

A CENTURY 21 MASTERS GUIDE

How to Get Your Alberta Real Estate License

The full path, the real numbers, and the honest timeline — from your first RECA course to your first client in Edmonton, Calgary, or anywhere across Alberta.

Time to license	3 to 6 months, part-time
Total cost	\$3,000 to \$4,500 (courses + RECA fees)
Regulator	Real Estate Council of Alberta (RECA)
Exams	Fundamentals + Practice, 70% to pass, 3 hours each
Where to study	RECA-recognized providers (all online, self-paced)

Prepared by CENTURY 21 Masters · Edmonton · Calgary · Alberta-wide

The five-step path

What you actually have to do to get licensed in Alberta

Every RECA-licensed real estate associate in Alberta follows the same five steps. The order matters — you can't skip ahead, and you can't pay to fast-track it.

1. Meet the eligibility requirements

Be at least 18, a Canadian resident, fluent in English, and have Alberta high-school-equivalent education. Submit a criminal record check.¹

2. Complete the Fundamentals of Real Estate course

About 70 to 80 hours, delivered online through a RECA-recognized provider. This is the mandatory prerequisite for every practice course.²

3. Pass the Fundamentals pre-licensing exam

3 hours, 120 multiple-choice questions, 70% to pass, at a Pearson VUE test centre (or OnVUE from home if you're in Canada). Two attempts allowed inside a 3-month window.³

4. Complete the Practice of Residential Real Estate course + exam

Another 70 to 80 hours online. 100-question, 3-hour exam, also 70% to pass. Same two-attempt window.³

5. Apply for your licence through RECA

Pay the \$1,150 total licensing fees (licence + REIX insurance + Assurance Fund) and get sponsored by a brokerage. Your licence is active the day RECA registers you.⁴

The exam rules

What RECA actually requires — no rumours

There's a lot of misinformation online about how the Alberta real estate exam works. Here's what RECA and Pearson VUE actually publish.

Passing grade	70% (both exams)
Attempts per exam	2 attempts inside a 90-day / 3-month window
Exam fee	\$235 per attempt (CAD)
Fundamentals exam	120 multiple-choice questions, 3 hours
Practice exam	100 multiple-choice questions, 3 hours
Prep exam (optional)	\$65, 90 minutes, up to 3 attempts
Cooling-off period	3 months after 4 failed attempts on the same exam
Licensing window	1 year to apply after passing your first practice-level exam

You get your result on the screen the moment you finish. No waiting. No question-by-question feedback — just pass or fail with a competency-level score report if you didn't hit 70%.³

Real numbers

What it actually costs to get licensed

Course tuition varies more than any other line item because there are multiple RECA-recognized providers. These are 2026 ranges from the providers themselves.

Line item	Low	High	Note
RECA eligibility application	\$100	\$100	One-time
Fundamentals of Real Estate course	\$675	\$1,500	RECA-recognized provider
Practice of Residential course	\$500	\$1,000	Prerequisite: Fundamentals
Fundamentals exam	\$235	\$235	Per attempt
Practice exam	\$235	\$235	Per attempt
Prep exams (optional)	\$0	\$130	\$65 each, up to 2
RECA licence fee	\$475	\$475	Annual
REIX errors & omissions insurance	\$225	\$225	Annual
Assurance Fund levy	\$100	\$100	One-time
Criminal record check	\$40	\$90	Alberta police service
TOTAL to get licensed	\$2,585	\$4,090	

Add-ons after you're licensed: AREA membership (~\$275/yr), CREA membership (~\$310/yr), local board dues (varies by city — Edmonton REALTORS® Association and Calgary Real Estate Board both charge separately), MLS® fees, brokerage desk fees, marketing, and technology. Plan for \$2,500 to \$5,000 in first-year business setup on top of the licensing costs above.⁵

Honest timeline

How long it really takes

When	Milestone	What happens
Weeks 1–8	Fundamentals of Real Estate course	Online, self-paced. Full-time study: 3–4 weeks. Part-time (5–10 hrs/week): 6–8 weeks.
Week 9–10	Book and write Fundamentals exam	Pearson VUE has centres in Edmonton, Calgary, Red Deer, Lethbridge, Grande Prairie, Medicine Hat. OnVUE from home works if you're in Canada.
Weeks 11–16	Practice of Residential Real Estate	Another 70–80 hours. Full-time: 2–3 weeks. Part-time: 4–5 weeks. You can start this the day you pass Fundamentals.
Week 17	Practice exam	Book and write. Result immediate.
Weeks 18–19	RECA application + criminal record check	Submit through myRECA. Processing typically 1–2 weeks if your CRC is clean.
Weeks 20–21	Brokerage interview + sponsorship	Talk to CENTURY 21 Masters. Sign a Sponsoring Broker Agreement. Your licence activates.
Week 22	First day as a licensed REALTOR®	You can list, show, and represent buyers and sellers legally in Alberta.

The honest answer: most people who study part-time around a full-time job finish in 5 to 8 months. Full-time students can do it in 10 to 12 weeks. RECA does not fast-track anyone.⁶

Where to study

RECA-recognized course providers

All Alberta pre-licensing education is delivered online and self-paced. RECA doesn't run the courses — private providers do, and RECA recognizes them.

Relo. Full residential bundle from \$1,125 (early access pricing). Adaptive learning platform. Pass-guarantee retakes.

Alberta Real Estate School. ~\$997 for Fundamentals. Long-running provider. Instructor-led option available.

REDI Canada. Joint certificate with Haskayne School of Business (University of Calgary).

Rise Real Estate Academy. Video-heavy, competitive pricing.

AREA Learn. Alberta Real Estate Association's own provider.

For the current, complete list of RECA-recognized providers, see the RECA website. CENTURY 21 Masters does not receive referral fees from any course provider.

After you pass

Choosing a brokerage — why CENTURY 21 Masters

You cannot practise real estate in Alberta without brokerage sponsorship. Every RECA-licensed associate works under a broker. The brokerage you pick will shape your first year more than anything else.

200+ REALTORS® across Alberta

The largest CENTURY 21 team in the province. From Edmonton, St. Albert, Stony Plain, and Whitecourt to Calgary, Airdrie, Drumheller, and Slave Lake — Masters agents are already working the markets you want to work.

New-agent training that actually shows up

Structured onboarding, mentorship pairing with experienced REALTORS®, and ongoing coaching. Founded and led by Geneva Tetreault, James Mabey, and Bob Sheddy — three of Alberta's most respected brokerage owners.

A global brand, locally owned

The CENTURY 21® name gets you referrals and buyer trust that independent brokerages can't offer. But every Masters office is independently owned and operated in Alberta.

People-first culture

We work with driven professionals who share our ambition to raise the bar. That means real support during hard deals, not just training slides.

Come see it in person. We host regular **Career Café** info nights — coffee, an honest conversation, and answers to every question you have. Free and no pressure.

Next steps

Talk to CENTURY 21 Masters

Ready to start? Not sure yet? Either way, we'll answer your specific questions about the process and the brokerage. No pitch.

Call our Edmonton West office (780) 483-2122 10555 – 172 Street NW, Edmonton	Join a Career Café Free info night in Edmonton century21masters.ca/careers
Meet at our Calgary office (403) 288-2121 338 – 24 Ave SW, Calgary	Explore CENTURY 21 Masters Full brokerage profile online century21masters.ca

Sources

¹ RECA — Becoming a licensee. reca.ca/consumers/tools-resources/becoming-a-licensure

² RECA — Pre-licensing education & course providers. reca.ca/licensees-learners/educational-material/pre-licensing-education

³ RECA — Exams & policies (70% pass, 2 attempts, 3-month window, \$235 fee). reca.ca/exams-and-policies

⁴ RECA — Fees (\$475 licence + \$225 REIX + \$100 Assurance Fund = \$1,150 total to license). reca.ca/fees

⁵ Relo — 2026 Alberta cost breakdown & first-year budget. relo.ca/blog/how-much-does-real-estate-license-cost-alberta

⁶ Relo — 2026 Alberta timeline. relo.ca/blog/how-long-to-become-real-estate-agent-alberta