CASTLE DOWNS / NORTHWEST EDMONTON

Caernarvon

An established home base with a community heart.

Start with the central park and school grounds, then explore the surrounding streets, attached homes and everyday Castle Downs connections. This is a neighbourhood to experience one address - and one routine - at a time.



AI-created attached-home illustration - not a photograph of Caernarvon or an available listing.

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Community research checked September 13, 2026

The setting & its story

Caernarvon may suit a buyer who values an established residential setting and wants park time, community activity and a choice of housing forms. The practical trade-off is that a pleasant local walk does not necessarily replace a car trip for errands.

25 Walk Score® / 100

46 Transit Score® / 100

30 Bike Score® / 100

Neighbourhood estimates from Walk Score, checked September 13, 2026. Exact-address results differ. These estimates do not measure the enjoyment of a park outing or promise a particular journey.

The community in brief

Edmonton area

Northwest / Castle Downs

Street frame

Generally 145-153 Avenue and 113A-124 Street; the actual boundary is irregular.

Development

Established during the 1970s and 1980s

Local focus

Caernarvon Park, elementary schools and the community league

Housing lens

Detached, townhome and multi-unit choices; review each property's title and upkeep.

Make it an address-level decision. Walk from the home to the place you would actually use, then check the return trip, crossings, parking and winter conditions. Two homes in the same neighbourhood can offer different routines.

Welsh inspiration. An Edmonton neighbourhood built over time.

Caernarvon follows the Castle Downs tradition of castle names, taking its name from a Welsh castle. The City's historical profile places its transition from agricultural land into the city's residential growth story.

1971

The land was annexed to Edmonton before subdivision and residential development.

1970s-80s

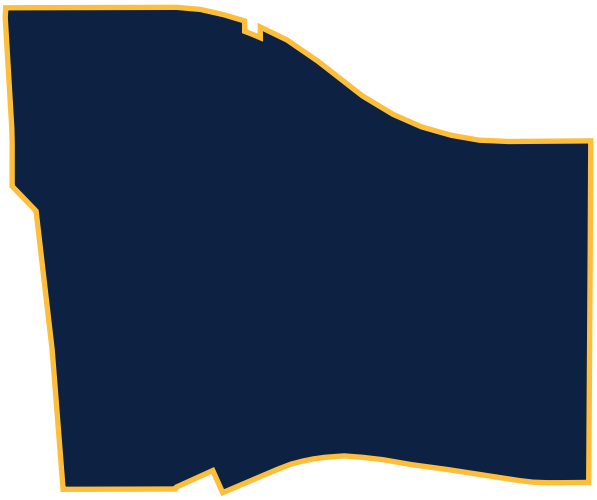
Neighbourhood development unfolded across these decades, with multi-unit housing incorporated into the plan.

Today's lens

Read an individual home's renovation and maintenance history alongside its original era. Age alone does not describe present condition.

Historical reference: City of Edmonton's Caernarvon profile. Historical context is not a current market or demographic snapshot.

Find your bearings



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

Use Caernarvon's City-defined outline to understand its setting, then plan a visit around the central park, schools and community league. North is at the top; the street references alongside it help you get oriented.

Caernarvon neighbourhood boundary. Original rendering from City open data, checked September 13, 2026. An orientation outline, not a survey, route map or school attendance boundary.

A simple street-based frame

- **North and south:** the community league describes Caernarvon between 153 Avenue and 145 Avenue.
- **East and west:** 113A Street and 124 Street provide the broad street frame; the official edge bends rather than following a perfect box.
- **Local centre:** use the 118 Street / 148 Avenue park and community hall area as a first-visit reference.
- **Nearby, not inside:** Castle Downs Park and Castle Downs EPL extend your options beyond Caernarvon itself.

For a wider comparison, nearby communities include Carlisle, Dunluce, Baranow and Beaumaris. This outline does not plot their boundaries.

Before choosing a property: confirm its actual municipal address, parcel and current surroundings using City information. A neighbourhood boundary is not a school catchment or a guarantee of a particular listing's classification.

City neighbourhood information · Boundary dataset

Parks & a first visit

A useful first visit begins around 118 Street and 148 Avenue, where the park, league and school setting brings several parts of neighbourhood life together. From there, compare a home near the activity with one on a more residential stretch.

Neither is automatically the better choice. Look at the front-door experience, the route into the open space, the direction the yard faces and what happens when school or recreation activity is underway.

This is a suggested observation sequence, not a mapped trail or an assurance of unrestricted access to school grounds.

Begin at the community hub

Locate the league hall and public park entrances. Check the actual walking connection from your shortlisted home rather than measuring a straight line.

Visit when your routine happens

Try a weekday school-period visit and a separate evening or weekend visit. Notice activity, crossings and where vehicles park.

Finish with a real errand

Continue to your chosen shop, library or recreation destination. The goal is to test a useful trip, not simply to circle an attractive block.

Local open space. A wider recreation choice nearby.

Inside Caernarvon

Caernarvon Park

The City lists the park at 14830-118 Street. Its northwest sports-field inventory also identifies ball and soccer facilities at the central site. Visit the public areas, note the actual path entrances and check current use or booking arrangements.

At a nearby home: compare outlook and convenient access with event activity, pedestrian movement and parking at busier times.

Inside Caernarvon

The league hall

Caernarvon Community League's hall is another reason to know the central site. Membership, events and hall rentals offer ways to connect; the league is the place to confirm what is currently scheduled and how to participate.

For your routine: check the entrance, accessibility and travel arrangements for the activity you want, rather than assuming every program operates year-round.

Nearby / outside the boundary

Castle Downs Park

The larger park north of the neighbourhood provides another recreation destination. Choose the particular facility you want to use and check its current access, season and booking information before planning around it.

For your first visit: try the trip from the shortlisted home, including crossings and parking. No fixed walking or driving time is assumed here.

Make daily life your own

Use the neighbourhood's own gathering places first, then build a personal list of nearby services. Facility access, programs and business offerings should be checked directly before you rely on them.

Shopping & a bite to eat

The City identifies Castle Downs Shopping Plaza at 145 Avenue and 118 Street as a local service node. Use it as a starting point, then check today's tenants against your own grocery, pharmacy, coffee and takeout preferences.

Health & personal services

Make a short list of the pharmacy, medical, dental and other providers you actually use. Check their location, appointment arrangements and accessibility independently; a nearby retail centre does not establish that a particular service is available.

A buyer planning prompt, not a directory or a claim of provider availability.

Schools & childcare

Caernarvon School and Katherine Therrien Catholic Elementary School are local reference points. Start with the current school information on page 6, then separately confirm childcare age groups, space and arrangements.

School's childcare resource page

A nearby library outing

Castle Downs EPL is at Lakeside Landing, 15379 Castle Downs Road, outside Caernarvon. It offers library programs and practical services including computers, printing and Wi-Fi; use the branch page for current details.

Recreation close to home

Start with Caernarvon Park. For a larger outing, nearby Castle Downs Park adds a playground, spray park, skatepark and sports spaces, with arenas and the YMCA in the broader park setting. Check seasonal operations and facility access.

Transit & road connections

Use 145 and 153 Avenues to orient yourself, then plan your actual journey through ETS. Check the walking leg, transfers and return service - not just the nearest stop.

Schools: check the exact fit

There are two elementary-school reference points within Caernarvon. The information below is a starting point for direct confirmation, not a promise of admission, transportation or a particular placement.

Edmonton Public Schools

Caernarvon School

At 14820-118 Street, the EPSB directory lists Kindergarten to Grade 6 and the Regular, Chinese (Mandarin) Bilingual and Interactions programs for 2026-27. Its listed growth-control level is Level 2.

Current capacity notice: the school's 2026-27 registration notice says planned K-6 classes are full in both the Regular and Chinese (Mandarin) Bilingual programs. Ask the school about the specific address, grade, program and next steps before relying on a place.

Edmonton Catholic Schools

Katherine Therrien Catholic Elementary

The school describes itself as a Kindergarten-to-Grade-6 Catholic elementary school located in Caernarvon. Consult ECSD about the applicable attendance area, registration criteria and available placement for the school year you need.

For a secondary-school pathway or a specialized program, use the authority's address-based school finder rather than assuming the closest building is the designated school.

Longer-term planning, not a current school replacement: ECSD's Northwest Solution update of April 16, 2026 describes a proposed new K-9 school in Griesbach to replace Katherine Therrien and St. Timothy as part of Phase 2. This is a planning item; this guide does not assume an opening date or a change to today's attendance arrangements. Check ECSD's current project status.

Compare more than the rooms

Caernarvon's established housing mix makes a useful shortlist more specific than "house or condo." Start with the space and ownership style you want, then compare the condition, parking, outdoor space and ongoing obligations of each actual property.

01 / DETACHED

Space with your own priorities

Look beyond bedroom count. Walk the route from vehicle to door, inspect the yard's usefulness and ask how drainage, roofing, windows and major systems have been maintained.

A refreshed interior is one piece of the picture. Ask for the available record of work, permits where applicable and an appropriate property inspection.

02 / ATTACHED & MULTI-UNIT

A different ownership rhythm

For a townhome or other multi-unit option, establish the title and ownership structure first. If it is condominium ownership, review the documents, fees, reserve planning, insurance and responsibility for windows, roofs and exterior areas.

Confirm assigned parking, visitor arrangements, storage and the rules that matter to your intended use.

03 / CONDITION & SETTING

The details between the listings

Compare a home near the central activity with one nearer a boundary road. Visit at more than one time, listen inside and outside, and notice pedestrian movement, driveway access and winter snow-storage space.

For suites, additions or substantial renovations, ask for property-specific supporting records. Do not infer permission from appearance or a listing description.

Keep the market information live. Prices, available homes and listing photos belong in the current listings. This guide intentionally contains no inventory count, price forecast or claim that a certain home type is available today.

Your viewing checklist

You do not need to answer everything in one showing. Use these prompts to identify what deserves a second visit or a more detailed property review.

Try your actual trip

Check home-to-work and the return journey at the relevant time. For transit, include walking, transfers, waiting and the last part of the trip.

Walk to the park entrance

Find a legal, practical route to the central open space. Look at crossings, lighting and winter footing; do not rely on a straight-line distance.

Confirm the school fit

Ask the authority about the exact address, grade and program. Recheck Caernarvon School's capacity notice and any relevant ECSD planning update.

Choose one real errand

Visit your preferred grocery or pharmacy and check the library or recreation trip you expect to make. Verify current services directly.

Visit at a second time

Compare the street during school or recreation activity and on another evening. Observe traffic, pedestrian movement and parking without assuming they are constant.

Look beyond summer parking

Test the garage, stall or driveway with your needs in mind. Inspect access, drainage and snow-storage space, including shared or visitor parking arrangements.

Match records to the work

Review available maintenance and renovation information. Raise additions, suites and major alterations with your REALTOR® and appropriate qualified advisers.

Understand the surroundings

Review the particular lot and adjacent land through current City information. For a condo, read the applicable documents and financial information before deciding.

Five local questions

What makes Caernarvon different from a newer neighbourhood?

Its established development era, central park-and-school setting and mixture of housing forms give you several ways to build a shortlist. Compare the individual property's upkeep, outdoor space and layout rather than assuming all homes from an era offer the same experience.

Can I walk for recreation and still need a car for errands?

Yes. Local paths and park access can support a pleasant outing without putting every daily service within a convenient walk. The neighbourhood's published Walk Score is 25. Test the exact home-to-destination route and use current ETS information if transit is part of your routine.

Can I assume my child will attend the nearby school?

No attendance promise follows from proximity. Caernarvon School's current 2026-27 notice reports full planned K-6 classes in its Regular and Mandarin programs. Confirm your address, grade and program directly with EPSB or ECSD, and ask about the applicable next steps.

What should I compare in a Caernarvon townhome or condo?

Start with the ownership structure, then review any applicable condominium documents, fees, reserve planning, insurance, maintenance responsibilities and use restrictions. Add parking and storage to the comparison. A similar floor plan does not necessarily mean the same ongoing obligations.

What is a useful first visit before booking homes?

Orient yourself around the 118 Street / 148 Avenue community hub, then explore the street of a shortlisted home. Finish with one actual errand or a trip to Castle Downs EPL or the larger Castle Downs Park. Check the route yourself; this guide does not assume a travel time.

Prefer to talk it through? Ask Michael a local question.

Your next steps & sources

Use Caernarvon's park-centred setting as a starting point. Then bring the home, the travel routine and the property details together into a decision that makes sense for you.

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Research checked September 13, 2026. School placement, planning, programs, schedules and business availability can change; follow the relevant official source. Historical profiles are used for history and neighbourhood structure, not current demographics or market statistics.

- City of Edmonton: Caernarvon historical profile; City neighbourhood boundaries; current City neighbourhood information.
- Caernarvon Community League and hall location and details.
- City park inventory; northwest sports-field inventory; Castle Downs Park.
- EPSB's 2026-27 Caernarvon directory; school capacity notice; childcare resource page.
- Katherine Therrien school information; ECSD school finder; registration information; ECSD Northwest Solution, update April 16, 2026.
- Castle Downs EPL; current ETS journey information; Caernarvon neighbourhood Walk Score estimates.

Map credit: Contains information licensed under the Open Government Licence - City of Edmonton. Original boundary rendering; no City endorsement. Not a survey or school attendance boundary.

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Take the next step with Michael

View current Caernarvon homes

Ask Michael a local question

Compare Castle Downs

Explore North Edmonton