

Location



Strathcona County, located in the heart of Alberta, is an energetic and thriving community. Situated in the Capital Region of Edmonton, with enviable transportation access to CP / CN railway, major highways (Yellowhead, Queen Elizabeth II Highway, Anthony Henday), and a 30-minute drive to the Edmonton International Airport.

Leading industries



Agriculture & agri-food



Hydrogen & petrochemicals



Technical services



Construction



Transportation



Manufacturing

Demographics



99,225 *2021 Federal Census

Population: Urban 72,071
Rural 27,008



Average age



15,800

Local highly-skilled graduates



840,400

Eligible workers in the region



\$160,655

Average household income

Canada's energy engine



Strathcona County is part of Canada's largest hydrocarbon processing region - driving the economy, diversification, innovation, and quality of life.

Business



Unique and supportive business community



3558

Businesses with employees,
10,672 businesses in total



\$12 billion

Industrial projects announced, under construction, recently completed, or undergoing study

Retail market



1.5 million

Market area population



\$6.7 billion

Household spending power

Real estate

 **\$464,585**
Average home resale price *2021

\$1,370
Average monthly rent

Recreation



Major recreation facilities	11
Libraries	1
Live theatres	1
Art galleries	4
Museums	1
Sports fields	187
Trails	270 km
Natural areas	1,524 ha
Parkland	1,946 ha
Playgrounds	143
Golf courses	8
Tennis/Pickleball courts	37
Outdoor rinks	33
Dog off-leash areas*	12

*Combination permanent/seasonal

Permit values



\$285 million

Building permits

\$110 million

Non-residential permits *2021 year end

Accommodations



10 Hotels
1,326 Rooms

Environment



Air quality	94.3% low risk 5.7% moderate risk 3hrs high risk *AQHI 2020
Water	15 named lakes 7 permanent creeks 100's of wetlands
Land	55.2% within Beaver Hills Biosphere
Biodiversity	50 mammals 150 birds 8 reptiles/amphibians 800+ plants

Tax split

66% Non-Residential
34% Residential

Tax rates for 2021

Non-residential	9.1982%
Residential / Farmland	4.4810%
Machinery and Equipment	9.1982%

Utilities

Costs associated with general Strathcona County utility services.



Water	\$2.76m ³	Waste collection (Rural)	\$23.35 month
Sewer	0-500m ³ = \$19.78 + \$0.415m ³	Waste collection (Urban)	\$25.45 month
	501-5000m ³ = \$48.78 + \$0.357m ³	Gas	ATCO Gas, Direct Energy
	>5000m ³ = \$187.78 + \$0.329m ³	Power	Fortis Alberta
Sewer treatment	\$1.40m ³	Communications	Telus, Shaw, Bell
Stormwater	\$8.05 month		