REALESTATEYEG

2026 RATES



EDMONTON, BLOCK BY BLOCK

THE PROPERTY TAX PLAYBOOK

How your bill is calculated, what the same home pays in Edmonton and 8 nearby communities, and what to check before you pick where to live.

9
cities compared

$2,226
yearly gap on a $500K home

Nov 23
Edmonton budget hearing

Brent Deptuck · **Real Broker**

PLAY 1 · HOW IT WORKS

YOUR BILL IS ONE SIMPLE SUM

Every city in Alberta uses the same math. Two numbers decide your bill: what your home is assessed at, and the rate council sets each spring.

$500,000 ASSESSMENT ÷ 1,000 × **10.3637** EDMONTON 2026 RATE = **$5,182** YEARLY TAX



■ City services 75% ■ Province, for schools 25% Edmonton has no separate seniors housing slice

YOUR ASSESSMENT

The city's estimate of what your home would have sold for on July 1 of the year before. It's on the notice you get early each year, and you can question it if it looks off.

THE TAX RATE

Council takes what the budget needs from property tax and divides it by the value of every property in the city. The answer is the rate, in mills: $1 per $1,000 of value.

THREE SLICES

Most of it pays for city services. A slice goes to the Province for schools, and in most cities a small slice funds seniors housing.

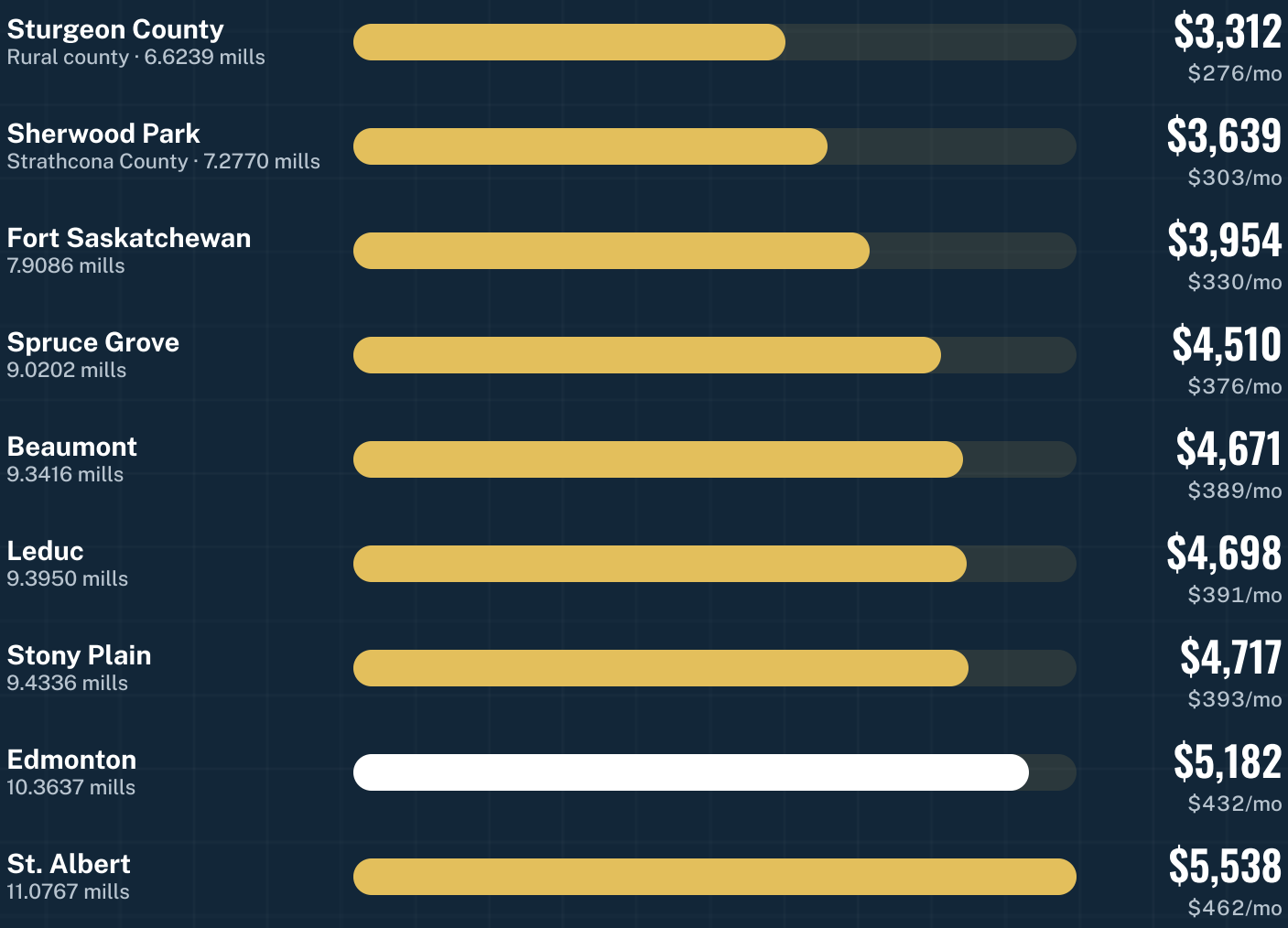
WHY YOUR BILL CAN RISE WHEN THE RATE DROPS

When home values go up, the rate usually comes down so the city collects what its budget needs. Spruce Grove's city rate dropped from 6.5781 to 6.4198 mills this year, and it's still a 3.99% tax increase. Your bill rises more than average only if your home's value rose faster than other homes in the city.

PLAY 2 · SAME HOME, 9 COMMUNITIES

WHAT A $500,000 HOME PAYS IN 2026

Total 2026 residential tax (city + education + seniors housing) on the same assessed value, lowest to highest. Edmonton is in white.



$3,312
Lowest: Sturgeon County

$5,538
Highest: St. Albert

$186/mo
Difference between the two

Try any home value **RealEstateYEG.ca/tools/property-tax**

PLAY 3 · BY HOME VALUE

FIND YOUR PRICE POINT

Yearly 2026 property tax at five assessed values. The rate column is the total in mills, so you can do any value yourself: value ÷ 1,000 × rate.

CITY	RATE	$350K	$500K	$650K	$800K	$1M
Sturgeon County	6.6239	$2,318	$3,312	$4,306	$5,299	$6,624
Sherwood Park	7.2770	$2,547	$3,639	$4,730	$5,822	$7,277
Fort Saskatchewan	7.9086	$2,768	$3,954	$5,141	$6,327	$7,909
Spruce Grove	9.0202	$3,157	$4,510	$5,863	$7,216	$9,020
Beaumont	9.3416	$3,270	$4,671	$6,072	$7,473	$9,342
Leduc	9.3950	$3,288	$4,698	$6,107	$7,516	$9,395
Stony Plain	9.4336	$3,302	$4,717	$6,132	$7,547	$9,434
Edmonton	10.3637	$3,627	$5,182	$6,736	$8,291	$10,364
St. Albert	11.0767	$3,877	$5,538	$7,200	$8,861	$11,077

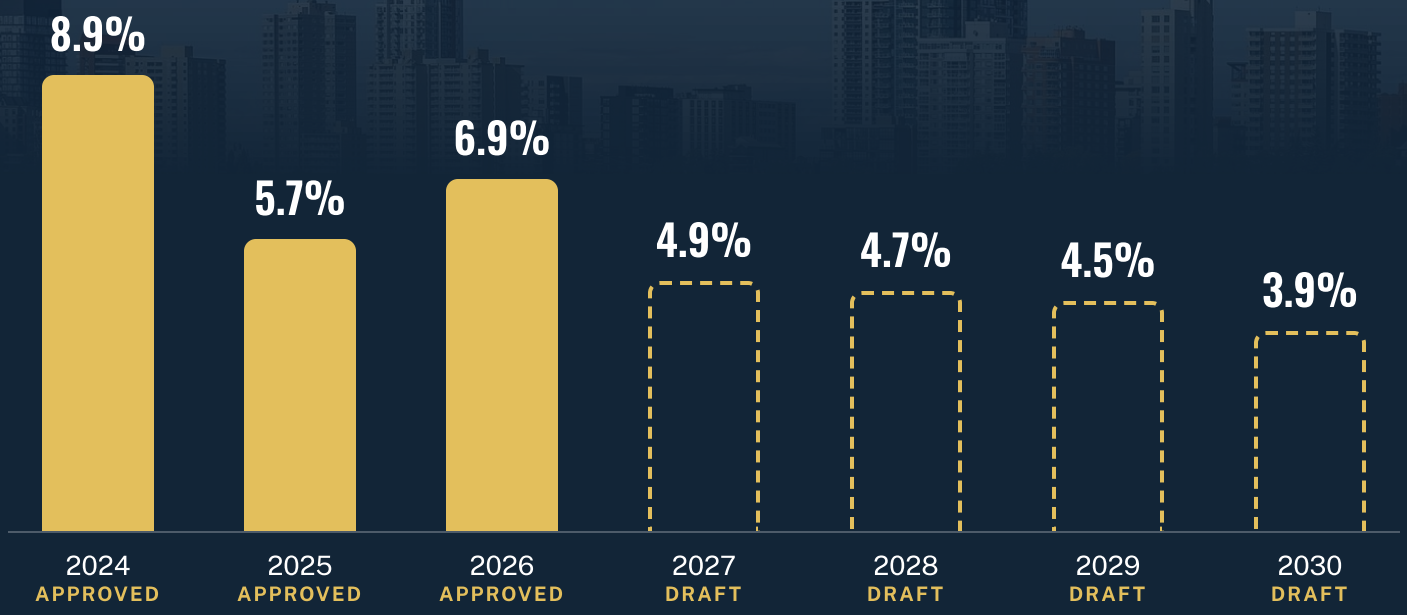
COMPARING TWO HOMES?

Use each home's own assessment, not its list price. A similar home can be assessed differently in a different city, so the real bill on the real home is what counts. I can pull it for you on any address.

PLAY 4 · WHAT'S NEXT

EDMONTON'S YEARLY INCREASES

The percent increase in the City's total property tax levy each year. 2027 to 2030 are from the City's draft four-year budget and can still change.



HAVE YOUR SAY: NOVEMBER 23, 2026

City council holds a public hearing on the draft 2027-2030 budget on November 23, with a vote expected by mid-December. The City estimates a median home ($492,500) would pay about **$18 more a month** in 2027 for the City's share alone.

Approved: 2024 8.9%, 2025 5.7%, 2026 6.9%. Draft: 2027 4.9%, 2028 4.7%, 2029 4.5%, 2030 3.9%. Your own bill depends on how your assessment changed compared to the average home.

Sources: CBC, CTV News, City of Edmonton



PLAY 5 · BEFORE YOU PICK A CITY

A LOWER TAX BILL ISN'T ALWAYS CHEAPER LIVING

1

ASSESSMENTS DIFFER

Similar homes can be assessed higher or lower in another city. Compare real bills on real homes.

2

UTILITIES ARE SEPARATE

Water and waste rates vary by city. Many rural homes are on a well and septic, with their own upkeep.

3

THE DRIVE

Saving $1,500 a year in tax doesn't help if you add a second car or an hour a day on the road. Try it at rush hour.

4

SERVICES YOU'LL USE

Transit, rec centres, snow clearing, libraries and fire halls all vary. Ask what your tax dollars cover.

PLAY 6 · YOUR CHECKLIST

ASK THESE BEFORE YOU BUY

- ◯ What was this home's actual tax bill this year, and last year?
- ◯ What is it assessed at, and is that close to what I'm paying?
- ◯ Are there any local improvement charges on the title or tax roll?
- ◯ What do water, sewer and garbage cost here each month?
- ◯ Is it on city water, or a well and septic?
- ◯ How long is my drive to work at 8 a.m.?
- ◯ What's within 10 minutes: groceries, schools, rec centre, transit?
- ◯ Does the city have big projects coming that could push taxes up?

THE MONTHLY NUMBER THAT MATTERS

Mortgage + property tax + utilities + insurance + the drive. That's what owning a home really costs each month. I'll work it out with you on any home you're looking at.

Sources (checked November 10, 2026)

1. **Edmonton:** City of Edmonton historical tax rates, Bylaw 21442 · edmonton.ca
2. **St. Albert:** Bylaw 18/2026, current tax rates page · stalbert.ca
3. **Sherwood Park:** Strathcona County Bylaw 4-2026, tax rates page · strathcona.ca
4. **Spruce Grove:** Bylaw C-1440-26 · sprucegrove.org / Alberta Municipal Affairs
5. **Stony Plain:** Bylaw 2739/TAX/26 · stonyplain.com
6. **Beaumont:** Bylaw 1100-26 · beaumont.ab.ca
7. **Leduc:** Bylaw 1244-2026, property taxes page · leduc.ca
8. **Fort Saskatchewan:** 2026 Property Tax Bylaw · Alberta Municipal Affairs
9. **Sturgeon County:** Bylaw 1711/26 · sturgeoncounty.ca
10. **Edmonton increases:** CBC (2024, 2027-2030 draft), CTV News (2025, 2026), Culture Alberta (City's $18/month estimate)



FREE AND NO PRESSURE

SEND ME AN ADDRESS. I'LL SEND YOU THE REAL NUMBERS.

I'll pull the home's actual tax bill and help you work out the true monthly cost: taxes, utilities and the drive. I've helped people buy and sell 100+ homes around Edmonton since 2017.

587-400-4668

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