

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 RECA eligibility application to your first client anywhere across Alberta.

Time to license	3 to 6 months, part-time
RECA fees	\$1,385 total (\$585 + \$800), plus course tuition
Regulator	Real Estate Council of Alberta (RECA)
Course + exam	Fundamentals of Real Estate; 120 multiple-choice exam
Where to study	RECA-recognized providers (all online, self-paced)

Prepared by CENTURY 21 Masters · Serving all of Alberta

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. Apply to RECA for an eligibility review (\$350)

Real estate licenses are issued by the Real Estate Council of Alberta (RECA). Before you can enroll in the Fundamentals of Real Estate course, you pay a \$350 eligibility application fee directly to RECA. It is a mandatory suitability review required before school enrollment.⁴

2. Complete the Fundamentals of Real Estate Course

Delivered online and self-paced through a RECA-recognized provider. Tuition is paid separately to the provider.²

3. Pass the Fundamentals exam (\$235 per attempt)

The exam is 120 multiple-choice questions and you need 70% to pass. The \$235 exam fee is paid to RECA for each attempt.³

4. Clear a background check and get sponsored by a brokerage

Clear a background check (about \$50, paid to a third party) and be hired and sponsored by a real estate brokerage. You cannot practise real estate in Alberta on your own.

5. Activate your licence through myRECA (\$800)

Pay your activation fees through myRECA: \$475 licensing fee, \$225 REIX professional liability insurance (mandatory Errors & Omissions coverage), and a \$100 Assurance Fund levy. Activating between July 1 and September 30 drops this stage by roughly \$325.⁴

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 actually publishes.

Required course	Fundamentals of Real Estate Course
Exam format	120 multiple-choice questions
Passing grade	70%
Exam fee	\$235 per attempt (paid to RECA)
Attempts	2 attempts inside a 90-day / 3-month window
Prep exam (optional)	\$65

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

The total upfront cost required directly by the Real Estate Council of Alberta (RECA) to go from an applicant to a fully registered real estate professional is \$1,385. It is split across two stages of the licensing process.

Line item	Amount	Paid to	Stage
RECA eligibility application	\$350	RECA	1. Pre-licensing
Fundamentals exam fee	\$235	RECA	1. Per attempt
Stage 1 subtotal	\$585		
Licensing fee	\$475	myRECA	2. Final licensing
REIX professional liability insurance	\$225	myRECA	2. Mandatory E&O
Assurance Fund levy	\$100	myRECA	2. Final licensing
Stage 2 subtotal	\$800		
TOTAL paid directly to RECA	\$1,385		

Late-year discount: if your final licence activation happens between July 1 and September 30, RECA heavily discounts the licensing and REIX fees, dropping the Stage 2 total by roughly \$325.⁴

Paid separately to third parties: course tuition (varies by provider) and a background check (about \$50).

Add-ons after you're licensed: AREA membership (~\$275/yr), CREA membership (~\$310/yr), local board dues (varies by board), 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
Stage 1	RECA eligibility application	Pay the \$350 eligibility fee to RECA. The suitability review must be complete before you enroll.
Stage 1	Fundamentals of Real Estate Course	Online and self-paced through a RECA-recognized provider. Most people study around a current job.
Stage 1	Write the Fundamentals exam	120 multiple-choice questions, 70% to pass, \$235 per attempt.
Stage 2	Background check + brokerage sponsorship	Clear a background check (about \$50) and get hired and sponsored by a brokerage like CENTURY 21 Masters.
Stage 2	Activate through myRECA	Pay \$800 (\$475 licensing + \$225 REIX + \$100 Assurance Fund). Your licence activates.
Day one	First day as a licensed REALTOR®	You can list, show, and represent buyers and sellers legally anywhere in Alberta.

The honest answer: most people who study part-time around a full-time job finish in 3 to 6 months. Full-time students can move faster. 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 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.

Our **Career Cafés** are on Zoom. Our next one is from 7:00-9:00 p.m. on November 17th, 2026. Join from anywhere in Alberta for 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 CENTURY 21 Masters (780) 965-1987 Serving all of Alberta	Join a Career Café on Zoom November 17th, 2026, 7:00-9:00 p.m. c21.careers/c21-masters-career-cafe
Get licensed in Alberta Steps, costs, and a free call c21.careers	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 (\$350 eligibility + \$235 exam; \$475 licence + \$225 REIX + \$100 Assurance Fund = \$800; \$1,385 total). 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