PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Aspen Gardens

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

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



Hero: original AI-generated housing illustration, not a photograph of a specific property.

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RE/MAX River City

Explore Aspen Gardens

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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 Aspen Gardens community page and current listings

Mature trees. Ravine-side possibilities.

Discover an established southwest Edmonton neighbourhood through the places you would actually use: a park stop, a walk, a school-day route and the trip home. Then compare the individual homes with a clearer picture of everyday life.

Get to know Aspen Gardens.

Aspen Gardens developed largely in the 1960s and 1970s. Its established streets and proximity to Whitemud Creek Ravine give a home search here a different starting point from a new subdivision. Older homes, updated properties and replacement construction should be compared on their own merits - not treated as interchangeable because they share a neighbourhood name.

Historical context: City of Edmonton Archives ↗

One map. A clearer starting point.

Whitemud Drive and 119 Street are useful wider-area reference points. Use 40 Avenue and Fairway Drive to orient a local visit. The labelled roads are locators, not a claim that each forms the entire neighbourhood boundary.

One map. A clearer starting point.



North is up. Nearby cards give broad directional context, not exact road boundaries or access points. The green boundary tint identifies the neighbourhood, not designated parkland. Roads use City geometry; the central badge and cards are design overlays. Map geometry: City boundaries ↗ and City road network ↗ ; Open Government Licence - Edmonton ↗ . Boundary snapshot September 22, 2026; roads retrieved September 23. Not a property survey, live closure map or navigation route.

Build a picture of your everyday life.

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AI lifestyle illustration · Not a photograph of the named location

Parks & walking

Start at Westbrook Park

The City lists Westbrook Park in Aspen Gardens at 12015 39A Avenue NW. It is a practical starting point for a neighbourhood visit; check the facilities and route from the actual property.



AI lifestyle illustration · Not a photograph of the named location

School planning

Check the exact address

Westbrook School is at 11915 40 Avenue NW. Use the division's address finder and ask about your student's grade, program and move date. A school nearby is not a guaranteed placement.



AI lifestyle illustration · Not a photograph of the named location

Getting around

Try an ordinary weekday

Test your work trip, crossings and the return journey. For transit, check current walking distances and transfers rather than relying on a neighbourhood-wide commute estimate.

Build a picture of your everyday life.



AI lifestyle illustration · Not a photograph of the named location

Build your own errand loop

Put your usual grocery, pharmacy, childcare and appointments on a map. Compare the full trip from each shortlisted home, including parking and the drive back - not just the nearest store.

Meet the local league

Aspen Gardens Community League is a starting point for local news, programs and ways to get involved. Check current dates and membership requirements directly; old newsletters are not current schedules.

See the older street pattern

Use the City's built-heritage overview for historical context, then walk the block as it exists today. A neighbourhood's development era does not establish the age or condition of a particular home.

Make the ravine part of a real visit.



Whitemud Ravine Park, September 2017 · Mack Male · CC BY-SA 2.0. Wider ravine-system archive image; not a verified trail entrance in Aspen Gardens. Displayed without cropping. Original photograph ↗ · Licence ↗

Make the ravine part of a real visit.

Explore designated public access points and decide whether the slopes, surfaces and crossings suit your routine. Check current City trail notices before setting out. A ravine-adjacent address does not necessarily provide direct public access from the yard, and a pleasant photograph cannot establish current trail conditions.

City park and trail resources ↗

Look past the canopy to the complete home.

On an established block, two attractive homes can carry quite different maintenance and renovation needs. Compare natural light, storage, driveway access, outdoor space and the condition of the building. Ask what was updated, when it was done and which records are available. If redevelopment is part of your plan, verify property-specific permissions with the City and your advisors before relying on them.

Bring the questions, not just the favourites. Michael can help organize a comparison of location, condition and daily needs. School eligibility, private-club access and property permissions must be confirmed with the relevant organizations.

Your Aspen Gardens checklist

- Walk from the shortlisted home to Westbrook Park or another place you would actually use.

A few helpful answers.

- Try the school-day or weekday work route at a realistic time.
- Return to the block at another time to check traffic, parking and outdoor activity.
- Compare yard exposure, mature-tree upkeep, storage and usable living space.
- Write down questions about renovations, permits, drainage and major building systems.
- Confirm school placement and childcare separately before making those plans part of a purchase decision.

A few helpful answers.

Is Aspen Gardens the same as Westbrook Estates?

No. They are neighbouring communities with separate City boundaries. Compare the specific address and immediate surroundings, not just a broadly used area name.

Is every home a 1960s or 1970s property?

No. That describes the neighbourhood's main development era. Check the individual property's construction and renovation records.

Does living near the ravine guarantee trail access?

No. Use designated public access and verify the route, terrain and any current closures.

Is the house in the hero picture for sale?

No. It is an original AI-generated illustration of a fictional home, not an actual Aspen Gardens listing.

Your next steps

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Keep your notes from Aspen Gardens 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 Aspen Gardens 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.