PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Rosenthal

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 Rosenthal property or location.

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RE/MAX River City

Explore Rosenthal

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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 Rosenthal community page and current listings

Paths, parks and the practical side of a west-end move.

Explore Rosenthal's paths, parks and housing choices, then work through the practical details: schools, everyday destinations and the responsibilities attached to a particular home.

Get outside

Explore the neighbourhood's paths, playground and spray-park area during your visit.

Separate now from later

Check current school arrangements and treat future school projects as future - not open amenities.

Compare more than price

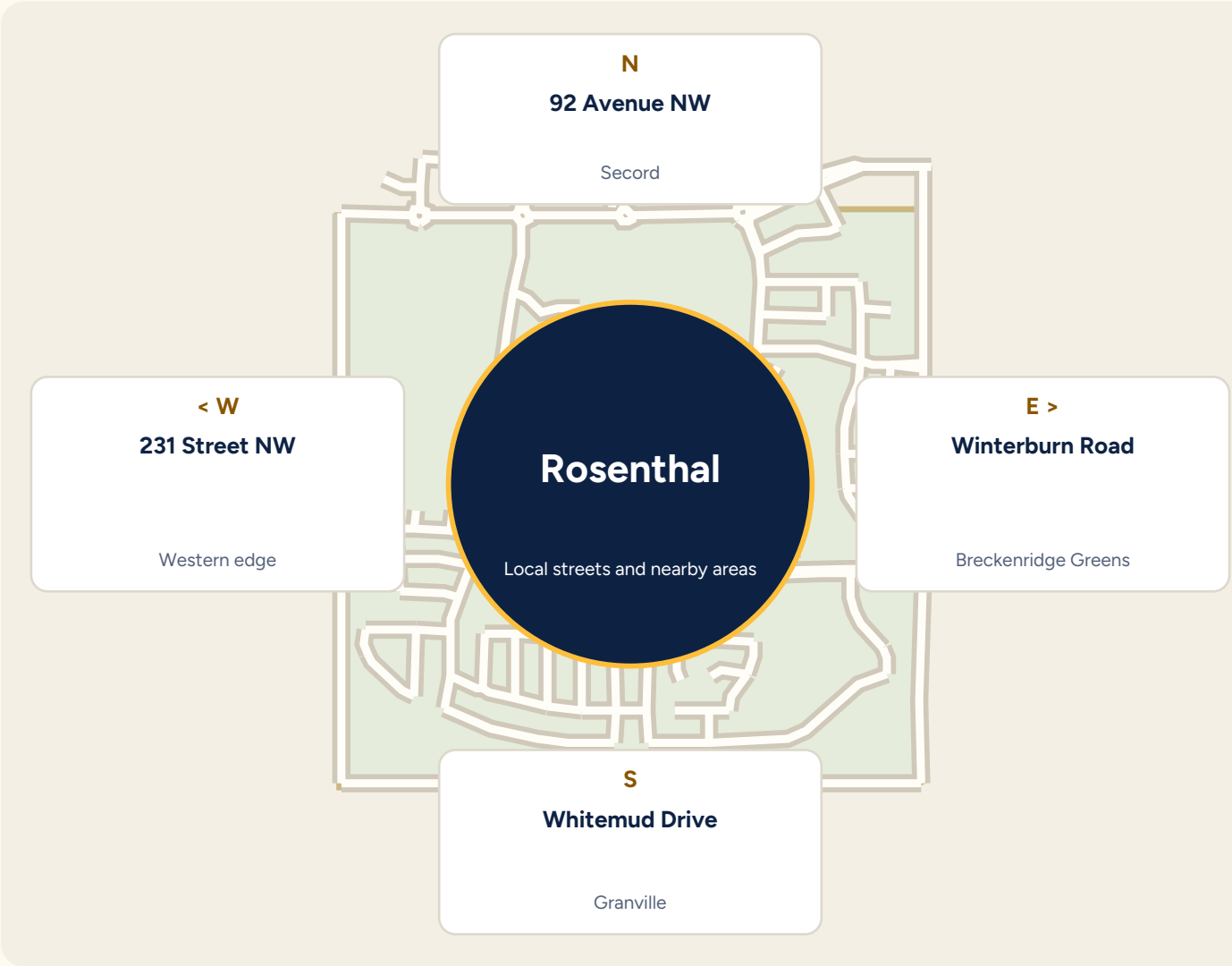
Consider the home type, parking, upkeep and applicable HOA or condominium charges.

Explore the west side, one address at a time.

Rosenthal is a west Edmonton community. Use your regular destinations as the starting point for a visit, then compare the exact streets and properties rather than relying on a neighbourhood-wide travel-time claim.

Explore the west side, one address at a time.

Get your bearings in Rosenthal



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 .

Build a little outside time into the day.



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

Plan a useful comparison

Choose a few homes of similar type and size, then map work, school and errands from each one. A different position within the same community can change your preferred route.

Look beyond the listing photographs

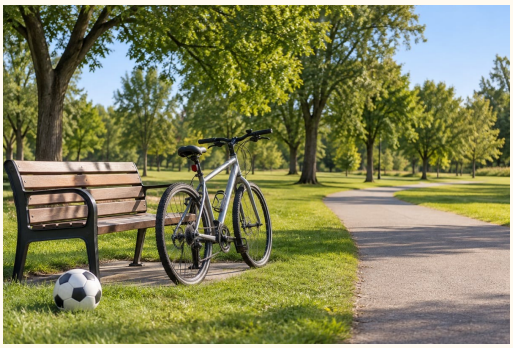
Walk the block and check the homes around it, driveway access, street activity and visitor parking. Visit at another time if noise, sunlight or privacy is particularly important to you.

Community overview: Rosenthal developer information . Availability and property features must be checked against current listings.

PARKS & OUTDOOR LIFE

Build a little outside time into the day.

The developer describes Rosenthal's walking paths, parks, playground and spray park as part of its outdoor network. Explore the route from the actual home rather than treating all properties as equally close to those features.



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

Test the walk yourself

Check entrances, crossings and the connections between paths and streets. Take the route you would normally use, not just the shortest line shown on a map.

Know what is open - and what is still ahead.



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

Check the facility before planning around it

Seasonal operation, maintenance and access can change. Confirm current conditions and posted information when visiting; a neighbourhood guide is not an operating schedule.

Outdoor features: Rosenthal community overview . Respect posted restrictions and private property.

SCHOOLS & PLANNING

Know what is open - and what is still ahead.



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LaPerle School's 2026-27 notice includes Rosenthal in its attendance area and identifies it as a closed-boundary school. Grade 4 is full, with an exception for eligible resident students who have newly moved into the attendance area. Confirm your grade and address directly. Edmonton Public Schools also lists a future Rosenthal K-6 project under construction, with its opening date still to be determined.

Public school planning

Confirm the exact address, grade, program and move date with the division. Ask about current placement, capacity and transportation. Do not assume a future school will be available for the year you need.

Try your everyday errand loop.

Catholic school planning

St. Josephine Bakhita Catholic Elementary/Junior High opened in September 2025 to serve students in Rosenthal and Secord. Confirm current eligibility, designation and availability directly rather than inferring admission from proximity.

LaPerle School · EPSB school-project updates · St. Josephine Bakhita opening information . School sources rechecked September 26, 2026; confirm current placement directly.

Try your everyday errand loop.

West Henday Promenade, at 199 Street and Webber Greens Drive, is one wider-area shopping and service destination to include in your research. Its operator provides current property and tenant information.



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Choose the stops that matter to you

Test the journey from the candidate home to your usual grocery, pharmacy or other regular destination. Notice parking and the route home as well as the trip out.



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Make the commute realistic

For driving, test a relevant weekday period. For transit, compare the outbound and return trips, walk to the stop and any transfers using current ETS information. Do not build your plan around a guaranteed number of minutes.

West Henday Promenade: operator information · ETS service information . Businesses and service levels may change.

HOME & OWNERSHIP

Choose the space - and understand the obligations.

Choose the space - and understand the obligations.

Rosenthal's developer describes a mix that includes condominiums, townhomes, duplexes and detached homes. Use the listings on the community webpage to see today's availability, then compare like-for-like properties rather than assuming the same ownership structure across every home.



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Include the HOA in your questions

Rosenthal's HOA describes mandatory fees secured by a title encumbrance. Confirm the exact property's current charges, covered services and documents with the association and your lawyer. Condo charges, where applicable, need separate review.



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Look at what you will maintain

Compare parking, storage, usable outdoor space, condition and repair needs. Ask which items are your responsibility and what any shared arrangements cover. Arrange appropriate inspections and document review before committing.

Rosenthal HOA: frequently asked questions · Developer housing overview . These are starting questions, not a legal opinion or valuation.

TAKE THIS ON YOUR VISIT

Your Rosenthal shortlist checklist

- Walk the route from a shortlisted home to the park or path you would use.
- Confirm school placement now; keep future projects separate from current options.
- Check applicable HOA charges and any separate condominium documents.
- Try your regular shopping route and weekday commute.
- Compare parking, storage, outdoor space and maintenance responsibilities.

Questions worth asking before an offer.

- Review similar available homes and recent comparable sales with Michael.

Questions worth asking before an offer.

Is the new public school already open?

EPSB's project page, rechecked September 26, 2026, lists the Rosenthal K-6 school under construction with an opening date to be determined. Confirm current placement separately and check the division for updates.

Does every home have the same fees?

Do not assume that. Ask for the charges and documents applying to the exact property, including HOA information and any condominium obligations. Confirm what each payment covers with the responsible organization and your lawyer.

Is the hero picture a real Rosenthal listing?

No. It is a labelled AI-generated illustration, not a specific Rosenthal property. The live listings on the community webpage provide actual property photographs and availability.

What else can I compare on the west side?

Keep your budget, home type and daily destinations consistent. You can explore Secord or read the Edgemont guide , then ask Michael to help compare individual properties.

Your next steps

Your next steps

Keep your notes from Rosenthal 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 Rosenthal 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.