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EDMONTON, BLOCK BY BLOCK

2026 EDITION

A FREE GUIDE FOR EDMONTON HOME BUYERS

Buying a New Home in Edmonton

Show homes, builder contracts, upgrades and warranties. What to know before you sign, so your new build goes smoothly.



- Register your agent before you visit
- What's negotiable (and what isn't)
- Alberta's new home warranty explained
- GST rebates for first-time buyers

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WHY NEW?

Is a new build right for you?

New homes have real perks, and a few trade-offs. Here's the honest picture.

The upside

- ✓ Modern layouts and energy-efficient building
- ✓ Alberta's mandatory new home warranty
- ✓ Pick your own finishes
- ✓ Few repairs for years
- ✓ Possible GST rebate for first-time buyers

The trade-offs

- × You often wait months for it to be built
- × Upgrades add up fast
- × Landscaping, fences and blinds may be extra
- × Living near ongoing construction
- × Possession dates can move

The one rule to remember

> **Call your REALTOR® before you visit your first showhome.**

Many builders only work with a buyer's agent who was registered before your first visit. The next page explains why.

STEP 1

Register your agent first

This one step protects you for the whole build.

BEFORE ANY VISIT

Send me your list

Tell me which communities and builders you're curious about. I'll register you with each builder's sales office.

AT THE SHOWHOME

Say you have an agent

When you sign the guest card, write my name: Brent Deptuck, Real Broker. Don't leave it blank or tick "no agent."

AFTER THE VISIT

Take a photo

Snap a picture of what you signed and text it to me.

Why timing matters

If you visit a showhome on your own first, many builders will say you came in without an agent. Then you may have to go through the whole build without anyone on your side. A five-minute call first avoids this.

How I'm paid: on new builds the builder often pays the buyer's agent. Either way, we agree in writing how I'm paid before we start, so you know exactly what you would and wouldn't pay.

WHO WORKS FOR WHOM

The builder's rep vs your REALTOR®

Builder sales reps are usually friendly and know their homes well. But they work for the builder.

	BUILDER'S SALES REP	YOUR REALTOR®
Works for	The builder	You
Goal	Sell homes on the builder's terms	Get you the best value and terms
Homes they show	Their builder only	Any builder, plus resale homes
Contract review	From the builder's side	From your side
Negotiation	Can't negotiate against their employer	Negotiates for you
Advice on lots and resale	Limited	Honest, using local sales data

What I do for you

- ✓ Compare builders, plans and lots
- ✓ Check lot premiums against what's selling
- ✓ Review the contract with you before you sign
- ✓ Negotiate incentives, upgrades and dates
- ✓ Help at your pre-possession walkthrough
- ✓ Stay with you until the warranty items are done

THE PROCESS

From showhome to keys

Here's how a typical new build goes. Times vary by builder and home type.

1 TO 4 WEEKS

Pick a community and lot

Compare locations, lot size, what backs onto the yard, sun direction and lot premiums.

1 TO 2 WEEKS

Pick a floor plan

Think about resale: bedrooms up, main-floor den, garage size, basement options.

1 TO 2 WEEKS

Contract and deposit

Read every page. Deposits are often paid in stages. Get every promise in writing.

2 TO 4 WEEKS

Design centre

Choose finishes. Set a budget first. This is where costs grow fastest.

SEVERAL MONTHS

Construction

Updates from the builder. Possession dates can shift with weather and supply.

1 TO 2 WEEKS BEFORE

Pre-possession walkthrough

Note every flaw on the builder's form. Bring me.

POSSESSION DAY

Keys!

Final check, keys, warranty papers. Then follow-ups for deficiencies.

MONEY

What's negotiable on a new build

New homes aren't always fixed price. What you can get depends on the market and the builder.

Often negotiable

- ✓ Upgrade packages or design-centre credits
- ✓ Lot premiums, especially on lots that haven't sold
- ✓ Appliance or landscaping packages
- ✓ Possession date
- ✓ Deposit timing
- ✓ Quick-possession (already built) homes

Usually not negotiable

- ✓ Building code and safety standards
- ✓ The warranty minimums set by Alberta law
- ✓ The builder's base specifications
- ✓ Construction schedules in busy periods

Right now in Edmonton

The resale market is balanced, with more homes for sale than a year ago (16.7% more inventory in September 2026, REALTORS® Association of Edmonton). When buyers have choice, builders are more likely to offer incentives. Always ask.

DESIGN CENTRE

Spend your upgrade money wisely

It's easy to add tens of thousands of dollars at the design centre. Decide your budget before you go.

Worth doing during the build

- ✓ Structural changes (layout, windows, basement height)
- ✓ Extra electrical outlets and lighting rough-ins
- ✓ Plumbing rough-ins (basement bathroom, gas line for BBQ)
- ✓ Flooring in main areas
- ✓ Kitchen cabinet layout

Often cheaper to do later

- × Paint colours
- × Window coverings
- × Light fixtures
- × Landscaping and fences
- × Some appliances

Simple rule: pay the builder for things inside the walls that are hard to change later. Do the easy cosmetic things yourself after you move in.

PROTECTION

Alberta's new home warranty

Under Alberta's New Home Buyer Protection Act, new homes must come with a warranty. Here are the minimum coverage periods.

1 year — **Materials and labour**

Finishes such as flooring, cabinets, trim, paint and fixtures

2 years — **Delivery and distribution systems**

Heating, plumbing and electrical

5 years — **Building envelope**

The outer shell that keeps weather out: roof, walls, windows

10 years — **Structure**

The frame and foundation

Make your warranty work

- ✓ Read what's excluded
- ✓ Report problems in writing, quickly
- ✓ Keep a log with photos and dates
- ✓ Do the maintenance the warranty asks for

Buying a resale home that's still under warranty?

The remaining coverage usually transfers to the next owner. Ask for the warranty certificate.

Source: Government of Alberta, New Home Buyer Protection Act (mandatory minimum coverage). Check alberta.ca for full details and exclusions.

SAVE MONEY

Rebates and programs to ask about

Rules change. Always check the official page before you count on a rebate.

First-Time Home Buyers' GST Rebate 01

A federal rebate of up to **$50,000**: the full 5% GST on a new home up to $1 million, with a partial rebate up to $1.5 million. For eligible first-time buyers who will live in the home.

OFFICIAL canada.ca: First-time home buyers' GST/HST rebate →

GST New Housing Rebate 02

A smaller rebate that can apply to new homes under certain price limits. Builders often credit it on the contract. Ask how it's handled.

Home Buyers' Plan (RRSP) 03

First-time buyers can withdraw up to **$60,000** from their RRSP for a down payment and pay it back over time.

First Home Savings Account (FHSA) 04

Save tax-free for your first home: up to **$8,000** a year, **$40,000** in total.

Sources: Canada Revenue Agency program pages (FTHB GST/HST rebate, Home Buyers' Plan, FHSA), checked October 2026. Talk to your lender or accountant about your situation.

CHECKLISTS

Before you sign, and before you move in

Before you sign

- [ ] Agent registered with the builder
- [ ] Pre-approval in hand
- [ ] Read the full contract
- [ ] Possession date clause understood
- [ ] Deposit schedule and refund rules clear
- [ ] All promises written in the contract
- [ ] Warranty provider named

Pre-possession walkthrough

- [ ] Every selection matches your order
- [ ] Doors and windows open, close and lock
- [ ] Taps, toilets, lights and outlets work
- [ ] Furnace and hot water run
- [ ] Paint, trim and caulking checked
- [ ] Grading slopes away from the house
- [ ] Deficiency list signed with dates

Possession day

- [ ] Deficiencies fixed or scheduled
- [ ] Home clean, no debris
- [ ] All keys, fobs and openers
- [ ] Appliance manuals
- [ ] Warranty papers and contacts
- [ ] Meter readings and photos

FREE GUIDE The Ultimate Home Buyer's Guide →

NEXT STEP

Thinking about building?

Call me before you visit any showhomes. I'll register you with the builders you like, compare options with you, and be on your side from the first visit to the final warranty item.

Scan to book

Book a free call →

CALL OR TEXT

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