PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Edgemont

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

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



Picture a quieter moment at home Fictional AI home-use illustration - not an actual Edgemont property, listing, public park or promised amenity. Full frame; the original image is preserved.

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Print edition September 27, 2026

RE/MAX River City

Explore Edgemont

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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 Edgemont community page and current listings

West Edmonton / COMMUNITY GUIDE

Find your space.
Make room for everyday.

Explore the neighbourhood's practical details, then imagine the home that fits your own day.

The setting

Edgemont is an Edmonton neighbourhood west of the Anthony Henday corridor, with the Wedgewood Creek Ravine along its southern edge. Its northern boundary is irregular, not a simple straight line.

The local distinction

Several development names sit within the wider Edgemont community. Compare the actual address and surrounding phase rather than assuming every part offers the same setting.

Start here

Pair a home viewing with a real outdoor route and an everyday errand. Check current park, school and road notices before building your plans around a future improvement.

Find a little more room for your everyday life in Edgemont.

A walk after dinner, a place to put down the grocery bags, a weekend with time for something you enjoy. Exploring Edgemont starts with those ordinary moments. Look beyond a show home or neighbourhood name to discover how a particular street, home and set of journeys could fit the way you live.

01 A neighbourhood with several local names

Get to know Edgemont, one part at a time.

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Edgemont sits south of The Hamptons, between the Anthony Henday transportation corridor and Winterburn Road, also called 215 Street. The City's neighbourhood plan uses the Wedgewood Creek Ravine as its southern limit. Around 45 Avenue and Lessard Road, the northern edge changes direction; use the City map for an address-level answer.

The community league represents areas known as Edgemont, Edgemont East, Timberidge, Edgemont Ravines and Woodhaven. Those names help you find a development or conversation, but they are not a substitute for checking municipal boundaries. They also do not establish a school's attendance area or the responsibilities attached to a property.

Start with two streets rather than trying to judge the whole area in one drive. Compare their building scale, completed landscaping, entrances and relationship to open space. Note what is there today and what is still shown as a proposal. The difference can matter when deciding whether to move now or consider a later phase.

References: City of Edmonton - Edgemont Neighbourhood Area Structure Plan · City of Edmonton - Edmonton Maps · Edgemont Community League - About Us

Get to know Edgemont, one part at a time.

Get your bearings in Edgemont



North is up. Pale green marks the neighbourhood boundary, not parkland. Cards are general directional context, not destination pins or promised road connections. City road geometry retrieved September 26, 2026; boundary snapshot September 22. Simplified orientation - not a survey, school catchment or navigation map. Open Government Licence - Edmonton .

Build an outing around something you would actually use.



AI lifestyle illustration · not a photograph of Edgemont, its facilities or an available listing

02 Your west-end routine

Build an outing around something you would actually use.



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Start with a recognisable local stop on Lessard Road. Café Aria lists its address as 20023 Lessard Road NW, giving you a specific place to pause while exploring this part of Edgemont. Check the café's current visiting details, then look at the storefronts, crossings and approach from the home you are considering.

Find the outdoor route you will come back to.

For a library stop, Lois Hole Library in Callingwood is at 17650 69 Avenue. It is outside Edgemont, not a neighbourhood facility. Explore the branch's current events and services, then decide whether that visit works naturally with other errands. Avoid assuming the same journey will suit every Edgemont address.

Jamie Platz Family YMCA, at 7121 178 Street, is another broader west-end destination outside Edgemont. Its operator lists fitness and aquatics facilities and programme schedules. This is a YMCA, not a City recreation centre; check its own admission, membership and booking arrangements before planning a regular activity.

References: Edmonton Public Library - Lois Hole (Callingwood) · YMCA of Northern Alberta - Jamie Platz Family YMCA · Café Aria - Official café website

03 Green space, with access checked on the ground

Find the outdoor route you will come back to.



AI lifestyle illustration · not a photograph of Edgemont, its facilities or an available listing

The ravine setting is an important part of Edgemont's orientation. For an actual outing, start with a public entrance and a route you can follow comfortably. A green edge on a map does not establish a public shortcut, a maintained trail or direct access from a particular backyard.

Edgemont Community Park is still described as a construction project in the City's notice reviewed September 21, 2026. Its May update lists playground installation and sod work, with fencing expected to remain. The page's November 2025 update gives an end-of-2026 opening target; that is not confirmation that the new facilities are open.

The City's final-design description says the existing playground and natural area will remain alongside the new park work. That distinction helps explain why an established green setting and fenced construction can appear in

Find a way to join in that suits you.

the same visit. Check current access and signs rather than treating the entire site as either newly open or unavailable.

A useful first walk

Pick a modest route from the home, allow time to pause and take the same journey back. Notice whether it feels like something you would enjoy on an ordinary day, not only on a special visit.

References: City of Edmonton - Edgemont Neighbourhood Area Structure Plan · City of Edmonton - Edgemont Community Park Development · City of Edmonton - Edmonton Maps

04 A connection beyond the front door

Find a way to join in that suits you.

Edgemont Community League is a volunteer-led local organization. Its programming and membership information offer a starting point for meeting people, following neighbourhood projects or contributing time. Read the current opportunity rather than assuming an event or benefit happens automatically with a home purchase.



Leave a little room for growing things Fictional AI illustration of a home gardening routine - not the Edgemont community garden, a real local property or proof of a home's outdoor space. Full frame; no location or amenity claim.

The league lists a community garden at 3755 199 Street. If gardening appeals to you, ask about the coming season, available participation and how the group shares the work. The programming page includes older dated material, so it should not be treated as confirmation of an available plot or a current event booking.

Try the journey you need, not a promised travel time.

Think about the kind of involvement you would actually maintain: an occasional volunteer shift, helping with a project or attending an activity when your schedule allows. You do not need a packed calendar to feel connected. A reliable source for local updates and a familiar face can be a useful beginning.

References: Edgemont Community League - About Us · Edgemont Community League - Programming

05 Routes can change while the area grows

Try the journey you need, not a promised travel time.



AI lifestyle illustration · not a photograph of Edgemont, its facilities or an available listing

An Edgemont address does not produce one commute time. Start with your actual destination, required arrival time and return trip. Check the connections from the particular street, then try the journey at a relevant time before deciding how well it fits.

A City-hosted 215 Street construction brochure schedules closure between Maskekoshik Trail and 45 Avenue from March 31, 2026 to February 2027. Treat that as a dated project schedule, not a live traffic report. Check current signs and detours, and do not plan a viewing or regular trip around an assumed through-route.

For transit, use ETS Trip Tools with the exact origin, destination and date. Include the walk to the stop, transfers, waiting and the later return. Check current service alerts rather than carrying an older route number or frequency into a moving decision.

Test a second version of the day

Try a weekend errand or evening appointment as well as your regular journey. Compare the practical alternatives if a road, stop or preferred connection is unavailable.

Look past the finish and picture the space in use.

References: City-hosted notice - 215 Street construction · City of Edmonton - ETS Trip Tools · City of Edmonton - ETS Maps, Routes and Schedules

06 A home for the routine you want

Look past the finish and picture the space in use.

Compare a completed resale home with any new-build option on your shortlist as different purchase situations. A show-home presentation may include items, finishes or landscaping that are not part of the offered property. Ask what is included and record the answer before comparing two prices or floor plans.



Look for space you will actually use Fictional AI interior illustration - not an actual Edgemont home, listing or guaranteed floor plan. Compare the useful dimensions and condition of each real property.

Woodhaven-Edgemont has its own homeowners association, separate from the wider Edgemont Community League. The association describes responsibilities such as landscaping enhancements and community upkeep. For a home marketed as Woodhaven, confirm whether the particular property falls within that association and which documents and responsibilities apply; do not extend the same arrangement to every Edgemont address.

For an attached home or condominium, establish the actual ownership structure rather than judging it by appearance. Ask about parking, shared maintenance, recurring costs and documents for the property. For a house, clarify the work still needed outside as well as inside, including fencing, landscaping and any unfinished space.

Compare the complete picture

Bring condition, completion dates, included work and ongoing responsibilities into the same comparison. Direct technical, financing and document questions to the appropriate professionals instead of relying on a neighbourhood-wide assumption.

Plan around the school answer available today.

References: Woodhaven-Edgemont Homeowners Association - Frequently Asked Questions

07 Current placement and future construction are different questions

Plan around the school answer available today.



AI lifestyle illustration · not a photograph of Edgemont, its facilities or an available listing

Edmonton Public Schools' current New Schools and Modernizations list identifies Edgemont Kindergarten-Grade 9 at the construction stage, with its opening still to be determined. Do not turn an older anticipated opening year into a promise for your moving schedule or assume the future building is accepting students.

Use EPSB's Find a School tool for the exact address, then confirm the intended year, grade, programme and any current enrolment conditions with the division or school. The designated school is not necessarily the closest. Ask for an answer that applies to your circumstances, not simply a list of nearby buildings.

For Catholic-school research, start with Edmonton Catholic Schools' directory and Map Finder. Investigate transportation, childcare and before- or after-school arrangements separately. A suitable school programme and a workable full-day routine are connected decisions, but one does not automatically provide the other.

Keep a short record

Note who answered, when you checked and the next step required. Reconfirm time-sensitive information before making a decision that depends on it.

References: Edmonton Public Schools - New Schools and Modernizations · Edmonton Public Schools - Find a School · Edmonton Public Schools - Search by Your Address · Edmonton Catholic Schools - School Directory and Map Finder

08 Your Edgemont viewing notes

Give the street the same attention as the home.

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Arrive with a small set of questions and leave with observations you can compare. Look at the approach, parking and entrance before going inside. Then make a short loop around the block, noting which surroundings are complete and which are still changing.

If construction is visible nearby, ask about the specific site and consult current City planning information. A sales rendering, vacant parcel or conversation about future development does not settle what is approved or when it will happen. Separate a documented proposal from a neighbour's prediction.

Return when it helps answer a meaningful question: light in a room, the activity on a street or your usual arrival time. Keep what you observed separate from what still needs professional investigation. The goal is a useful decision record, not a checklist that pretends to reveal everything in one visit.

- Measure the furniture, storage and access points you will use.
- Confirm included parking, outdoor work and completion details.
- Try the public route to a stop or outdoor destination.
- Record unresolved condition, document and planning questions.

References: City of Edmonton - Plans in Effect

09 Bring Michael the details that matter to you

Turn your visit into a clearer home search.

Turn your visit into a clearer home search.

After exploring Edgemont, choose three essentials and a few preferences. Include the way you travel, the space you will use and the ownership work you are comfortable taking on. Add the questions that would change the decision if the answer were different.

Tell Michael which streets or home layouts felt promising and why. Perhaps the entrance worked particularly well, an outdoor route felt practical or a completed property suited your timing better than waiting. Those specific observations give the next viewing a useful purpose.

Michael can help organize a property shortlist and the real-estate questions for each option. Keep the same comparison when considering another neighbourhood: daily routine, usable space, condition, responsibilities and unresolved details. You are choosing a home for your own move, not a ranking or a promise that every amenity will arrive on schedule.

A few useful answers.

Is every place marketed as Edgemont in the same neighbourhood?

Use the actual address and the City map. Development names help orient a search but do not establish municipal boundaries, school placement or property responsibilities. Be particularly careful near the irregular northern edge.

Is the new Edgemont school open?

EPSB's current project list describes Edgemont K-9 at the construction stage, with opening still to be determined. Confirm present-day school options directly; do not base a move on an older projected opening year.

Can I use the new community park now?

Check the current City notice and posted access. At the September 16, 2026 research check, the project page still described construction and an anticipated opening by the end of 2026, not a confirmed opening.

Does the 215 Street work affect a visit?

It may. The published schedule runs from March 31, 2026 to February 2027 for the specified closure between Maskekoshik Trail and 45 Avenue. Check current detours for your address rather than assuming Winterburn Road is open through that section.

How should I compare a new build and a completed home?

Compare the actual included work, usable space, timing and responsibilities. Account for unfinished outdoor or interior items and confirm the ownership arrangement. A similar floor area or attractive show-home finish does not make the complete purchase situations identical.

Your next steps

Your next steps

Keep your notes from Edgemont 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 Edgemont 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.