

Tax Rate Comparisons (2025)

Residential Tax Comparisons

This table presents tax rates and median assessment of single family detached properties in cities across Alberta.

City	Municipal Residential Mill Rate ¹	Single Family Detached Property	
		Median Assessment ²	Median Municipal Taxes ³
AIRDRIE	4.04869	\$630,000	\$2,551
BEAUMONT	6.87843	\$530,000	\$3,646
BROOKS	8.22953	\$317,000	\$2,609
CALGARY	3.87060	\$706,000	\$2,733
CAMROSE	8.29230	\$350,535	\$2,907
CHESTERMERE	3.24824	\$718,000	\$2,332
COLD LAKE	8.52950	\$326,000	\$2,781
FORT SASKATCHEWAN	5.41880	\$457,000	\$2,476
EDMONTON	7.62540	\$465,500	\$3,550
GRANDE PRAIRIE	9.72580	\$376,000	\$3,657
LACOMBE	8.23480	\$373,000	\$3,072
LETHBRIDGE	7.95410	\$403,000	\$3,206
LLOYDMINSTER	7.67170	\$322,800	\$2,476
MEDICINE HAT	6.90630	\$354,800	\$2,450
RED DEER	7.36490	\$405,100	\$2,984
SPRUCE GROVE	6.57810	\$447,000	\$2,940
ST. ALBERT	8.58337	\$509,000	\$4,369

¹ Mill rates are equal to the tax rate per \$1,000 of assessed value. Rates taken from Municipal Affairs' Municipal Financial and Statistics Data

² Median assessment calculated from Municipal Affairs' Assessment Shared Services Environment (ASSET) system

³ Calculations by Assessment and Taxation Branch.

Regional Tax Comparison

The following table shows residential and non residential mill rates for the municipalities in the Edmonton region for 2025. Note: tax impact will depend on relative assessments in those municipalities.

Municipality	Municipal Non Residential Mill Rate	Municipal Residential Mill Rate
EDMONTON	24.22	7.63
ST. ALBERT	13.11	8.58
MORINVILLE	12.97	8.64
STURGEON COUNTY	10.92	3.87
SPRUCE GROVE	10.75	6.58
STRATHCONA COUNTY	10.64	4.71
DEVON	10.27	6.99
FORT SASKATCHEWAN	9.93	5.42
LEDUC	9.76	7.23
BEAUMOUNT	9.63	6.88
STONY PLAIN	9.55	6.72
PARKLAND COUNTY	9.28	4.46
LEDUC COUNTY	6.70	2.97

Non-Residential Tax Comparisons

Calgary recently undertook an analysis to compare non-residential property taxes across several Canadian cities. Specific types of property were chosen since they commonly appear in each major city. These estimates account for variations in assessed value and tax rates.

Non-Residential Municipal Tax Comparisons (per square foot, 2025)¹				
City	Stand-Alone Fast Food	Large Industrial	AA Office	Big Box Retail
Edmonton	\$11.66	\$1.70	\$4.56	\$4.42
Calgary	\$12.84	\$2.28	\$7.70	\$3.98
Vancouver	\$17.41	\$2.70	\$4.87	\$5.31
Toronto	\$6.28	\$1.57	\$7.06	\$1.61
Winnipeg	\$4.53	\$0.97	\$1.99	\$1.65
<i>National Average</i>	<i>\$10.54</i>	<i>\$1.84</i>	<i>\$5.44</i>	<i>\$3.22</i>

¹ Analysis performed by the City of Calgary (pages 42-45) (<https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=343339>). Calculations have not been verified by the City of Edmonton.