

BUYER GUIDE

2026 EDITION

The Edmonton Buyer Guide

From pre-approval to possession day: how to shop, offer, and close with confidence in Edmonton.



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Buying a home in Edmonton should feel considered, not rushed. This guide walks you through the process from first conversation to possession day, so every decision is made with clarity, and nothing about your purchase is left to chance.

Getting Mortgage-Ready

Before you fall for a home, understand what you can comfortably carry. A mortgage pre-approval from a lender or mortgage broker confirms the amount you qualify for and locks a rate for a set window, so you can shop with confidence and act quickly when the right property appears.

There is a meaningful difference between the price you qualify for and the budget you actually want to live inside. Factor in property taxes, condo fees where they apply, utilities, insurance, and the ordinary rhythm of home maintenance, then choose a monthly figure that lets you keep living the life you enjoy.

You'll also want funds ready for a deposit, which accompanies your offer and demonstrates you are a serious buyer. The deposit is applied toward your purchase at closing; it is separate from your down payment and closing costs, so plan for all three.

- Pre-approval: confirms your borrowing range and holds a rate.
- Budget vs. price: qualifying for more doesn't mean you should spend more.
- Deposit: accompanies the offer and is credited toward your purchase at closing.

Building Your Shortlist

The clearest buyers separate needs from wants early. Needs are the non-negotiables: bedroom count, accessibility, proximity to work or family. Wants are the pleasures you'd welcome but could live without. Ranking them keeps you decisive when a home meets most, but not all, of your list.

Neighbourhood fit matters as much as the home itself. Spend time in the communities you're drawn to at different hours, weigh your daily commute honestly, and if schools are part of your decision, research catchment areas and options directly rather than assuming.

- Needs vs. wants: rank them so trade-offs are easy to make in the moment.
- Neighbourhood: visit at different times of day and week.
- Commute & schools: verify travel times and school catchments for yourself.



How Buyer Representation Works in Alberta

When you engage a REALTOR® to represent you as a buyer, they owe you a defined set of duties under Alberta's real estate rules: loyalty to your interests, full disclosure, confidentiality, and the obligation to negotiate on your behalf. This relationship is set out in a written representation agreement that explains the scope of the service and how your REALTOR® is compensated.

In many residential transactions the seller has agreed to compensate the brokerage that brings the buyer, though this is not automatic and arrangements can vary. Any compensation payable by you is negotiable and is disclosed to you in writing before you commit. You'll always know the terms in advance, with no surprises.

Alberta-specific: These duties are set out in the Real Estate Act Rules administered by the Real Estate Council of Alberta (RECA), the province's licensing and conduct authority for REALTORS®, mortgage professionals, and property managers. Every buyer representation agreement in Alberta must follow RECA's mandatory forms and disclosure requirements — you can review the Consumer Relationships Guide yourself at [reca.ca](https://www.reca.ca).

Making a Strong Offer

A compelling offer is about more than price. Sellers weigh the whole package: your deposit, your possession date, and the conditions you attach. Thoughtful terms can make your offer stand out even in a competitive situation.

Conditions protect you while you confirm the important details. Common ones include financing (final lender approval on this specific property), a home inspection, and, for condominiums, a review of the condominium documents. Each condition has a deadline; when they are satisfied or waived, your offer becomes firm.

- Financing condition: your lender's final approval on the specific property.
- Inspection condition: time to have the home professionally assessed.
- Condo document condition: review of the condominium's financial and governance records.
- Deposit: a meaningful deposit signals seriousness and strengthens your position.



Conditions & Due Diligence

Two steps are often confused but serve entirely different purposes. A home inspection is for you: an independent inspector examines the property's condition and flags anything from the roof to the furnace, so you understand what you are buying and can respond accordingly.

An appraisal is for the lender: it is an independent estimate of the property's value used to confirm the amount they are willing to finance. An inspection speaks to condition; an appraisal speaks to value. You may encounter both, and understanding the distinction keeps the process calm and clear.

- Home inspection: assesses condition, commissioned by and for you.
- Appraisal: assesses value, commissioned by and for your lender.
- Seller Property Disclosure Statement: if the seller has completed one, we review it together line by line — it flags known issues (past leaks, renovations, defects) that should inform your inspection or your offer.

From Accepted Offer to Possession

Once your offer is firm, the file moves to a real estate lawyer, who handles conveyancing, the legal transfer of title. Your lawyer reviews the paperwork, coordinates with your lender, arranges title

insurance where appropriate, and ensures funds and keys change hands correctly on possession day.

First-time buyers are often caught off guard by the closing costs that sit alongside the purchase price. None of these are the home's price. They are the costs of completing the transaction. Budgeting for them early keeps possession day joyful rather than stressful.

- Legal fees and disbursements for your lawyer.
- Land title registration and related government charges.
- Property tax and utility adjustments (reimbursing the seller for prepaid amounts).
- Title insurance, where used.
- Mortgage-related costs, such as appraisal or lender fees.
- Moving expenses and setting up home services.

Typical Closing Costs in Alberta

Alberta charges no provincial land transfer tax — one of the reasons closing costs here run lower than in many other provinces. Expect a combination of the following, typically totalling 1–2% of the purchase price:

Item	Typical Range
Legal fees & disbursements	\$1,200 - \$2,500
Land title & mortgage registration	\$300 - \$900
Title insurance	\$200 - \$500
Home inspection	\$400 - \$700
Appraisal (if required by your lender)	\$300 - \$600
Property tax & utility adjustments	Varies (prorated)

Sources: Government of Alberta · albertaclosingcosts.ca · homm.ca

Buying New? Alberta's Mandatory Home Warranty

If you're buying a newly built home, Alberta's New Home Buyer Protection Act requires every home with a building permit issued since February 1, 2014 to carry a minimum level of warranty coverage from a licensed provider. Coverage runs with the home, not the original owner, so it carries forward through a resale until it expires — always ask for the warranty enrolment certificate before you remove conditions.

Coverage Tier	Duration	What It Covers
Labour & materials	1 year	General workmanship and materials defects ("bumper to bumper")
Delivery & distribution systems	2 years	Electrical, plumbing, and heating system defects
Building envelope	5 years	Water penetration through the exterior envelope

Coverage Tier	Duration	What It Covers
Major structural components	10 years	Defects that affect the structural integrity of the home

Source: Government of Alberta — New Home Warranty Overview

Progressive Home Warranty is one of the licensed providers meeting or exceeding these minimums in Alberta, with an office in St. Albert serving the Edmonton region. If your new build is enrolled with them, keep their contact information handy for the life of your warranty:

progwar.com · 1-866-957-2314 · info@progressivewarranty.com

Relocating or Buying from a Distance

Moving to Edmonton from elsewhere is entirely manageable with the right guidance. Live video tours, detailed walk-through videos, and rich photography let you experience homes as though you were in the room, and a REALTOR® who knows the city can be your trusted eyes on the ground.

Documents can be reviewed and signed digitally, and your lawyer can arrange remote signing and identity verification, so the entire purchase can proceed smoothly whether you are across the province or across the country.

Caring for Your New Home

Once you have the keys, a little seasonal upkeep protects your investment and keeps small issues from becoming expensive ones — especially important if a builder's warranty is involved, since routine maintenance is typically the homeowner's responsibility. Progressive Home Warranty, a licensed Alberta new-home warranty provider, publishes seasonal checklists for homeowners; a few highlights:

Fall & Winter Highlights	Spring & Summer Highlights
Test furnace, clean/replace filters, check CO & smoke detectors	Change furnace filters, clean and test smoke & CO alarms
Disconnect hoses, cover A/C unit, winterize hose bibs	Inspect roof, shingles, and vent caps from the ground
Clear eavestroughs & downspouts; confirm sump pump operation	Clean gutters/downspouts; ensure splash pads drain away from the foundation
Check foundation perimeter for positive slope away from the home	Inspect and touch up caulking, inside and out
Monitor indoor humidity through the winter months	Clear window wells and weeping-tile drains of debris

Source: Progressive Home Warranty — Fall & Spring Maintenance Checklists (V2.0). These are general best practices and do not replace the terms of any warranty certificate.

What Working With Jody Includes

Every buyer's file gets the same level of attention, spelled out plainly so you know exactly what to expect at each stage — no guessing, no surprises.

- Needs assessment: a real conversation about what matters most before we tour a single home, so every showing is a good use of your time.
- Buyer representation, explained: a plain-language walkthrough of the representation agreement, how compensation works, and what stays confidential.
- Financing connections: introductions to Edmonton-based mortgage brokers and lenders for pre-approval and rate comparisons.
- Off-market access: Century 21's network and my own relationships with other agents sometimes surface homes before — or without ever — hitting the public market.
- Unbiased property evaluation: a candid read on condition, value, and resale potential for any home you're considering, not just the ones I list.
- Offer strategy & presentation: a written offer built around your goals and budget, presented directly to the seller's side whenever the situation allows.
- Closing coordination: staying engaged through financing, inspection, and your lawyer's work so nothing falls through the cracks between offer and possession.
- After-sale follow-up: a check-in after you've moved in, and a resource for as long as you own the home — not just until the deal closes.

Ask Jody directly.

Every home and move is different. Reach out and Jody will give you a straight, considered answer for your exact situation — and a follow-up call after you've got the keys, because the relationship doesn't end at possession day.

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“Her knowledge of real estate trends, market values, neighborhoods ... made our search for a home less stressful. I felt like we could make an informed decision with her guidance.”

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