SYLVESTER
REALTY GROUP

A PRACTICAL MOVE PLANNING GUIDE

Edmonton Relocation Guide

Choose your area.
Understand the budget.
Organize the move.

01

Find your fit

Priorities, areas, and daily routines

02

Work the numbers

Purchase, moving, and monthly costs

03

Plan the transition

Research trip, possession, and arrival

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01 / START HERE

Plan the move before the house.

Four decisions make the rest of the search more useful.

LOCATION

Where does life happen?

List work, childcare, appointments, and the destinations that repeat.

HOUSING

What must the home do?

Separate essential features from preferences. Compare answers with your partner.

BUDGET

What feels comfortable?

Choose a monthly housing budget and a cash reserve you want to keep.

TIMING

When does it need to happen?

Allow for a home sale, financing, accommodation, and possession flexibility.

Rent first or buy before arrival?

Rent first
Time to test routines, with rental, storage, and another move to budget for.

Buy before arrival
A direct transition, with more location research and remote due diligence to organize.

Build your team early

Agent, mortgage professional, lawyer, mover, and insurer. Confirm employer relocation support and approval requirements before booking.

NEXT ACTION Write your arrival window, regular destinations, and three essentials.

02 / LOCATION

Compare daily life, not just addresses.

Use the same questions for every candidate area. Check the exact street and property.

01

Repeat destinations

Test the routes you would actually use, at relevant times.

02

Home and upkeep

Compare layout, parking, maintenance, and your preferred property type.

03

Tradeoffs

Write down what you gain, what you give up, and what needs checking.

Your three-area shortlist

AREA	WHY IT FITS	TRADEOFF	CHECK NEXT

Research Edmonton and the region separately

Explore the citywide map, then compare surrounding locations if they fit your needs. Use City maps and ETS route information rather than assuming a map distance predicts a commute. [1, 2]

OFFICIAL MAP Open City of Edmonton maps

03 / BUDGET

Three budgets. One move.

Separate what you need now, what you will spend monthly, and what you want to keep.

NOW

Upfront cash

Down payment, legal costs, inspections, travel, moving, and setup.

EACH MONTH

Ongoing housing

Mortgage, taxes, insurance, utilities, fees, and maintenance savings.

PROTECT

Your reserve

Keep a chosen cash buffer outside the spending plan.

Fill in the figures before committing.

Purchase cash	$ _____	Monthly housing	$ _____
Moving and travel	$ _____	Monthly transportation	$ _____
Temporary housing / overlap	$ _____	Other household costs	$ _____
Immediate setup	$ _____	Reserve to keep	$ _____

Avoid counting costs twice

A purchase deposit normally forms part of the price. Check costs already included in mortgage collections or condo fees. Confirm financing for the actual property. [3]

04 / RESEARCH TRIP

Make the visit answer real questions.

Give area research and daily routines time alongside the showings.

1

Before you arrive

Send your budget, financing status, must-haves, and location questions. Agree on a focused shortlist.

2

While you are here

Try routes, walk the actual blocks, inspect access and parking, and record unanswered questions.

3

Before you decide

Compare fit, compromises, full costs, and outstanding professional investigations.

Cannot visit in person?

Ask for a live walkthrough of the street, surroundings, access, storage, equipment, and visible concerns. Ask what could not be inspected. Keep appropriate inspections, financing checks, and contract conditions.

05 / DAILY ROUTINES

Check the things you will rely on.

A nearby facility or an attractive street does not establish access, condition, or suitability.

Schools and services

- ☐ Use the exact home address.
- ☐ Confirm the school year and program.
- ☐ Ask about registration, capacity, and transportation.
- ☐ Investigate childcare hours and availability.
- ☐ Keep a backup where availability is uncertain.

School authority links: [4, 5]

Winter at this home

- ☐ Check parking and garage fit.
- ☐ Plan where snow can go.
- ☐ Confirm entrance and sidewalk upkeep.
- ☐ Budget for equipment or help.
- ☐ Check current winter routes and parking-ban information. [6]

Ask for evidence, not a neighbourhood label

Verify school access, travel routes, and property-specific concerns. A designated school is not necessarily the closest school. [4, 5]

NEXT ACTION Record the provider, answer, and date for any essential service.

06 / POSSESSION AND ARRIVAL

Leave room in the handoff.

Possession, truck arrival, and settling in may not line up perfectly. Keep a backup plan.

BEFORE POSSESSION

Confirm the handoff

Coordinate contract timing, lawyer and lender steps, funds, insurance, key release, movers, and building move requirements.

CARRY SEPARATELY

Pack an arrival kit

Keep identification, essential records, chargers, clothing, transaction contacts, and medication you already use out of the moving truck.

Set up the everyday services

- ☐ Confirm utility start dates and internet installation.
- ☐ Check the correct municipal or building waste arrangements. [7]
- ☐ Plan address changes and mail forwarding.

Check provincial requirements

For a permanent interprovincial move, Alberta generally requires a driver licence exchange within **90 days**; exceptions and class-specific rules apply. [8]

If moving from another province or territory and intending to stay at least 12 months, apply for AHCIP within **3 months**. Confirm effective dates, exceptions, and your prior coverage. Arrivals from outside Canada need separate checks. [9]

07 / ACTION PLAN

Move forward in the right order.

A planning sequence, not mandatory deadlines. Start earlier when a home sale or financing is uncertain.

01 **Explore**

Clarify work, budget, home-sale needs, and regular destinations. Decide whether to rent first.

02 **Investigate**

Compare areas and actual properties. Verify costs, services, financing, and due diligence.

03 **Coordinate**

Confirm contract dates, movers, funds, insurance, utilities, accommodation, and responsibilities.

04 **Settle**

Resolve possession questions, complete registrations, and reconcile the real household budget.

Your next three actions

1. _____ Owner _____ Date _____

2. _____ Owner _____ Date _____

3. _____ Owner _____ Date _____

08 / KEEP THIS CLOSE

Good questions. Reliable sources.

Use the official links to verify current information, then connect the pieces to your own move.

Official reference links

01 City of Edmonton maps

02 Edmonton Transit Service routes and schedules

03 FCAC mortgage pre-approval and qualification

04 Edmonton Public Schools Find a School

05 Edmonton Catholic Schools school location

06 City of Edmonton winter travel

07 City of Edmonton waste collection calendar

08 Alberta driver's licence exchange

09 Alberta health coverage when moving

Planning a move to Edmonton?

Start with where you are moving from, your likely timing, whether you have a home to sell, and your location questions.

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This educational guide does not supply live inventory, market valuations, school eligibility, or travel-time guarantees. Confirm transaction and registration requirements with the relevant professionals and authorities.

Useful next steps: SRG community planner, ownership budget, and buyer guide.