

# ***EDMONTON'S TOP INFILL COMMUNITIES***

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# EDMONTON'S TOP INFILL COMMUNITIES

There's no denying, Edmonton is home to some truly amazing communities, with none so beautiful as the city's many charming infill neighbourhoods. As a home buyer, if you're looking for a contemporary new property surrounded by established amenities, walkable streets and mature trees, you'll find it all (and then some) in an infill community.

Here are Edmonton's top infill neighbourhoods:



## CENTRAL EDMONTON

### Delton

Located near the Yellowhead, 118th Ave and both 97th and 82nd Street, [Delton](#) is a historic community featuring some of Edmonton's oldest homes. While the area is known for its smaller (updated) character homes in particular, large modern single-family units can also be found throughout the neighbourhood. Despite its proximity to several major arterial roads, Delton remains a quiet, family-friendly area.

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## Eastwood

First established in 1906, [Eastwood](#) remains one of Edmonton's original streetcar communities. In this highly popular neighbourhood, real estate consists mainly of low-rise condos and single-family homes, with a few duplex options scattered throughout. Adjoining 118th Ave and Fort Road also

offer residents a variety of services, shops and restaurants to choose from - while also providing quick access to Yellowhead Trail, Wayne Gretzky Drive and 97th Street.

## Alberta Avenue, (formerly called Norwood)

Alberta Avenue is known mostly for its bungalows and two-storeys. Still, it isn't without a few semi-detached and apartment condo options. Centred around 111th Ave and 95th Street, Alberta Avenue plays host to Edmonton's famous Commonwealth Stadium and a diverse range of desirable amenities, including many parks, a recreation centre, local K-6 school and proximity to the Royal Alexandra Hospital.

## Queen Mary Park

A sleeping hollow defined by tree-lined streets, [Queen Mary Park](#) consists mainly of single-detached homes and low-rise apartments. Situated just minutes from downtown Edmonton (a direct commute via 109th Street and Jasper Ave), the neighbourhood offers residents an abundance of shops, services, restaurants (Oliver Square) and schools within walking distance - including MacEwan University.

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## NORTHEAST EDMONTON

### Highlands

An outdoor lover's delight, the northeast community of [Highlands](#) overlooks the scenic river valley to the south (Ada Boulevard) and features several parks as well as a local golf club. The area also includes an active community league offering a variety of outdoor (and indoor) programs for



residents of all ages. Historic, peaceful and extremely family-friendly, this neighbourhood includes an assortment of old and new single-family homes, three local schools (including one pre-school) and ample shops and services along 112th Avenue.

## NORTHWEST EDMONTON

### Grovenor

[Grovenor](#) is defined by 142nd Street east, 149th Street west, 107th Ave north and the beautiful MacKinnon Ravine to the south. Littered with trees, bike paths and walking trails, the ravine also offers a welcome connection to the nearby river valley - giving Grovenor residents ample opportunity to enjoy the outdoors. Characterized by affordable single-family homes of all ages and styles, the community remains surrounded by shops, services and restaurants, and even includes a local elementary school.

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## WEST EDMONTON



### Crestwood / Parkview

The [Crestwood/Parkview](#) area is a favourite among Edmontonians looking for a family-oriented community with scenic river valley views. The area is also known for its local culture, offering an array of boutique shops, services and restaurants residents love to enjoy. Crestwood/Parkview home styles are, for the most part, single-family

dwelling, available in a wide range of price-points and styles. Last but not least, several schools are scattered throughout, many of which local children can access easily by foot.

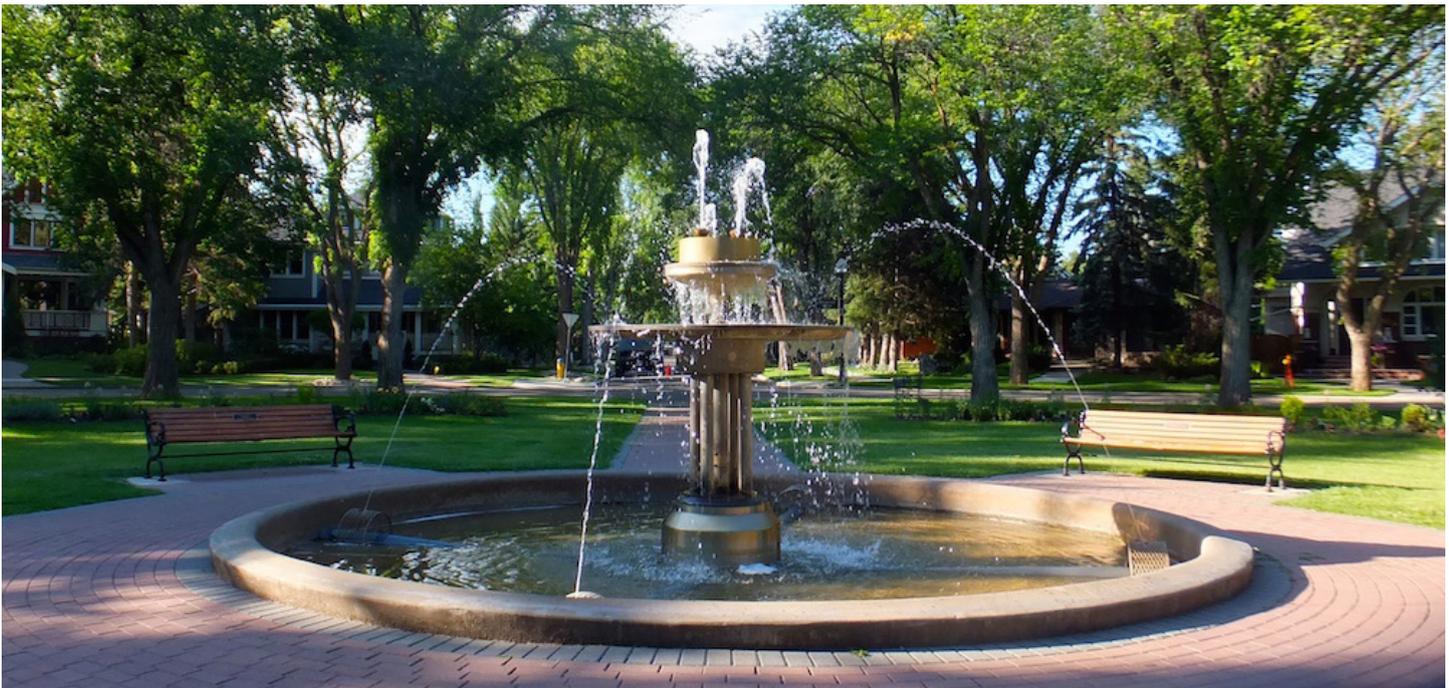


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## Glenora

Notably one of Edmonton's most historic neighbourhoods, [Glenora](#) is distinguished by its mature elm trees, historic homes and proximity to MacKinnon Ravine and the North Saskatchewan River valley. While many homes in the area are updated character homes, there are plenty of new infill options to choose from, including contemporary low-rise apartments. Notable local and nearby amenities include several schools, Government House Park, the Royal Mayfair Golf Club and a wealth of shops, services and restaurants - all just moments away in the surrounding neighbourhoods.



Alexander Circle in Beautiful Glenora

## Laurier Heights

Another west Edmonton neighbourhood offering impressive river valley views, [Laurier Heights](#) sits tucked away among Sir Wilfrid Laurier Park, Buena Vista Park, the Edmonton Valley Zoo and the North Saskatchewan River. Real estate in this outdoor-friendly community is comprised mostly of single-family homes and low-rise apartment-style condos. Laurier residents also enjoy quick access to amenities and the greater City of Edmonton thanks to its proximity to 149th Street and Whitemud Drive.

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## SOUTHEAST EDMONTON



### Bonnie Doon

[Bonnie Doon](#) is defined by the Mill Creek Ravine to the west, Connors Road to the north, 83rd Street to the east and 82nd Ave (Whyte Ave) to the south. Thanks to its excellent location, the neighbourhood offers a perfect blend of peaceful outdoor space and diverse amenities – including a school, active community

league and the Bonnie Doon Shopping Centre. Home styles in the area are equally varied and include single-family homes, semi-attached homes and apartment-style condos (many of which are infill options).

### Forest Heights

The southeast community of [Forest Heights](#) offers breathtaking views of the North Saskatchewan River valley to the north and west, and the Capilano Ravine to the east. To the south sits 98th Avenue, which offers residents a quick commute to downtown and other major amenities, including Wayne Gretzky Drive and Capilano Mall. The community itself also holds no shortage of amenities, including several parks and schools, all of which are surrounded by a multitude of single-family homes, apartment-style condos and duplexes – both updated and infill.

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## Holyrood

Like so many other infill communities in Edmonton, [Holyrood](#) is defined by tree-lined boulevards, quiet streets and friendly neighbours. The community is anchored by a local K-6 school and a vibrant community league, offering an assortment of family-friendly programming. Older and new infill style single-family homes are predominant in this area - giving home buyers their choice of updated character homes, brand-new builds and everything in between.



[King Edward Park / Ritchie](#) [King Edward Park](#) and [Ritchie](#) are nestled between Gateway Boulevard to the west and Wayne Gretzky Drive to the east. To the north, both communities are bordered by Edmonton's ultra-popular 82nd (Whyte) Ave, where residents in either neighbourhood benefit from countless niche

restaurants, shops and services. In addition to several parks, the two areas are bisected by the Mill Creek Ravine and include several local schools – perfect for growing families who like to be near it all.

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## SOUTHWEST EDMONTON

### Allendale

Another one of Edmonton's mature neighbourhoods composed of mainly single-family properties (infill and older, renovated homes), [Allendale](#) is an established community defined by convenience. To the west along 109th Street, residents benefit from having streamlined access to downtown. Commuter roads to the east and south (Calgary Trail and 61st Ave) offer up to the best amenities southwest Edmonton has to offer, including Whyte Ave, Southgate Mall and the University of Alberta. The area is also home to a local K-6 school, with other schooling options available in the surrounding communities.



### Belgravia / Windsor Park

A nature lover's delight, [Belgravia](#) and [Windsor Park](#) are defined by the expansive river valley, Whitemud Equestrian Park, Hawrelak and Emily Murphy Park and the Royal Mayfair Golf Club. While these neighbourhoods remain quiet and somewhat secluded, they are anything but inaccessible with 114th Street, the LRT and Whyte Ave all within walking

distance. Families in search of a detached home are in luck in either of these popular neighbourhoods, which boast an array of single-family dwellings in all price points and styles.

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## **McKernan**

Single-family homes and duplexes dominate much of the real estate in [McKernan](#). Home buyers have their choice of recently upgraded, older properties or newly built contemporary units. A K-9 school can also be found within the community, in addition to a daycare, several parks and

churches. Residents also enjoy having access to several great amenities just outside the neighbourhood, including all the shops, services and restaurants of Whyte Ave (not to mention, the McKernan Belgravia train station).

## **Pleasantview**

Whatever you're looking for, you're sure to find it in [Pleasantview](#). Incredibly diverse, family and amenity-friendly, this all-in-one community provides a healthy mix of home styles - including single-family, semi-detached homes and apartment-style condos. Families will love having a local K-6 school right within their neighbourhood along with several parks, playgrounds and open green spaces. Southgate Mall and Whitemud Drive also sit kitty-corner to the community's southwest, ideal for residents who would like to access shops, services, restaurants or the greater City of Edmonton in a hurry.

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## Revitalizing The City Of Champions Bringing New Life To Old Neighbourhoods

Infills provide homeowners with stylish affordable homes that are located in mature neighbourhoods. Plex Developments is here to help you learn more about infill construction, buying a property, and selling your home.

Plex Developments Ltd. was founded by real estate visionary Terry Paranych and his wife Heidi Paranych. Terry has had his finger on the pulse of the real estate market in Canada for more than 25 years as an agent, broker, and developer.

We bring new life to old neighbourhoods with our stylish luxury infill homes, smart-skinny homes, duplexes, fourplexes, garage suites, and investment properties. Just turn the key and enjoy your new lifestyle.

**"BRINGING NEW  
LIFE TO OLD  
NEIGHBORHOODS  
IS OUR PASSION."**

*- Terry Paranych*



If you own a lot or home in one of Edmonton's mature neighborhoods and are looking to sell, please [contact us](#).

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