FORT MCMURRAY MOVE GUIDE · OCTOBER 2026

Moving to Fort Mac for work

Where to live, how you get to site, schools, what it costs, and a checklist for your first month. Every number has its source on the last page.

1. Getting to site

Every big site is north of town up Highway 63. Drive times below are a routing estimate in good conditions. Winter roads and shift change traffic add time.

Site	Distance	From Timberlea	From downtown	How people get there
Suncor Base Plant	33 to 35 km	about 35 min	about 35 min	Drive, or a town to site bus
Syncrude Mildred Lake	43 to 44 km	about 40 min	about 40 min	Town to site buses across town
Syncrude Aurora North	about 80 km	about 65 min	about 65 min	Long drive, town to site buses run here too
Suncor Fort Hills	about 87 km	about 75 min	about 75 min	Ask your crew: bus, camp or flight
CNRL Horizon	about 81 km	about 80 min	about 80 min	Crew flights land at the Horizon airstrip
Suncor Firebag	about 120 km	about 105 min	about 105 min	Crew flights land at the Firebag airstrip

Buses

Suncor's SunLink posts town to site bus routes. The Syncrude Mildred Lake buses pick up in Timberlea, Thickwood, Wood Buffalo, Parsons Creek, Dickinsfield, downtown, Waterways, Abasand, Beacon Hill and Gregoire.

Flights and camp

Suncor flies crews from Calgary and Edmonton to Firebag. Canadian Natural flies crews to Horizon. Your employer books your seat. The 2021 municipal census counted 27,313 people living in work camps across the region.

2. Living here on rotation

- **Shop on your days off.** First looks by video, then in person showings on your days off.
- **Set dates around your shift.** Possession day, the inspection and the lawyer meeting can line up with your schedule.
- **Think about who is home.** If your family is home while you are at site, check their drive to school and work too.

3. Neighbourhoods

The north end is closest to site. The south side costs less to get into and adds drive time. Each one has its own page at williamclarke.ca/neighbourhoods.

Neighbourhood	Quick take
Timberlea	North end and the biggest neighbourhood in the region. Lots of schools, Birchwood Trails on the edge.
Thickwood	Central, established, Thickwood Boulevard straight to Highway 63.
Eagle Ridge	Newer homes in the north end. Fewer come up for sale.
Stonecreek	Newer streets and trails in Timberlea. Ask the build year, some was rebuilt after 2016.
Parsons Creek	Farthest north, with its own Highway 63 interchange. Two schools on Callen Drive.
Dickinsfield	Where Thickwood and Timberlea meet, with Birchwood Trails access.
Wood Buffalo	West end of Thickwood, beside the Conn Creek ravine. Ask about lot size.
Abasand	South side. Rebuilt after the 2016 fire, so ask the build year on every home.
Beacon Hill	South side by Highway 63. Ask if the home is manufactured or site built.
Gregoire	South side and a lower price to get in. Mostly modular or mobile homes.
Downtown	Close to the hospital and Franklin Avenue, where Keyano College has its main campus.
Saprae Creek	Rural spot near the airport, about 29 km by road to downtown.

4. Schools

Public

Fort McMurray Public School Division: about 8,150 students in 14 schools, plus 2 alternative programs. French immersion is one of the options.

Catholic

Fort McMurray Catholic Schools: about 7,000 students in 13 schools. French immersion at École St. Paul and Holy Trinity.

French first language

École Boréale teaches in French from kindergarten to grade 12.

College

Keyano College: trades, health, business and university transfer.

School zones go by street. Check the exact address with the school board before you buy.

5. What it costs

Item	Number	Source
Average detached house sold	$457,077	AREA, Sept 2026
Average half duplex sold	$401,100	AREA, Sept 2026
Average townhouse sold	$243,959	AREA, Sept 2026
Average condo apartment sold	$137,652	AREA, Sept 2026
Average rent, 1 bedroom	$1,163	RentFaster, Oct 29 2026
Average rent, 2 bedroom	$1,442	RentFaster, Oct 29 2026
Average rent, 3 bedroom	$2,260	RentFaster, Oct 29 2026
Apartment vacancy	13.2%	CMHC, Oct 2025
Property tax rate in town, 2026	5.1257 per $1,000 assessed	RMWB Bylaw 26/010
Smallest down payment, home up to $500,000	5% of the price	Financial Consumer Agency of Canada

Want to compare a rent with a mortgage payment? Use the calculator at williamclarke.ca/rent-vs-own. Closing costs are at williamclarke.ca/buyer-costs.

6. First month checklist

☐ Get a lender approval before you shop
☐ Ask your crew which bus or flight covers your shift
☐ Drive your route at shift change
☐ Pick two neighbourhoods to walk
☐ Check the school for the exact address
☐ Decide: rent first, or buy now
☐ Ask the build year on every home
☐ Book a home inspection
☐ Get a written quote from a lawyer
☐ Line up possession day with your days off



Moving here? Start with a text. Send me your site, your rotation and your start date. I will tell you which two areas fit your drive and what a month really costs there.

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Sources

Prices: Alberta Real Estate Association, Fort McMurray Monthly Statistics, September 2026, data from Pillar 9 (published Oct 5, 2026). Rents: RentFaster rent report, Fort McMurray, read Oct 29, 2026 (rentfaster.ca/rent-report). Vacancy: CMHC Rental Market Survey, Wood Buffalo, October 2025. Tax: RMWB 2026 Property Tax Rate Bylaw 26/010 (urban residential 2.3152 + school 2.7882 + lodge 0.0223). Down payment: canada.ca, Financial Consumer Agency of Canada. Drive times: OpenStreetMap routing (routing.openstreetmap.de), Oct 29, 2026, from Timberlea and from downtown near Franklin Ave, rounded to 5 minutes. Buses and flights: sunlink.suncor.com bus and flight schedules; cnrl.com Horizon flight details. Work camp count: RMWB Municipal Census Report 2021. Schools: FMPSD Education Plan 2025 to 2028; fmcschools.ca; Alberta Education francophone schools map 2025; keyano.ca. Neighbourhood notes: williamclarke.ca neighbourhood pages. Planning information only, not advice on a specific home. Confirm numbers before you decide.