PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Highlands

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 Highlands property or location.

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RE/MAX River City

Explore Highlands

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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 Highlands community page and current listings

Character on the street. A home that fits your life.

Explore Highlands through its architecture, neighbourhood gathering places and everyday connections. Take time to walk beyond the front door, compare the homes carefully and discover which part of this established community feels right for you.

Walk the architecture

Use the City's built-heritage resources to add context to a neighbourhood stroll.

Find your local routine

Include Highlands Park, the community hall and the library in a practical first visit.

Look beyond the charm

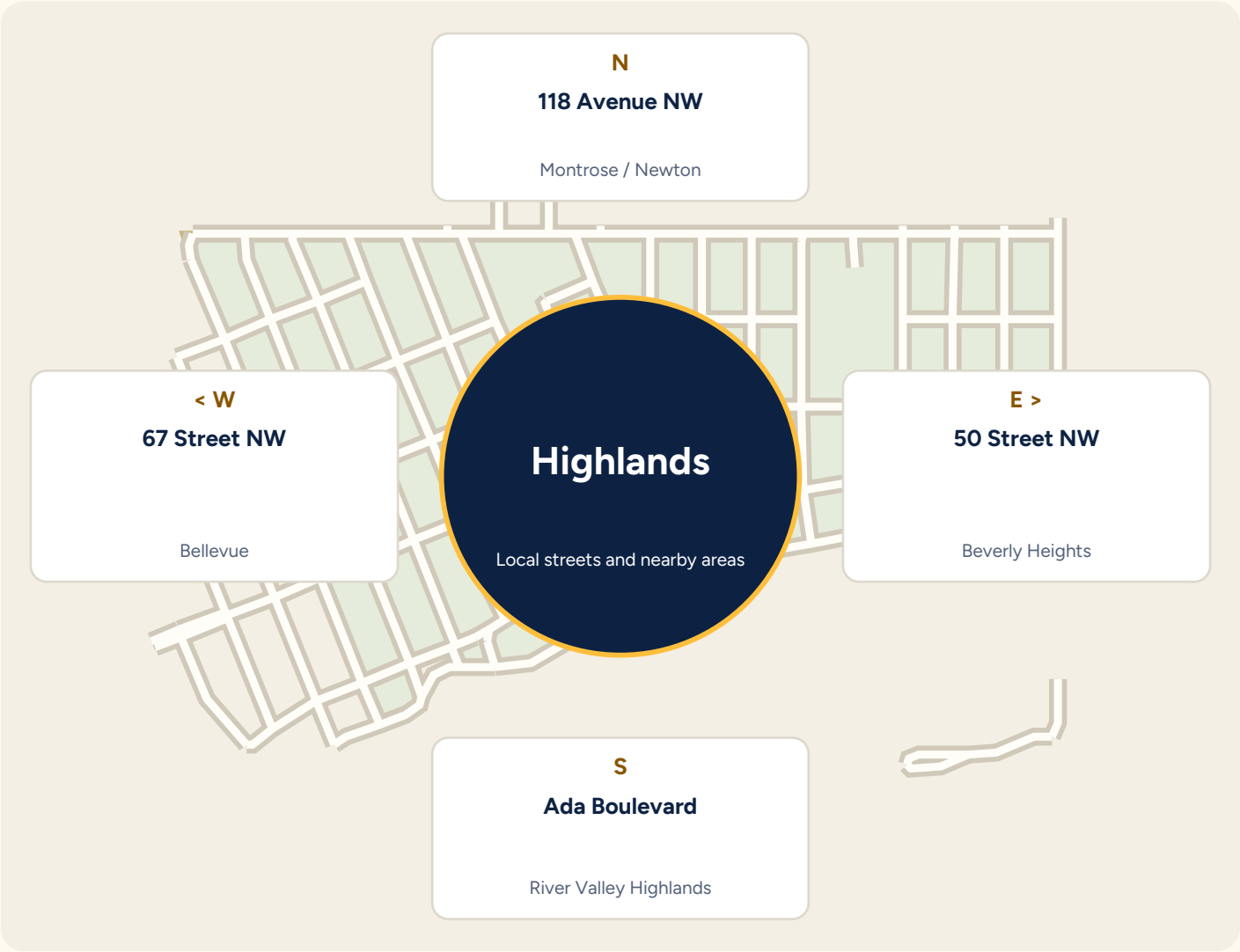
Compare condition, past improvements and ownership responsibilities alongside style.

A neighbourhood with more than one chapter.

The City describes Highlands as a neighbourhood shaped by early twentieth-century development and another substantial period of building in the late 1940s and 1950s. That history helps explain why neighbouring homes can have quite different layouts, materials and maintenance needs.

A neighbourhood with more than one chapter.

Get your bearings in Highlands



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 room for a park stop and a conversation.



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

Start with a slow walk

Include Ada Boulevard and the surrounding streets when planning your visit. Appreciate buildings from public space, respect private property and use the City's heritage directory to learn more about individual places rather than guessing their history.

Compare the actual block

Visit the homes on your shortlist at different times. Look at driveway or lane access, street parking, nearby activity and usable outdoor space. A shared neighbourhood name does not make every address equally suitable for your routine.

City neighbourhood description · Edmonton Historical Board: Highlands built heritage . Historical context is not a current inventory or valuation.

OUTDOORS & COMMUNITY

Make room for a park stop and a conversation.

The community league identifies Highlands Park at 11225 62 Street, just south of its hall, as the location of the local spray park and Green Shack. It is a useful place to start exploring outdoor life beyond a property viewing.



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Check the season, not an old timetable

Check current City programming and operating notices before planning an activity, including dates, age groups and whether registration is needed. Seasonal water features are not a promise of year-round operation.

Confirm the school plan before the move.



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Try a different way to connect

The community garden is north of the hall near 113 Avenue and 62 Street. Plots are limited and league membership is required. Ask about current availability, responsibilities and the waitlist; buying nearby does not reserve a plot.

Highlands Park information · Community garden · Current league news . Confirm access and program details with the operator.

SCHOOLS & PLANNING

Confirm the school plan before the move.



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Highlands School, at 6015 118 Avenue NW, publishes a 2026-27 capacity notice for regular-program Grades 5-9. It describes a specific exception for eligible resident students newly moving into the attendance area after March 25, 2026. Ask the school how that applies to your household; proximity alone is not confirmation.

Use the exact address and grade

Check the public division's address finder and confirm directly with the school. Include your move date and requested program, and ask about the next grade transition rather than looking only at the immediate year.

Build a visit around places you would actually use.

Plan the whole day

Check transportation, childcare and before-and-after-school arrangements separately. If Catholic education is your preference, use that division's designation resources. A nearby school or care provider is not a guarantee of an available place.

Highlands School: registration notice · Public Schools address finder · Catholic Schools directory . School notice rechecked September 26, 2026; reconfirm before relying on it.

Build a visit around places you would actually use.

The Highlands library branch at 6710 118 Avenue offers a useful everyday anchor. Pair a library stop with a walk around your shortlisted homes and a visit to the services you would use regularly. Check current branch hours and event registration directly with EPL.



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Explore community life at your own pace

The Highlands Community League hall is at 6112 113 Avenue. Its website lists programs and local news, making it a starting point for finding activities and opportunities to get involved. Confirm dates and any membership requirements rather than assuming every activity is drop-in.



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Test the trip home too

Try your regular work and shopping journeys at a relevant weekday time. For transit, check walking distance, transfers and the return trip through current ETS information. Compare the real routine from the property, not a best-case travel-time claim.

EPL: Highlands branch · Highlands Community League · ETS trip planning . Services and schedules may change.

HOME COMPARISON

Love the character. Understand the property.

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A character home, a later bungalow and a newer replacement home need different comparisons. Start with the condition and usable space of the individual property. Attractive finishes should not replace a clear understanding of past work, current needs and your renovation plans.



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Ask for the story behind the improvements

Request available records for additions and major upgrades. Discuss appropriate inspection scope with your inspector, including the roof, drainage, foundation and building systems. A renovated appearance does not establish what was changed behind the walls.



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Separate appearance from formal status

An older-looking house is not automatically a designated heritage property. If a property's status or a planned alteration matters to your purchase, verify it with the City and qualified advisors. Compare parking, storage and yard use as carefully as the interior.

Edmonton Historical Board: individual buildings and historical context . Michael can help organize the comparison; this guide is not an inspection, appraisal or legal opinion.

TAKE THIS ON YOUR VISIT

Your Highlands shortlist checklist

- Walk the actual block and compare it at another time of day.
- Include Highlands Park, the hall or library in your visit.
- Confirm current school placement, program eligibility and care arrangements.
- Check parking, lane access, storage and usable garden space.
- Review the condition and available records for major improvements.

Questions worth asking before an offer.

- Verify any heritage-status or alteration questions before relying on a plan.

Questions worth asking before an offer.

Are all Highlands homes the same age?

No. The City's history describes early development alongside substantial later building. Check the particular home's construction and improvement records rather than assigning an age from the neighbourhood name.

Does a home here guarantee a place at Highlands School?

No. Confirm the exact address, grade, program and eligibility with the school or division. The current registration notice includes capacity limits and a defined new-resident exception.

Can I count on getting a community garden plot?

No. The league describes limited plots and a waitlist. Check current availability and membership requirements directly.

Is the hero image a real Highlands home for sale?

No. It is an AI-generated housing illustration. The live listings on the community webpage the guide are separate and provide actual listing details.

Your next steps

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Keep your notes from Highlands 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 Highlands 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.