your intended activity.

Match the program to the address and the year.



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Check the community calendar

Holyrood Community League is a local contact for neighbourhood activities and ways to get involved. Ask about current offerings and membership requirements. Event dates, registration and seasonal programs should be checked directly rather than carried forward from older notices.

City: Holyrood reference map · Holyrood Community League . The map is a historical orientation resource; no old demographic figures or program schedules are used here.

SCHOOLS & PLANNING

Match the program to the address and the year.



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Holyrood School is at 7920 94 Avenue NW. Its 2026-27 registration page says French Immersion Kindergarten is full and directs families to contact the office about limited Grades 1-6 space. Do not assume that living nearby guarantees a place in a chosen program.

Confirm the actual arrangement

Use the division's address finder and ask directly about the relevant grade, program and move date. Confirm where the student would attend now and what the next school transition could involve. A neighbourhood school name does not resolve every placement question.

Try the journey you would repeat.

Include care and transportation

Check childcare and before-and-after-school availability separately from school registration. Ask about transportation where needed. Catholic education uses its own division resources and requirements, which should be confirmed independently.

Holyrood School: registration update · Public Schools address finder · Catholic Schools directory . School notice rechecked September 26, 2026; capacity may change.

Try the journey you would repeat.

Holyrood Stop, at 85 Street and 93 Avenue, is on Valley Line Southeast. The City confirms that the southeast line is in passenger service; that should not be confused with the separate Valley Line West construction project.



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Walk to the correct platform

Try the route from the property, including crossings and the return journey. Pay attention to signs and signals around the tracks. Check current ETS service information and alerts rather than relying on a fixed travel time or assuming both directions use the same approach.



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Build a realistic errand loop

Add your grocery shop, pharmacy or other regular service to the property visit. Compare parking, access and the trip home. If transit is part of your plan, include transfers and the hours you actually travel - not just the closest stop on a map.

City: Holyrood Stop and crossing safety · Valley Line Southeast · ETS service alerts . No frequency or commute-time guarantee is implied.

HOME COMPARISON

Find the layout. Understand the work behind it.

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In an established neighbourhood, homes can differ substantially in how they have been maintained, expanded or updated. Compare usable living space and condition alongside location. A fresh kitchen or new paint is only one part of the property's story.



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Check improvements and remaining work

Ask for available records of additions and major upgrades. Discuss inspection needs with a qualified inspector, including building systems, roof, drainage and foundation. Identify what requires attention now and what belongs in a longer-term plan.



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Think beyond bedroom count

Try the storage, stairs, parking and outdoor layout against your everyday needs. If a suite, future renovation or alternate use is important, verify permissions and suitability before relying on it. For any condominium property, review the relevant documents and ongoing obligations separately.

Michael can help you compare homes and organize questions for your inspector, lawyer or other qualified advisor. This guide does not certify condition, permitted use, investment returns or future property value.

TAKE THIS ON YOUR VISIT

Your Holyrood shortlist checklist

- Walk the interior streets and the route to local outdoor space.
- Try the Holyrood Stop approach and the return journey if transit matters.
- Confirm current school program placement, care and transportation.
- Compare parking, stairs, storage and usable outdoor space.
- Review available improvement records and appropriate inspections.

Questions worth asking before an offer.

- Check property-specific permissions before relying on a renovation or suite plan.

Questions worth asking before an offer.

Does Holyrood have a Valley Line stop?

Yes. The City identifies Holyrood Stop at 85 Street and 93 Avenue on Valley Line Southeast. Check current service and the route from your particular home before planning around it.

Does living nearby guarantee French Immersion admission?

No. Holyrood School's current notice says French Immersion Kindergarten is full. Confirm the relevant grade and program directly with the school rather than relying on proximity.

Are all homes here original 1950s bungalows?

No assumption should be made about a specific property. The City's profile describes the neighbourhood's historical development; individual homes may have different ages, layouts and renovation histories.

Can I read this guide without registering?

Yes. This community guide is free to read. You can browse the listings on the community webpage or contact Michael when you want help comparing your options.

Your next steps

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Keep your notes from Holyrood and compare each property against the same priorities. Michael can help you review current listings, comparable sales and the questions to take into a showing.

Bring these notes to your conversation

- The addresses or areas you want to compare
- Your timing and comfortable ownership budget
- The journeys, rooms and outdoor space you need
- Questions about condition, documents, fees or maintenance

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View the Holyrood webpage and available homes

About this print edition

Adapted from the published community guide on September 27, 2026. Existing source-check dates and image credits are retained; this export is not a new verification of every source. Information, availability, admission rules, fees, routes and access can change. Confirm the details for your specific property and moving date. Illustrations are identified in their captions; they are not current listings.