

RJ HOMES TEAM • COMMUNITY INFORMATION PACKAGE

EDMONTON, ALBERTA

COMMUNITY GUIDE

LAURIER HEIGHTS

WELCOME TO

LAURIER HEIGHTS

1,242
Dwellings

2,612
Residents

1.32 km²
Area

1950s
Est.

NEIGHBOURHOOD SNAPSHOT

Location:	Northwest Edmonton, bordering the North Saskatchewan River Valley
Boundaries:	87 Ave (N), 149 St (W), Whitemud Dr (S), River Valley (E)
Ward:	sipiwiyiniwak • Councillor: Thu Parmar
Elevation:	667 m (2,188 ft) above sea level
Housing:	Predominantly single-family homes built 1946–1970
Named After:	Prime Minister Sir Wilfrid Laurier (1896–1911)

ABOUT THE NEIGHBOURHOOD

Laurier Heights is a prestigious, mature residential neighbourhood in west Edmonton, perched above the North Saskatchewan River valley. Development began in the 1950s, with most homes built between 1946 and 1970 — giving the neighbourhood its distinctive, timeless character. Many residences have been substantially renovated or replaced with modern infill. Ridge homes command sweeping river valley views. The entire community enjoys direct access to 160+ km of trails, Hawrelak Park, the Valley Zoo, and Fort Edmonton Park.

LIFESTYLE & OUTDOOR RECREATION

Laurier Heights offers direct access to Edmonton's North Saskatchewan River Valley — 7,400 hectares of connected parkland and 160+ km of maintained trails. The Laurier Heights Community League (est. 1958) anchors a vibrant social calendar year-round.

Parks & Green Spaces

Park / Attraction	Description
Laurier Park	Family picnic area in the river valley; accessed via Buena Vista Rd
Buena Vista Park	River valley park with trails; part of the 7,400 ha river valley system
Hawrelak Park	Edmonton's premier festival park — accessible via neighbourhood footbridge
Edmonton Valley Zoo	Family zoo in the river valley; accessed via Buena Vista Road
Fort Edmonton Park	North America's largest living history museum — short drive via Whitemud
Community League Park	144 St & 85 Ave — outdoor ice rink, tennis courts, and green space

Community League Events & Programs

- ♦ Wednesday Gazebo Sessions (May–July) — weekly live music in the park
- ♦ Annual Alex Stieda Bike Classic — community cycling event for all ages
- ♦ Food Forest youth gardening program (ages 12–14)
- ♦ Heritage Tea, Winter Rink, Tennis Club, Hall Rentals — year-round
- ♦ Laurier Heights 70th Anniversary Weekend — June 2026

SCHOOLS & EDUCATION

Laurier Heights is served by a strong school ecosystem — with its own neighbourhood school, nearby Catholic and public alternatives, and the University of Alberta just ~10 minutes away.

School	Type	Grades	Notes
Laurier Heights School	Public (EPS)	K–9	In-neighbourhood; Edmonton Public Schools
Crestwood School	Public (EPS)	K–6	Adjacent Crestwood neighbourhood
Archbishop MacNeil	Catholic (ECSD)	K–9	Catholic option in West Edmonton area
Jasper Place High School	Public (EPS)	10–12	Main high school for the catchment area
Victoria School of Arts	Public Alt. (EPS)	K–12	Arts-focused alternative program
University of Alberta	Post-Secondary	Univ.	Canada's top-5 research university — ~10 min via Whitemud

■ NEARBY AMENITIES & SHOPPING

Major retail, dining, and services are all within a short drive — without sacrificing the quiet character of a mature, tree-lined neighbourhood.

Destination	What's Available	Drive
Laurier Heights Shopping Centre	Local strip mall — everyday essentials	In neighbourhood
West Edmonton Mall	North America's largest mall — shopping, dining, entertainment	~10 min west
Westmount Centre	Grocery, pharmacy, banking, specialty retail	~8 min
Whyte Ave / Old Strathcona	Restaurants, boutiques, farmers market, live music	~12 min via Whitemud
University Hospital (AHS)	Major academic health centre — full hospital services	~10 min
Downtown Edmonton	Financial district, Rogers Place, MacEwan University	~15 min

■ TRANSPORTATION & TRANSIT

Route / Service	Details
Whitemud Drive	Major freeway — south to the University of Alberta, Southgate & ring road
149 Street	North-south arterial — direct access to 87 Ave and WEM corridor
87 Avenue	East-west arterial — direct route west to West Edmonton Mall
Anthony Henday Drive	Edmonton's ring road — accessible via 149 St or Whitemud Drive
ETS Bus Routes	Multiple routes serve the neighbourhood along key corridors
YEG Airport	Edmonton International Airport — approx. 35 min via Whitemud & Henday

■ REAL ESTATE & HOUSING OVERVIEW

Laurier Heights is one of Edmonton's most prestigious mature neighbourhoods — sustained demand from discerning buyers driven by irreplaceable river valley location, generous lots, and established character.

Feature	Details
Dominant Type	Single-family detached homes — substantially all residences in the neighbourhood
Era Built	~58% built 1946–1960; ~40% built 1961–1970; growing infill/renovation segment
Lot Sizes	Generous mature lots — many significantly larger than comparable newer communities
Views	Ridge homes along south/east edges command sweeping river valley views
Renovation Trend	Strong activity — many homes substantially updated or replaced with modern infill
Senior Options	Canterbury Court & Canterbury Manor — senior living within the neighbourhood
Price Range	Typical range \$620,000–\$1,200,000+ depending on size, views & renovation level

■ COMMUNITY SAFETY

Laurier Heights is consistently regarded as one of Edmonton's safer residential neighbourhoods — predominantly owner-occupied, single-family, with strong cohesion and engaged long-term residents.

Safety Indicator	Assessment
Overall Crime Rate	Below Edmonton city average — safe, family-oriented community
Typical Incidents	Minor property crimes (vehicle break-ins) — common to any suburban neighbourhood
Violent Crime	Very low — consistent with mature, owner-occupied residential communities
Community Watch	Active community league fosters neighbourhood vigilance and communication
Comparison	Safer than central/inner-city Edmonton; comparable to Crestwood and Glenora
Emergency Services	Edmonton Police Service and Fire Rescue — strong coverage in the area

■ GARBAGE, RECYCLING & WASTE

Stream	Schedule	What Goes In
Black Cart	Every 2 weeks	General household garbage — non-recyclable, non-organic waste
■ Blue Bag	Every 2 weeks	Paper, plastic, glass, cardboard — Edmonton's blue bag recycling
■ Green Cart	Weekly (summer) Biweekly (winter)	Food scraps & organics — composted at Edmonton's world-class facility
■ Yard Waste	Seasonal	Grass, leaves, trimmings — seasonal schedule via city calendar

- Download the free **WasteWise App** — personalized pickup reminders & item sorting (edmonton.ca/wastewise)
- **Big Bin Events** held throughout the year for large items, electronics, and hard-to-dispose materials

■ UTILITIES & CITY SERVICES

Service	Provider	Contact / Notes
Electricity	EPCOR / Retailer	Regulated rate or competitive retailer — epcor.com
Natural Gas	ATCO / Retailer	Regulated rate or competitive retailer — atco.com
Water & Sewer	EPCOR	City of Edmonton water & wastewater — epcor.com
Internet / Cable	Telus, Shaw/Rogers, Bell	Multiple providers; fibre options available in area
Property Tax	City of Edmonton	Annual assessment — edmonton.ca/propertytax
Snow Removal	City of Edmonton	Arterials first; residential streets follow priority schedule

■ WHO CALLS LAURIER HEIGHTS HOME?

The common thread among Laurier Heights' happiest residents is a deep appreciation for irreplaceable location, mature neighbourhood character, and genuine community — paired with one of Edmonton's best-connected addresses.

University & Healthcare Professionals

Proximity to the U of A and University Hospital makes this a top choice for faculty, researchers, and medical staff seeking a short commute without sacrificing quality of life.

Executive & Move-Up Buyers

Prestigious address, large mature lots, and river valley views attract buyers upgrading from other NW Edmonton communities or relocating from other cities.

Established Families

The neighbourhood school, active community league, safe quiet streets, and strong community culture make Laurier Heights an ideal long-term family home.

Renovation & Infill Buyers

Prime location combined with large established lots attracts builders and owner-renovators seeking an irreplaceable address to build or substantially renovate.

Empty Nesters & Downsizers

Long-time residents can remain in the community they love — Canterbury Court and Canterbury Manor offer senior living options within the neighbourhood.

■ KEY COMMUNITY RESOURCES

Resource	Website
Laurier Heights Community League	lhcl.ca
City of Edmonton — Neighbourhood Info	edmonton.ca/neighbourhoods
Edmonton Public Schools	epsb.ca
Edmonton Catholic Schools	ecsd.net
Edmonton Transit Service (ETS)	edmonton.ca/ets
WasteWise App	edmonton.ca/wastewise
Edmonton Valley Zoo	valleyzoo.ca
EPCOR (Water & Power)	epcor.com
Edmonton Police Service	edmontonpolice.ca

READY TO EXPLORE LAURIER HEIGHTS?

Contact the RJ Homes Team for current listings, market insights, and expert guidance on buying or selling in Laurier Heights.

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Community information sourced from: Wikipedia (Laurier Heights, Edmonton), Laurier Heights Community League (lhcl.ca), Rimrock Real Estate, and City of Edmonton public records. All information deemed reliable but not guaranteed. Prices and data subject to change. Not intended to solicit properties already listed for sale.