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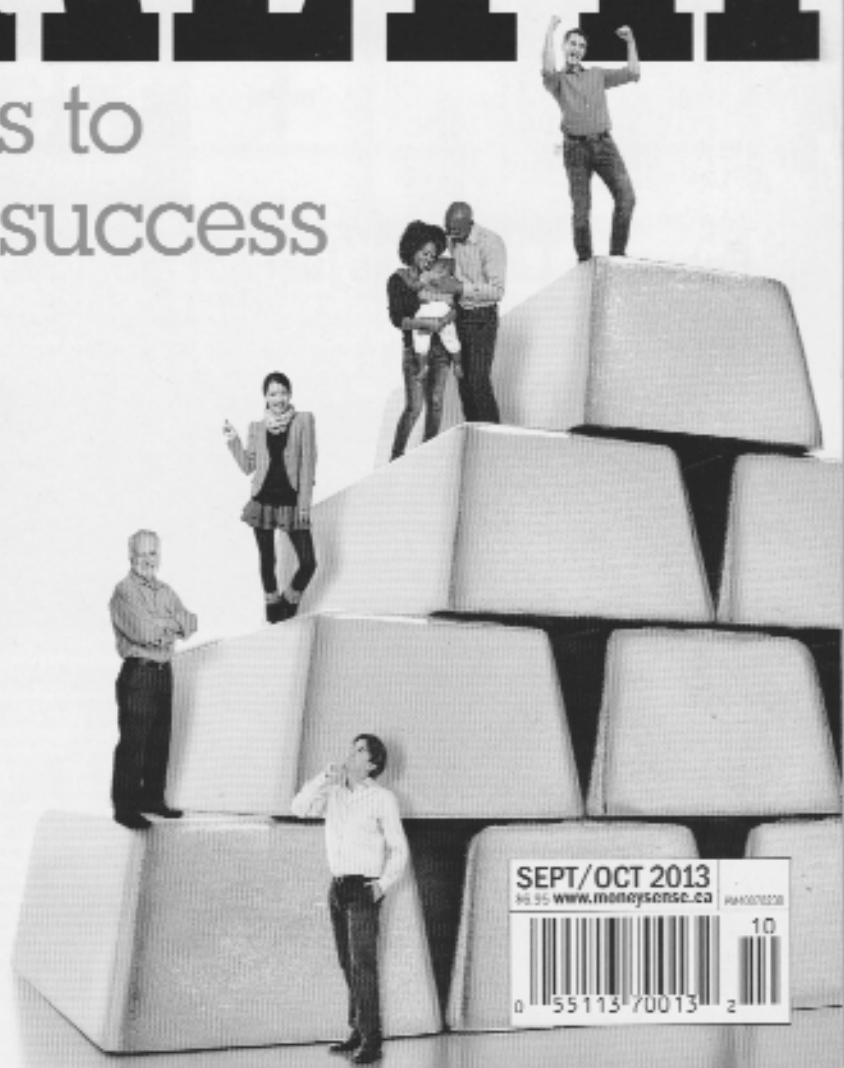
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Canada's hottest neighbourhoods P.38

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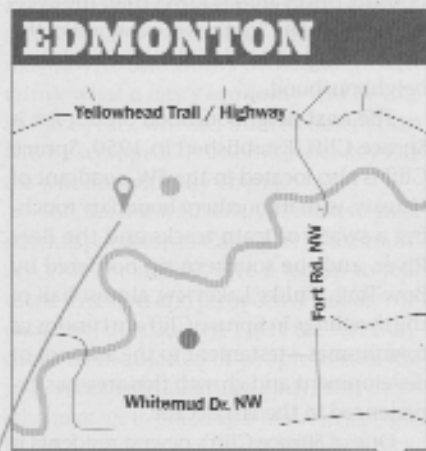
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Calgary and Foothills Hospital, as well as the new Alberta Children's Hospital. "This family-oriented neighbourhood also boasts one of the few truly organic markets in the city," says Ball.



● **Inglewood / Westmount / North Glenora** (Zone 7)

Average home price **\$314,144**  
3-year price appreciation **+13%**  
Average days on market **52**

● **Prince Rupert / Queen Mary Park** (Zone 8)

Average home price **\$221,212**  
3-year price appreciation **-7%**  
Average days on market **44**

● **Garneau / Allendale** (Zone 15)

Average home price **\$421,217**  
3-year price appreciation **+2%**  
Average days on market **44**

While Edmonton is not exactly a flashy city, it's enjoyed unprecedented growth in the past decade thanks to the resource industry and infrastructure projects, such as the building of a new ring road. The boom brought Randy Spenceley, a pipe-fitter from Red Deer, Alta., to Edmonton. Twelve years later he doesn't regret his decision. "I like to invest in real estate in some of the rougher neighbourhoods," explains Spenceley. His preference is for homes in North Central Edmonton, like Elmwood and Parkdale (in Zone 5) and Spruce Avenue and Queen Mary Park (in Zone 8).

Many of these neighbourhoods are still in transition, and "this attracts more interesting renters," he says with a laugh. "But even if they are more interesting, they still pay their rent, because in Alberta even interesting people make money."

According to our analysis, the best neighbourhoods to watch fall within the North Central and Northwest regions just outside the city's downtown core. Topping the list is an area known as Zone 7, which includes the communities of Inglewood, Kensington, Westmount and North Glenora. On average, homes in these neighbourhoods were priced almost 8% cheaper than the rest of the city and in the last three years have appreciated by almost 13%. "There's a lot of character in these western neighbourhoods," says Todd Millar, president of real estate firm Glenn Simon Inc. "It's a funky, hipster area that attracts professionals with some money." Its appeal is the lower price point for single family homes and established amenities, Millar says. "It's not as rough as the downtown core, but it's relatively close, and residents have access to local schools, medical clinics and stores."

That's exactly what Allison Betton, a 48-year-old government worker, and husband Kevin MacMillen, 52, liked about Inglewood when they bought their 1,100-sq-ft, 1930s bungalow there earlier this year. "It needed a bit of tender loving care," Betton says. "We love that we can bike to our jobs downtown and that there's a park just around the corner."

Immediately to the east and closer to the downtown core is Zone 8. Known as Central Edmonton, the neighbourhoods with the most appeal include Prince Rupert and Queen Mary Park. "It's an area where people moved to in the 1940s and 1950s and, now, decades later, rarely sell," explains Wally Fakhreddine, a realtor with Re/Max. That's because the neighbourhoods are close to the Northern Alberta Institute of Technology, meaning many homes rent out basement apartments to students. It's also close to the Royal Alexandra Hospital and Kingsway Mall, the second largest mall in Edmonton.

On paper the zone's real estate prices dropped over the last three years, but this was due largely to a large number of newly built condos hitting the market and lowering average prices. While this may skew the numbers a bit, it's also a great sign that the area is growing in popularity and value. "You will see density grow in this area. It's only a matter of time," says Fakhreddine.

If you're more interested in Edmonton's South Side, you'll want to consider our next selection—Zone 15. Known colloquially as 'University,' the best neighbourhoods, in terms of future appreciation, are Garneau and Allendale. This area has appreciated



Inglewood residents Kevin MacMillen and Allison Betton love their neighbourhood's access to parks and retail spaces

Photograph by Jason Paterson