

# Brief Summary of Edmonton Neighborhoods:

Here is a summary of the main districts in the city. There will be the geographic boundaries to help you see it on a map as well as the Zones if you are using a realtor map. Finally, there will also be a description of the tenants, types of properties and locational benefits of each district.

## **Millwoods Area: 91 st – 34 st. Anthony Henday – Whitemud freeway (Southeast, Zone 29)**

This area is a very well rounded district. House prices are average, rents are average to above average. The tenant profile is good and the district is great for families due to the abundance of schools. Great access to Nisku for Oil work and the oil refineries to the east. To the north is a massive area of light industrial. In other words, millwoods is surrounded on all 4 sides by places of abundant employment. Townhouses, houses, suited houses are all a safe bet. South of millwoods there is plenty of new development where you can get brand new half-duplex units that will cashflow very well.

## **Bonnie Doon Area: Mill Creek Ravine (approx. 94 street) to edge of the city (approx. 50 st) Whitemud to the river (east side, Zone 17,18,19)**

This area is one of my personal favorites to invest. Close to university, downtown, and the oil refineries to the east, there is a very diverse set of tenant profiles that will all work in the area. An LRT is planned to go right through the middle of the district. Prices are higher and finding a good property takes more time. Best type of property in the area will be suited houses. Rents are higher than average. Excellent growth potential combined with good rent ability.

## **U o A Area: River to Whitemud, 104 st to the river (southwest, Zone 15)**

Some of the highest rents in the city, lowest possible vacancy rate, and highest prices. Best bet for cashflow is a suited house, but finding good property in this region is rare. Very stable properties if you're willing to spend the money to get a good one.

**Southwest Area: Whitemud to edge of city, 104st to River (Zone 14, 16)**

Most of the properties in this area are high end homes not suitable as rentals. In the north part of this district will be more expensive townhouses and the odd suited house. Expensive to get into but a tenant profile that appreciates higher end area of town to live in. If a cashflowing property is found it will be a safe and stable bet.

**West End: 142 St to Edge of City, 111st to river (Zone 10, 20, 21, 22, 58)**

Anything close to the river is very expensive and not rental property. In this district there will be lots of basement suited houses and a few townhouses. There will also be half duplexes. This area has good access to the northwest industrial area with lots of jobs. There is also an LRT route planned through the district. Watch out for property close to the LRT

**West of Downtown Area: 142st to 124st, Yellowhead to the river (Glenora, Zone 11, 7, 4)**

The only place to find good rentals is the north half of the district. A very old area, there will be suited houses. Area has potential for gentrification, close proximity to downtown helps tenant profile quite a bit.

**Downtown Area: 124 st to 95 st, River to 111 ave (Zone 8, 12)**

Most properties will not cashflow, almost all condos. Queen mary park property very inflated in value and all the good stuff is owned by Don Campbell.

**NAIT Area: 111st to Yellowhead, 97 st to Airport (Zone 5)**

There is a brand new LRT line that just opened in this district. Proximity to the hospital, NAIT, LRT line, downtown, and massive area renewal make it a great target for grown. Lots of older properties, suited

houses are a good bet but very rare. Also houses that can be rejuvenated and suited. Has long been a low end area so there are still questionable characters in the neighborhood.

**Alberta Ave Area: Yellowhead to the river, 95 Street to the River (Beverly, McCauly, Coliseum, Zone 13, 5, 9, 6, 23)**

Often referred to as the “Black Triangle”, considered the lowest end part of Edmonton. This is not for novice investors, proceed with caution. Will show highest cashflows in the city. If you are interested please ask for a consultation on the district.

**Clareview Area: 50st to edge of city, Yellowhead to edge of city (Zone 35)**

A very popular area for investors. The rents and prices match up for great cashflow in houses, townhouses, suited houses, and half duplexes. Most properties are between 30-40 years old. LRT access in the region. There are a few very low end pockets, but for the most part very desirable for long term stable tenants who don't tend to move very often. Prices for properties also quite low.

**Northside area: Yellowhead to the edge of the city (Northwest, Northeast, Castledowns, Zone 1, 2, 3, 27, 28, 40)**

Very popular for investors, great access to northwest industrial, Anthony Henday freeway, and north east of the city is where the new oil upgraders will go, Manning freeway provides access to this. Finally, north of the city is a military base employing tens of thousands of people. Military tenants are the best tenants. This area has grown out and away from downtown over the last years. Closer to downtown are older more established neighborhoods with lots of suited houses, as we move towards the edge of the city the houses become newer, more townhouses pop up, until we reach brand new suburban developments at the edge. Avoid the intersection of 127st and 127 ave for about 7 blocks in each direction and avoid the intersection of 66st and 127 ave for about 10 blocks in any direction. The rest of this area is teeming with various good investment properties.