PELLEY-CAN REAL ESTATE

NORTH EDMONTON / COMMUNITY GUIDE

Griesbach

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

Military history, four lakes, connected pathways and a wide housing mix give Griesbach real character.



Patricia Lake and Bailey Bridge: AI-created editorial illustration, not a documentary photograph.

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Research checked September 13, 2026

RE/MAX River City

Start with the neighbourhood

Start With the Lifestyle, Then Compare the Property

Griesbach occupies the former Canadian Forces Base lands between 153 Avenue, 97 Street, 137 Avenue and Castle Downs Road. Buyers can compare new construction, established resale homes, townhomes, condos and rentals within a neighbourhood shaped by parks, commemorative landmarks and mixed-use service areas.

Griesbach at a glance

Mobility estimates

A quick look at getting around Griesbach.

31
Walk Score
Connected parks and pathways

57
Transit Score
Nearby transit connections

24
Bike Score
Local paths support recreation

Community facts

Features that shape the neighbourhood's daily appeal.

4
Lakes
Landscape and stormwater features

5+ km
Walking paths
Internal recreation network

K-9
Public school
Community learning close to home

Mobility figures: Walk Score, checked September 13, 2026. These neighbourhood estimates vary by address and do not measure the full recreational value of local paths. Community facts: Village at Griesbach and Edmonton Public Schools.

Inside this guide

Paths and parks · Daily amenities · Community orientation · Military history · Home types · Viewing checklist · Five local questions · Sources and image credits

A neighbourhood that invites you out

A Neighbourhood That Invites You Outside

More than five kilometres of paths connect lakes, parks, playgrounds, the community school and local service clusters - giving Griesbach plenty of appealing reasons to walk.

• **Easy recreational loops:** combine lakeside paths, Central Hill Park and memorial spaces into walks of different lengths.

• **Useful local trips:** some homes sit within a comfortable walk of school, a playground, coffee or neighbourhood services.

• **Make it personal:** explore the route from a favourite home to the park, school, coffee stop or lake you would enjoy most.



Griesbach Central Park. Tracklan2, September 4, 2023; CC0.



Edmonton skyline from Griesbach. Bulliver / Darren Kirby, November 24, 2012; CC BY-SA 3.0.

Coffee, services & shopping

What's Nearby?

Local commercial clusters bring cafés, food and everyday services into the community, with even more shopping, recreation and public amenities close by.



Edmonton cafe illustration: Iconoclast Koffiehuis, not a Griesbach business. Redd Angelo, 2015; CC0.

Cafés and food

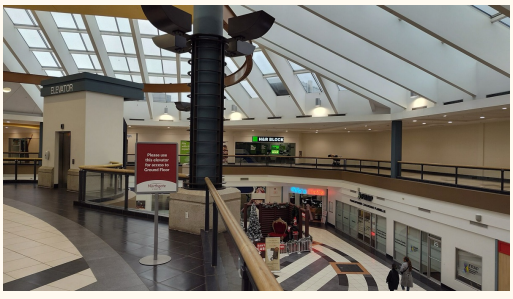
Village Centre, Jewel of Griesbach and nearby commercial areas bring coffee, casual dining, takeout and dessert choices close to home.



AI-created health-and-wellness illustration; not a specific local clinic or provider.

Health and services

Local amenities include pharmacies, medical and dental care, physiotherapy, childcare, after-school care, pet services and personal services.



Nearby Northgate Centre, outside Griesbach. CnekYT, November 18, 2025; CC BY-SA 4.0.

Groceries and shopping

Griesbach Village includes a drugstore, with full-service grocery and shopping choices around Northgate, North Town, Namao and Castle Downs.

School, recreation & connections



AI-created school-day illustration; not Major-General Griesbach School or actual pupils.

Community school

Major-General Griesbach School offers public K-9 programming inside the community. Confirm attendance-area eligibility and current registration options for the home you are considering.



AI-created family-library illustration; not an identifiable library branch.

Library and recreation

Nearby highlights include the Castle Downs EPL branch, Castle Downs Park, spray park, arenas and YMCA, plus Londonderry Fitness and Leisure Centre.



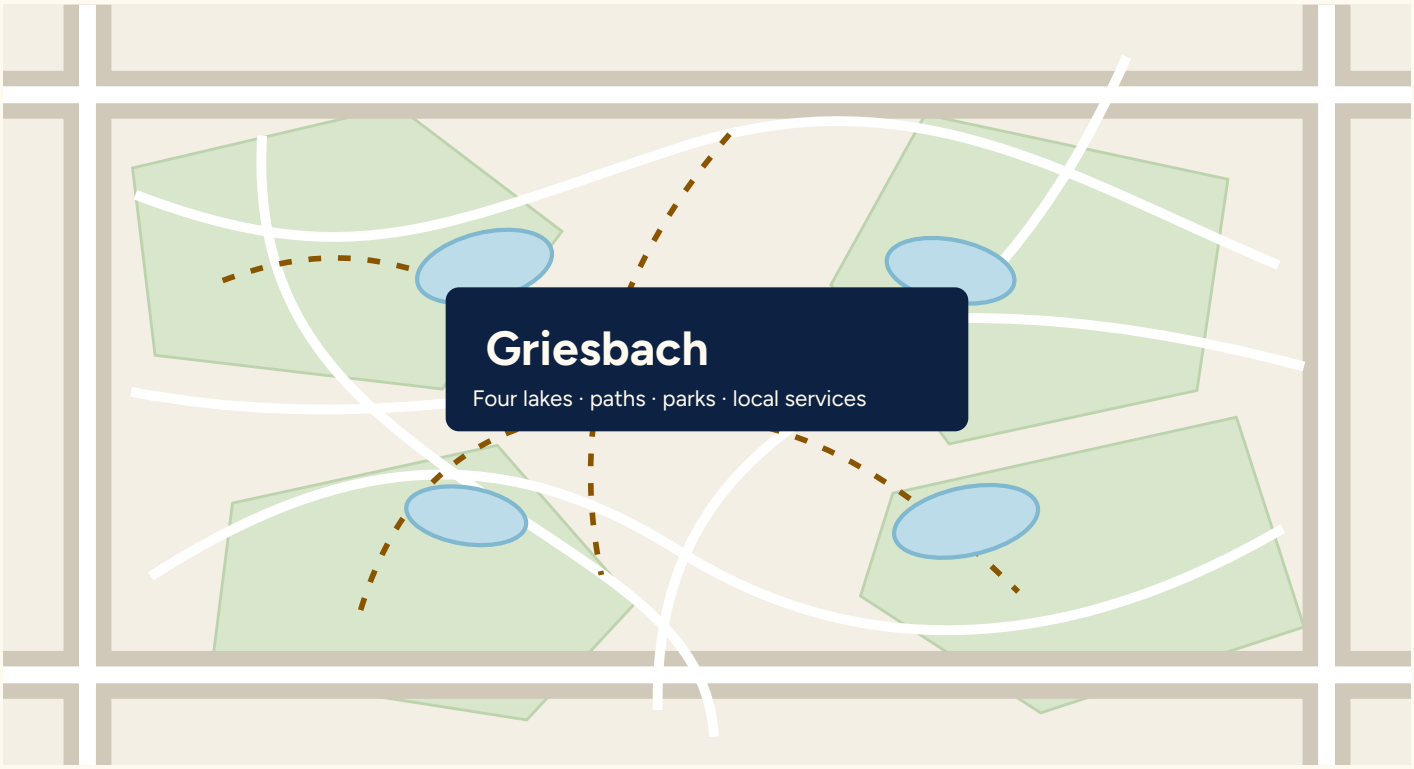
Nearby Castle Downs Transit Centre, outside Griesbach. Kiyoteru Awaji, October 18, 2023; CC BY 4.0.

Transit and driving

Northgate and Castle Downs transit centres serve the wider area, while 97 Street, 137 Avenue, 153 Avenue and Castle Downs Road provide direct connections across north Edmonton.

Current amenity directory: Griesbach Community League. Nearby public facilities: Castle Downs Library and Castle Downs Park.

Find your bearings



Schematic orientation only - not to scale. Interior road, park and lake shapes are illustrative, not exact locations or a survey.

153 Avenue · Beaumaris

North toward Beaumaris Lake and Castle Downs Town Centre

97 Street · Evansdale & Northmount

East toward Northgate, North Town and established north-side communities

137 Avenue · Rosslyn

South toward Rosslyn and direct routes into central Edmonton

Castle Downs Road · Carlisle & Caernarvon

West toward Castle Downs recreation, services and neighbourhoods

Explore the Community Your Way

- Start with the café, shop or service cluster you would enjoy most.
- Discover a favourite route to school, parks and nearby transit.
- Follow the most direct connection to work and everyday destinations.
- Look for a park, path, boulevard or lake-facing setting that feels special.
- Experience the community in different seasons and at different times of day.

Parks, lakes & places to pause

A Neighbourhood Designed Around Places to Explore

Griesbach's four lakes, paths and memorial spaces create distinctive places to walk, gather, play and connect with the community's military story.

Central Hill Park

Elevated paths, open views and a natural starting point for a neighbourhood walking loop.

Patricia Lake and Bailey Bridge

Water, pathways and one of Griesbach's most recognizable community features.

Roundel Lake and Ad Astra

A landscaped park setting with an aviation-themed commemorative landmark.

Bedford Basin and Navy Plaza

Naval commemoration, landscaped water and pathways create a memorable neighbourhood destination.

Maple Leaf Pond

Lakeside paths and a covered pergola add another place to pause and enjoy the water.

Sanctuary Wood and Flanders Field

A peaceful green setting and commemorative elements that reinforce the community's military story.

Choose a place to begin your first visit

Favourite park or landmark: _____

A path or nearby block to explore: _____

A community shaped by its story



William Antrobus Griesbach, August 23, 1940. Griesbach Lodge Historical Register; public domain in Canada.

A Community Shaped by Its Story

The neighbourhood occupies the former CFB Edmonton Griesbach Barracks site. Canada Lands acquired the property in 2003, and the redevelopment has retained military references through street names, statues, bridges, monuments and public spaces.

Major-General William Antrobus Griesbach was a soldier, lawyer, Member of Parliament, senator and Edmonton's youngest mayor. His name and the community's former military role explain why the area's landmarks are unusually central to its identity.

2003

A new chapter for former military lands

Canada Lands acquired the property in 2003. Military references remain part of the community through its names, landmarks and public spaces.

Read the community story

Village at Griesbach - Our Story and City neighbourhood plan provide useful background for the neighbourhood you see today.

Compare new construction & resale

New Build, Resale or Attached Living?

Griesbach offers detached homes, duplexes, row housing, townhomes, condos and apartment-style residences across multiple phases and streetscapes.



AI-created new-build streetscape; not a property listing. Adapted from Kurayba references under CC BY-SA 2.0.



Griesbach streetscape, 2012. Kurayba, Suburban Street; CC BY-SA 2.0.

New construction

Offers contemporary plans, warranty coverage and the excitement of selecting finishes.

- Coordinate possession timing and included finishes.
- Plan landscaping, fencing, window coverings and appliances.
- Explore grading, drainage, warranty coverage and the surrounding streetscape.

Established resale

Brings completed landscaping, established streetscapes and move-in-ready possibilities.

- Celebrate completed upgrades and outdoor spaces.
- Review the home's systems, permits and improvement history.
- Compare finished features with the plans you would make your own.

A different balance of space & upkeep



Row housing in Blatchford, not Griesbach. Matthew Boonstra, January 24, 2021; CC BY-SA 4.0.

Townhome or condo

Creates attractive options for lower exterior upkeep and a different price-and-space balance.

- Discover the amenities and services included in the fees.
- Review bylaws, minutes, insurance and reserve-fund documents.
- Explore parking, pet, rental and outdoor-space options.

Shortlist the Right Part of Griesbach

Michael can help compare home type, block position, park access, nearby amenities and community fit using the same practical ideas in this guide.

What would make this home type work for you?

Fees and included services: _____

Parking, pets and outdoor space: _____

Documents or questions to review: _____

Make every showing more useful

Make Every Griesbach Showing More Useful

Connect each home to the parks, routines and everyday experiences that would make the community feel like yours.

- [ ] **Walk a favourite route**

  Follow the path to the school, park, service cluster or transit stop you would enjoy using.

- [ ] **Picture everyday arrivals**

  Follow the driveway or lane, see how the garage works and imagine welcoming family and friends.

- [ ] **Enjoy the park or lake connection**

  Take in the views, pathway access, green space and outdoor setting around the property.

- [ ] **Visit at a favourite time**

  Experience the block during a morning routine, an evening walk or a relaxed weekend afternoon.

- [ ] **Celebrate the improvements**

  Review permits, warranties, grading and finished spaces so the home's upgrades are easy to appreciate.

- [ ] **See the community's possibilities**

  Compare nearby parks, services, neighbouring communities and routes that broaden daily life.

Notes from the visit

Five questions buyers ask

Griesbach Buyer FAQ

Is Griesbach walkable?

Yes - especially for recreational walking. More than five kilometres of paths connect lakes, parks, playgrounds, the community school and local services, creating plenty of appealing routes to enjoy on foot. The mobility scores on page 2 add a separate third-party neighbourhood reference.

Can children walk to school?

Major-General Griesbach School is inside the community and offers K-9 programming. For 2026-27, it lists Level 2 growth controls and open boundaries. Registration follows enrolment priorities and available space; confirm your address, grade and program directly with the school before making a home decision.

What everyday amenities are nearby?

Local commercial areas bring together cafés, food, pharmacy, health, dental, childcare and personal services. Northgate, North Town, Namao and Castle Downs add grocery, shopping, library and recreation choices nearby.

Are all Griesbach homes new?

Griesbach combines newer construction with established resale homes, attached housing, condos and rentals developed across multiple phases since the early 2000s.

What is the biggest location choice inside Griesbach?

The fun is choosing the setting that fits best: close to a park or lake, near favourite services, on a distinctive streetscape or along a convenient route to work and school.

Questions are welcome

Prefer to talk through a school, location or home-type question? Ask Michael about Griesbach.

A more focused Griesbach search

Compare the Home and Its Position in the Community

Tell Michael what matters most - budget, home type, maintenance level, commute, school access or proximity to parks - and he can help narrow the active Griesbach choices.

Browse Griesbach listings

Start a conversation

Compare North Edmonton

Keep the useful references

Community facts and buyer links: Walk Score, Village at Griesbach - Nature & Parks, Village at Griesbach - Our Story, Griesbach Community League amenities, Edmonton Public Schools, school registration for 2026-27, Castle Downs Library, Castle Downs Park and the City of Edmonton Griesbach neighbourhood plan. Image provenance and licence details are included on pages 14 and 15.

Information checked September 13, 2026. School admission, services, routes and available homes can change; check the linked original source and the exact property before deciding.

Find the home. Picture the everyday.

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About the photographs & illustrations

Guide sources and image credits

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04. Edmonton cafe

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08. Family-library illustration

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