

RJ HOMES TEAM

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Community Information Package

LEDUC, ALBERTA

Everything you need to know before making Leduc your home.

Prepared exclusively by:

RJ HOMES TEAM

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~36K

Population (2023)

1983

Became a City

33 km

South of Edmonton

50+

Parks & Green Spaces

35+ km

Multiuse Pathways

Leduc is one of Alberta's fastest-growing cities, strategically located just 33 km south of Edmonton and minutes from Edmonton International Airport. With a rich history rooted in the 1947 oil discovery at Leduc No. 1, the city has evolved into a vibrant, family-friendly community offering an outstanding quality of life — from lakeside parks and modern recreation facilities to excellent schools and a thriving downtown core. Whether you are relocating for work, family, or lifestyle, Leduc delivers small-town warmth with big-city convenience.

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1. COMMUNITY OVERVIEW & HISTORY

Integrity, Unity, Strength — City of Leduc motto

Leduc was established in 1891 when settler Robert Telford set up a stagecoach stopping place along what would become the Calgary-Edmonton corridor. The first train arrived in July 1891, and the settlement was incorporated as a village in 1899, a town in 1906, and officially a city in 1983 — by which point its population had grown to 12,000 residents.

The defining moment in Leduc's modern history came on **February 13, 1947**, when Imperial Oil's Leduc No. 1 well struck oil, sparking Alberta's petroleum boom and transforming the province forever. Today, Leduc honours this legacy while embracing a diverse, service-driven economy anchored by the nearby Edmonton International Airport (YEG) industrial corridor.

As of the 2023 City census, **Leduc's population stood at 36,060** — a 9.2% increase since 2019 — making it one of the Edmonton region's most rapidly expanding communities.

2. LOCATION & TRANSPORTATION

Location	33 km (21 mi) south of Edmonton; within the Edmonton Metropolitan Region
Major Highways	Highway 2 (QE II), Highway 2A, Highway 39, Highway 623
Airport	Edmonton International Airport (YEG) — approximately 10 minutes north via Hwy 2
Railway	Canadian Pacific Kansas City rail service
Public Transit	Leduc Transit operates local bus routes; ETS connections available via transit hubs
Drive to Edmonton	Approx. 25–35 minutes via Highway 2 (conditions dependent)
Drive to Calgary	Approx. 2.5–3 hours south via Highway 2
Area Code	780 / 587 / 825 / 368
Postal Code (FSA)	T9E

3. SCHOOLS & EDUCATION

Leduc is served by two school authorities — **Black Gold School Division (Public)** and **St. Thomas Aquinas Roman Catholic (STAR Catholic) School Division**. There are approximately **16+ schools** within the city, spanning elementary, junior high, and senior high levels.

Public Schools — Black Gold School Division

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Johnny Bright School	Elementary/Junior High – one of Leduc's most established public schools
Wild Rose Elementary	Elementary school serving west Leduc neighbourhoods
Jack Stuart School	Elementary serving central Leduc area
Greenfield Elementary	Serving south/southeast Leduc families
Ohpaho Secondary School	Brand new secondary school opened 2024; modern facility serving Leduc high schoolers
W.C. Ease Secondary	Senior high school offering a broad range of academic & CTS programs

Catholic Schools — STAR Catholic School Division

St. Anthony School	Catholic elementary — planned replacement school with provincial funding approved
St. Benedict School	Catholic elementary serving Leduc families K–6
Father Leduc Catholic School	K–8; located in Southfork neighbourhood; 600+ students; English & French Immersion (Gr. 7–8)
Christ the King School	Grades 9–12 Catholic high school; approx. 400 students; serves city and surrounding rural area
STAR Catholic Outreach	Alternative programming for students requiring flexible learning environments

Post-secondary options nearby include **NorQuest College** and **MacEwan University** in Edmonton, and the **University of Alberta** — all within a 35-minute commute.

School Division Websites: blackgold.ca | starcatholic.ab.ca

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4. PARKS, TRAILS & RECREATION

Leduc boasts **over 50 parks and natural areas** and more than **35 km of multiuse pathways** connecting neighbourhoods, green spaces, and waterways. Whether you enjoy cycling, walking, birdwatching, or winter sports, there is something for every season.

Notable Parks & Natural Areas

Telford Lake	Large natural lake on the east end of the city; popular for walking, fishing, birdwatching & ice skating in winter
Saunders Lake	Just east of Telford Lake; scenic natural area with wildlife habitat
Alexandra Park Ponds	Urban park ponds offering peaceful green space and seasonal recreation
Coady Lake	Natural water feature within Leduc's green network
Leduc Reservoir	Reservoir area with surrounding green space and trails
West Point Lake	Smaller lake in the west end; neighbourhood recreation hub
Lede Park	Downtown park featuring green space, picnic areas and community events
30+ Additional Parks	Neighbourhood parks throughout all communities featuring playgrounds, sports fields, and picnic areas

Leduc Recreation Centre (LRC)

The **Leduc Recreation Centre** is the city's flagship multi-use recreation facility featuring an NHL-size arena, fitness centre, aquatic centre with lap pool and leisure pool, gymnasiums, walking track, drop-in programs and more. The LRC serves as a hub for community sports leagues, family recreation, and fitness for all ages.

Address	4330 Black Gold Drive, Leduc
Programs	Swimming lessons, skating, fitness classes, drop-in sports, youth programs
Outdoor Facilities	Tennis courts, ball diamonds, soccer fields, outdoor skating rinks (seasonal)
Trails	35+ km of connected pathways — detailed maps at leduc.ca/trails

5. ARTS, CULTURE & EVENTS

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Leduc celebrates its heritage and community spirit through a vibrant calendar of events, cultural institutions, and a growing arts scene — much of which centres around the revitalized Downtown Leduc district.

Cultural Destinations

Leduc #1 Energy Discovery Centre	National Historic Site celebrating the 1947 oil discovery; interactive exhibits on Alberta's energy history
Leduc & District Museum	Local history museum preserving Leduc's pioneer and agricultural heritage
Dr. Woods House Museum	Historic home museum offering a glimpse into early 20th century Leduc life
Maclab Centre for the Performing Arts	State-of-the-art theatre hosting concerts, plays, community performances and touring productions
Leduc Public Library	Modern library offering books, digital resources, programs for all ages and community meeting space
Art Society of Leduc	Local arts community hosting exhibits and workshops year-round

Annual Events & Festivals

Leduc Black Gold Rodeo	Annual summer rodeo — one of the region's most popular western events
Leduc & District Fair	Agricultural fair celebrating the region's farming roots; rides, livestock, midway
Christmas in the Country	Popular winter festival celebrating the holiday season in Leduc
Downtown Leduc Events	Farmers markets, outdoor concerts, street festivals organized by Downtown Leduc BIA throughout the year
Nisku Energy Show	Regional industrial energy trade show near Leduc; major economic event
Arts & Culture Programs	Year-round programming at the Maclab Centre and community venues

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6. SHOPPING, DINING & DOWNTOWN LEDUC

Leduc offers a full range of retail, dining, and services — from a thriving downtown core to major retail corridors along Highway 2A. The revitalized Downtown Leduc Business Improvement Area (BIA) features locally owned restaurants, boutiques, cafes, and professional services.

Downtown Leduc BIA	Historic downtown with locally owned shops, restaurants, cafes, and services; lively summer patios and markets
Leduc Common	Major retail power centre featuring big-box stores, grocery anchors, banks, restaurants, and national retail chains
Grocery / Big Box	Walmart Supercentre, Real Canadian Superstore, Save-On-Foods, Costco (nearby in South Edmonton), Sobeys
Dining	Wide variety including brewpubs, family restaurants, fast casual, international cuisine, coffee shops and local diners
Breweries & Distilleries	Growing craft beverage scene — several local options highlighted on discoverleduc.ca
Health & Wellness	Multiple gyms, yoga studios, medical clinics, dental offices, and specialty wellness centres
Professional Services	Banks, law offices, real estate, insurance, accounting — full suite of urban services available locally
Nearby (Nisku)	Nisku Business Park — major industrial & commercial area adjacent to YEG airport with additional retail & dining options

7. WASTE & RECYCLING

The City of Leduc operates a comprehensive **Curbside Cart Collection & Recycling Program** designed to streamline garbage, organics, and recyclables collection for a greener community.

Garbage (Black Cart)	Weekly curbside collection — place cart at curb by 7:00 AM on your collection day
Recycling (Blue Cart)	Every two weeks — bottles, cans, cardboard, paper, plastics; cart must be at curb by 7:00 AM
Organics (Green Cart)	Weekly — food scraps, yard waste, compostable materials accepted
Bulk/Large Item Pickup	Annual curbside collection in May; limit 2 items per household (max 60" wide / 150 lbs)

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Holiday Delays	Collection shifts one day later during city-observed holidays — check leduc.ca for calendar
Waste Management Facility	Year-round drop-off for bulk items, electronics, hazardous waste, and items not accepted curbside
Eco Station / HHW	Household hazardous waste accepted at the Waste Management Facility
Schedule Tool	Personalized pickup calendar at leduc.ca/waste — enter your address for exact schedule

Tip for new residents: Sign up for waste collection reminders at leduc.ca to receive notifications about your specific pickup days, holiday changes, and new program updates.

8. UTILITIES & PROPERTY TAXES

Property Taxes (2025)

2025 Residential Rate	\$7.23 per \$1,000 of assessed value (4% decrease from 2024 — one of lowest in the Edmonton region)
Education Tax	Collected by City on behalf of Province of Alberta (~26% of total tax bill); 2025 provincial requisition increased 17%
School Support	Buyers direct taxes to either Black Gold (Public) or STAR Catholic school district via School Support Notice
Assessment	Properties assessed annually; market-value based approach — contact Assessment Dept: 780-980-7105
Payment Options	Online via Virtual City Hall, in-person at Civic Centre, or TIPP monthly payment plan available
TIPP Plan	Tax Installment Payment Plan — 12 monthly payments; enrol anytime at leduc.ca/tipp
Senior Deferral	Alberta Seniors Property Tax Deferral Program available for eligible senior homeowners
Tax Deadline	Annual June 30 deadline — late payments subject to penalty

City Utilities

Water & Wastewater	Provided by the City of Leduc; billed monthly — set up at Civic Centre or online
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Natural Gas	ATCO Gas — 1-800-511-3447 atcogas.com
Electricity	EPCOR or your choice of retailer (deregulated Alberta market) — regulated rate options available
Internet & Cable	Shaw (Rogers), Telus, and independent ISPs all serve Leduc
Garbage/Recycling Fee	Included in municipal utility billing — curbside cart program covered
EV Charging	Level 2 & Level 3 EV charging stations available at select City facilities; hourly rates on Level 3 introduced 2024
Civic Centre Address	1 Alexandra Park, Leduc, AB T9E 4C4

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9. PUBLIC SAFETY & RCMP

Public safety in Leduc is provided by the **RCMP (Royal Canadian Mounted Police)** Leduc Detachment, supported by City of Leduc Community Peace Officers (CPOs) and Fire & Emergency Medical Services.

Police Service	RCMP Leduc Detachment — responsible for all municipal policing
Non-Emergency Line	310-RCMP (310-7267) — for non-urgent incidents, theft & vandalism reporting
Emergency	911
Online Crime Reporting	Available 24/7 at rcmp-grc.gc.ca for theft and property crimes under \$5,000
Crime Rate Context	Chance of violent crime: 1 in 89 residents; property crime: 1 in 22 (Statistics Canada 2020 data)
Recent Trends	Q3 2024/2025: property crimes dropped 14% vs prior year; theft under \$5,000 fell from 143 to 109 incidents
Proactive Policing	1,158 targeted patrols + 55 CPVS patrols at schools, hotspots & community events per quarter
Collision Reporting	Collision Reporting Centre (CRC) at RCMP detachment opened 2024 — for accidents >\$5,000 damage or injuries
Fingerprinting / Records	Criminal record checks and Vulnerable Sector Checks available at detachment
Fire & EMS	Leduc Fire & Emergency Medical Services — modern station with full fire suppression and paramedic services

Leduc consistently works to maintain a safe community environment through proactive policing, community partnerships, and ongoing investment in enforcement services. The city's RCMP regularly publishes quarterly crime statistics at leduc.ca for full transparency.

10. HEALTH CARE SERVICES

Leduc Community Hospital	Full-service hospital with emergency department, surgical services, maternity, diagnostics — operated by AHS
Grey Nuns Community Hospital	Major hospital in south Edmonton (approx. 20 min) for specialized care
Medical Clinics	Multiple family medicine clinics and walk-in centres throughout Leduc

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Mental Health & Addictions	AHS community mental health services; Family & Community Support Services (FCSS) programs at City of Leduc
Seniors Support	City of Leduc FCSS offers seniors and caregiver support programs, transportation assistance
Pharmacy	Multiple pharmacies including Shoppers Drug Mart, Rexall, and independent options
Dental & Optometry	Full range of dental clinics and optometry offices available locally
EMS Response	Integrated Fire & EMS provides rapid paramedic response throughout the city
Alberta Health Link	811 — 24/7 nurse advice line for non-emergency health questions

11. REAL ESTATE MARKET SNAPSHOT

Leduc continues to offer strong value relative to Edmonton and the broader Alberta market, attracting first-time buyers, growing families, and investors alike. New neighbourhood developments have kept supply relatively balanced with the city's rapid population growth.

Avg Detached Home Price	~\$413,000 (2023 benchmark) — strong value vs Edmonton metro average
Property Types	Single-family detached, semi-detached (duplexes), townhouses, condos, acreage lots near county boundary
New Construction	Active new-home development in neighbourhoods including Southfork, Meadowview, Woodbend, and others
No Provincial Sales Tax	Alberta has NO provincial sales tax (PST) — significant savings vs other provinces
No Land Transfer Tax	Alberta does NOT charge provincial land transfer tax — another major buyer advantage
Property Tax Rank	Leduc ranked 17th lowest in Alberta for urban municipalities over 10,000 population (2023)
Population Growth	9.2% growth 2019–2023 — one of Edmonton region's fastest growing cities
Rental Market	Growing rental inventory to match population growth; strong demand from airport corridor workers

Ready to find your perfect home in Leduc? The RJ Homes Team has deep roots in the Edmonton region and specializes in helping buyers navigate Leduc's neighbourhoods. Contact us today at 780-222-8222

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12. LEDUC COUNTY OVERVIEW

The municipal district surrounding the City of Leduc

Leduc County is the surrounding municipal district that encircles the City of Leduc, encompassing agricultural land, acreage communities, small towns (Calmar, Devon, Millet, Thorsby, Warburg), the Nisku Business Park, and Edmonton International Airport lands. Many buyers choosing the Leduc area consider acreage properties within the County.

Mayor (2025)	Tanni Doblanko
Area	Large rural/semi-urban municipal district surrounding the City of Leduc
Key Communities	Nisku, Calmar, Devon, Millet, Thorsby, Warburg, Rolly View, and more
Taxable Assessment (2025)	\$10.7 billion (+8.48% growth year-over-year)
2025 County Tax Rate	Frozen at 2024 levels — no municipal property tax increase for 2025
Operating Budget 2025	\$111.9 million operating + \$26.7 million capital
Nisku Business Park	One of Canada's largest industrial parks — major employment hub adjacent to YEG airport
Policing	RCMP and Rural Crime Watch programs; Crime Prevention Through Environmental Design (CPTED) initiatives
County Services	Roads, agricultural programs, water/wastewater for rural areas, planning & development
Website	leduc-county.com

13. USEFUL LINKS & KEY CONTACTS

Organization	Website	Phone
City of Leduc	leduc.ca	780-980-7100
Leduc County	leduc-county.com	780-955-3555
Discover Leduc Region	discoverleduc.ca	—
Downtown Leduc BIA	downtownleduc.com	—
Black Gold School Division	blackgold.ca	780-955-6025
STAR Catholic Schools	staratholic.ab.ca	780-986-2514
Leduc Transit	leduc.ca/transit	780-980-7100
Leduc Recreation Centre	leduc.ca/lrc	780-980-7120

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RCMP Leduc Detachment	—	310-7267 (non-emergency)
Leduc Community Hospital	albertahealthservices.ca	780-986-7711
ATCO Gas (natural gas)	atcogas.com	1-800-511-3447
EPCOR (electricity/water)	epcor.com	310-4300
Property Taxes (City)	leduc.ca/taxes	780-980-7100
Waste & Recycling Info	leduc.ca/waste	780-980-7100
RJ Homes Team	rjhomes.ca	780-222-8222

Ready to Call Leduc Home?

The RJ Homes Team is here to guide you through every step of your home purchase.

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