PELLEY-CAN REAL ESTATE

THE PALISADES / NORTHWEST EDMONTON

Carlton

Parks, paths and a place for everyday life.

A neighbourhood park, a K-9 school and a pond-side setting give Carlton a clear starting point for exploring northwest Edmonton. Get to know the streets, then compare the home with the daily life you want to build around it.



AI-created housing illustration - not a photograph of Carlton or an available listing.

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RE/MAX River City

Research checked September 13, 2026

A first look at Carlton

A practical guide to the Palisades neighbourhood - not a substitute for checking the individual property.

Carlton, in everyday terms

Park time

Carlton Park is a useful first stop for seeing how outdoor space fits into the neighbourhood.

A school connection

Elizabeth Finch offers K-9 regular programming. Confirm your address and grade against current registration rules.

A waterside pause

The stormwater pond adds a different view to a neighbourhood outing. Enjoy it from the paths and shore.

Start With the Neighbourhood, Then Zoom In

A short list of local anchors helps you compare addresses without reducing Carlton to a score or a house style.

Getting around

Plan everyday errands around your preferred routes. Recreational walking and access to shops are different parts of the picture.

6

Walk Score

31

Transit Score

30

Bike Score

Publisher estimates for Carlton, checked September 13, 2026 - not a fresh calculation or a score for every home. Check the source and your address.

Community essentials

Edmonton area

Northwest · the Palisades

Local park

Carlton Park · 15923 139 Street NW

Public K-9

Elizabeth Finch School

Street framework

153 Avenue to 167 Avenue; 133 Street to the western rail corridor

Boundary and park details: City of Edmonton. School details: EPSB. Address-specific eligibility still applies.

Find your bearings



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

Get Your Bearings in Carlton

Carlton sits between 153 and 167 Avenues, with 133 Street along the east and a rail corridor along the west. Its actual City outline includes an angled northwest corner - not a perfect rectangle.

North

167 Avenue · Albany beyond

East

133 Street · Oxford beyond

South

153 Avenue · Cumberland beyond

West

Rail corridor · Rampart Industrial beyond

Start with this frame, then compare the home's precise position: closer to a park connection, an interior street or a neighbourhood edge. For a rail-side or busier-road location, spend time outside and decide how the setting works for you.

Neighbour relationships were checked against the same City boundary dataset. Labels are general orientation - not surveyed road lines, school zones or a walking route.

Original Pelley-Can orientation graphic from City of Edmonton open data, checked September 13, 2026. The City polygon is preserved; no property, school or amenity pins are inferred. Boundary source.

Parks & a first visit

Make the Park Part of the Viewing

Go beyond the driveway. A visit to Carlton Park gives you another way to understand an address: the route from home, the crossings along the way and how comfortably an outdoor stop could fit between other plans.

Then make a separate trip for the practical stops - groceries, pharmacy, childcare or the services you use most. The strongest match is the home that works with your own routine, not simply the one with the shortest list of kilometres.

- **Look at the actual route** Try the path and crossings you would really use, rather than judging distance from a map alone.
- **Visit at a useful time** A weekday school arrival, an evening walk and a weekend errand can each tell you something different.

Four useful stops. Your own pace.

- **The home:** check the block, driveway and visitor parking.
- **The park:** experience the street-to-park connection.
- **The pond-side path:** notice the setting and public access.
- **Your errands:** test the destinations that matter to you.

This is a viewing plan, not a mapped walking loop or a promised travel time.

A Park, a Pond and a Wooded Edge

Not every green space offers the same experience. Explore the places you are most likely to use and notice the connection from the individual home.

Carlton Park

The City lists the park at 15923 139 Street NW. It is the natural starting point for a neighbourhood visit: look at the play space, the approach from nearby streets and how it fits into a regular outing.

The pond-side setting

The south-central stormwater facility is one of Carlton's landscape anchors. Enjoy views and paths from land, follow posted signs, and stay off the water and ice: this is working drainage infrastructure.

The northwest woodlot

The City's neighbourhood profile identifies a woodlot in the northwest. Treat it as another part of the local landscape to look for - not a promise of a formal trail entrance or public access from every adjacent home.

A completed streetscape update: the City lists Carlton's Street Lab as in place, following installation in fall 2024 and evaluation in winter 2025. During a viewing, notice how the traffic-calming layout and crossings fit your own route. Read the City's project status.

Build your everyday routine

Put Everyday Amenities on Your Map

Some useful destinations are outside Carlton. Compare the actual trips from the home you are considering and keep current programme information with the people who operate each service.

Food & shopping · personal route check

Build an errand circuit

Choose a grocery stop, pharmacy and a favourite coffee or takeout option. Test whether they combine comfortably with a trip along 153 or 167 Avenue, rather than assuming every listing has the same convenience.

Health & childcare · personal route check

Check the service, not just the sign

Ask providers about accepting new patients, childcare availability and schedules directly. A nearby address is useful only if the service fits the needs and timing of your household.

Library · outside Carlton

Castle Downs EPL

At 106 Lakeside Landing, 15379 Castle Downs Road, the branch offers books, public computers, printing and Wi-Fi. Its current calendar is the place to explore programmes.

Recreation · outside Carlton

A larger outing at Castle Downs

Castle Downs Park at 11510 153 Avenue brings together playground, spray park, skatepark and sports spaces. The area also includes Castle Downs Arenas and YMCA; check seasonal availability and bookings.

Community connections

Cumberland/Oxford Community League

The league is a useful starting point for exploring local activities and connections. Ask about current programmes, participation and membership rather than relying on an old event listing.

Transit & roads

Test the journey both ways

Use your exact address and departure time in current ETS trip planning. Compare the walk to the stop, transfers and return trip. For driving, try the turns and crossings you will use on an ordinary day.

Schools: check the exact fit

Schools: verify the address, grade and programme

Public · Kindergarten-Grade 9

Elizabeth Finch

At 13815 160 Avenue NW, Elizabeth Finch offers regular programming. EPSB lists the school at Level 1 for 2026-27.

Current Grade 5 detail: the school reports regular classes are full, with an exception for eligible resident students whose parents have newly moved into the attendance area. Confirm the current notice directly.

Catholic option · Kindergarten-Grade 6

St. Lucy

St. Lucy describes English K-6 programming in its current registration material. It is a nearby Catholic option to investigate, not a guaranteed assignment for every Carlton home.

Use ECSD's current address and programme lookup and ask the school about eligibility and transportation.

Other grades & programmes

Match the learner's next step

High school, language programmes and specialised supports need their own address-specific checks. Do not extend an elementary assignment or a past school experience into an automatic future placement.

Confirm the school year, attendance area, grade capacity and transportation before making a property decision.

The story & the home

2000s A useful development-era reference

Fort Carlton, Then a New Residential Chapter

Carlton takes its name from Fort Carlton, part of the Palisades tradition of names associated with fur-trade forts and posts. The City's historical profile traces most residential construction to the early 2000s.

For a buyer today, that history is a starting point for questions about the individual home - not a shortcut to its condition. Renovations, maintenance records and the age of major components tell the more useful story.

Look Beyond the Bedroom Count

The City's profile highlights single- and semi-detached housing in Carlton. Let current listings show what is actually available, then compare the layout, ownership details and ongoing responsibilities.

01 · DETACHED OPTIONS

Space with a purpose

Compare the rooms you will use, storage, garage access and outdoor space. A larger home is useful when its layout fits; a smaller one may work better if the circulation and everyday spaces are well planned.

02 · ATTACHED OPTIONS

Know what belongs to you

For a semi-detached or other attached listing, establish the ownership structure and responsibility for shared elements. If it is a condominium, have the relevant documents reviewed before deciding what the fees and rules mean for you.

03 · RESALE CONDITION

Read the home's timeline

Ask for the dates and records behind roofing, heating equipment, windows and major renovations. Compare visible finishes with the building's underlying condition, and use appropriate professional inspections.

Make the comparison specific: yard orientation, privacy, drainage, parking and the street setting can distinguish two otherwise similar floor plans. Do not assume a basement suite, renovation or future use is authorised simply because it appears in a listing description.

Your viewing checklist

A Carlton Viewing Checklist

Use the same questions at each home so your comparison stays practical once the showings begin to blur together.

Walk the connection to the park

Note crossings, sidewalks and the entrance you would use. Check whether the route works for the way you like to move around.

Test the errands you actually make

Try a grocery or pharmacy trip from the property and consider the return route. Include the destinations you use weekly, not just occasionally.

Confirm the school question early

Have the exact address, school year and grade ready. Check current capacity, programme eligibility and transportation directly with the school authority.

Experience the street setting

Stand outside during a useful part of the day. Compare interior streets, avenue access and rail-edge settings based on your own preferences.

Check the home and outdoor space together

Review yard use, drainage, privacy and parking alongside the floor plan. Ask for maintenance records and appropriate professional advice.

Confirm ownership and proposed uses

Clarify shared responsibilities, condominium status if applicable, and the approvals relevant to any renovation or intended use before relying on it.

Notes from the visit

Local questions, clearer answers

Carlton, Before You Book the Next Showing

Where does Carlton sit in northwest Edmonton?

Use 153 Avenue, 167 Avenue, 133 Street and the western rail corridor as the broad frame. Albany is north, Oxford east, Cumberland south and Rampart Industrial west. The orientation map above uses the actual City boundary rather than a rectangular approximation.

What should I look at besides the house itself?

Start with Carlton Park and the route from the home, then compare the pond-side setting and your real errand destinations. These are different experiences: a pleasant recreational walk does not automatically mean groceries or transit are equally convenient from every address.

Does a Carlton address guarantee a place at Elizabeth Finch?

No general guide can guarantee placement. The school offers K-9 regular programming, but address, eligibility, grade and current capacity matter. The school section above records the current Grade 5 restriction; check directly before making school access part of a purchase decision.

Should I expect only newly built homes?

No. Carlton's early-2000s development history is not a claim about present new-build supply. Use current listings to see available choices, then check the actual construction year, maintenance and renovations for each property.

How can Michael help me compare Carlton with another area?

Start with a short brief: your timing, useful rooms, preferred outdoor space, commute and service needs. Michael can help organise suitable listings and the neighbourhood questions to investigate, so your decision is based on the whole property and location.

Next steps & research notes

Compare the Available Homes With a Clear Brief

Michael can help organise the shortlist around your space, timing, location and property questions.

See Whether Carlton Fits Your Everyday Life

Explore the homes, bring your questions and build a shortlist around what matters to you. Michael can help connect the neighbourhood picture with the details of the property.

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Local facts · checked September 13, 2026

- City Carlton neighbourhood profile - historical development, name and landscape context.
- City neighbourhood boundary data - Carlton 3470 and adjacent neighbourhoods.
- City walking maps and park directory.
- Elizabeth Finch EPSB directory and current registration notice.
- St. Lucy programme page and registration.
- Castle Downs EPL, Castle Downs Park, community league and EFCL.
- ETS planning resources, Street Lab status and EPCOR stormwater guidance.
- Walk Score - publisher mobility estimates, not address-specific guarantees.

Original visual treatment

The local-information panels and orientation map are original Pelley-Can artwork. The cover housing image is an AI-created illustration, not a photograph of Carlton or an available listing.

The map retains the City's source polygon and uses an equal-axis local geographic projection. It is not a survey, school-attendance map or navigation route. Contains information licensed under the Open Government Licence - City of Edmonton.

School eligibility, services and programme availability can change. Confirm current information directly. Live listings - not this evergreen guide - should supply current property availability and market figures.

Useful links to keep with you

Use these clickable references to check the latest details and explore the original destinations. School placement, services, listing availability and planning status can change.

01. Current Carlton homes - native listing search

02. Talk to Michael

03. Check the source and your address

04. Explore the Castle Downs branch

05. See the City recreation page

06. Visit the community league

07. EFCL listing

08. Current ETS maps and schedules

09. EPSB directory

10. School registration notice

11. Current programme information

12. Registration and school lookup

13. Explore EPSB schools

14. Edmonton Catholic Schools

15. Open Government Licence - City of Edmonton.

16. Boundary source

17. City park directory

18. EPCOR's stormwater guidance

19. City community walking maps

20. Read the City's project status

21. City neighbourhood profile · historical context

22. Compare Edmonton Areas

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