



The Parkland County Region Custom Home Cost Guide

Helping Homeowners Budget Smarter Across Spruce
Grove, Stony Plain and Parkland County



INSIDE THIS PLANNING KIT:

- ✓ What custom homes cost in the Parkland County region
- ✓ Acreage cost checklist
- ✓ Building budget worksheet
- ✓ Timeline from design to possession
- ✓ 15 costly mistakes to avoid before building



Why This Guide Exists



What affects the cost of building a custom home



How lot prices vary throughout Parkland County



Additional costs with acreage living



Hidden expenses many first-time builders overlook



What's included in a builder's price—and what isn't



What to expect from design through possession



Budget planning tips to avoid costly surprises

At HRD Homes, we help families build throughout Spruce Grove, Stony Plain, and Parkland County with clarity, care, and confidence.

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Your Future Starts Here

Every custom home is unique, and understanding the factors that influence cost is the first step toward bringing your vision to life.

The more informed you are before you build, the easier it becomes to make confident decisions, avoid unexpected expenses, and create a home that fits both your lifestyle and your budget.

In the following sections, we'll explore local lot considerations, acreage costs, hidden expenses, and planning tools to help you prepare for a successful build.





What Does It Really Cost to Build a Custom Home in Parkland County?



There is no one-size-fits-all answer when it comes to custom home pricing. Factors such as lot selection, home size, finishes, site conditions, and outdoor living spaces can all significantly impact the final cost of your project.

The Biggest Factors That Impact Cost



Location & Lot Selection

Your lot choice can have one of the biggest impacts on your overall budget.

- ✓ Community
- ✓neighbourhood
- ✓ Lot size & shape
- ✓ Walkout or corner lots
- ✓ Developer guidelines
- ✓ Phase pricing
- ✓ Utility servicing



Home Size & Design

The size and complexity of your home influence both material and labour costs.

- ✓ Square footage
- ✓ Number of storeys
- ✓ Number of bed+bath
- ✓ Garage finished
- ✓ Structural complexity
- ✓ Design upgrades



Finishes & Features

Your finish selections can dramatically affect your investment.

- ✓ Cabinetry & millwork
- ✓ Quartz or premium countertops
- ✓ Flooring & tile selections
- ✓ Plumbing fixtures
- ✓ Lighting packages
- ✓ Appliance allowance



Site Preparation

Every lot has different preparation requirements before building begins.

- ✓ Excavation & grading
- ✓ Utility connections
- ✓ Well & septic (acreages)
- ✓ Tree clearing
- ✓ Soil conditions
- ✓ Permit requirements



Outdoor Living

Exterior features are often overlooked when budgeting.

- ✓ Decks & covered patios
- ✓ Landscaping
- ✓ Driveways & sidewalks
- ✓ Detached shops
- ✓ Fencing
- ✓ Outdoor kitchens or fireplaces



Hidden Costs Many Homeowners Miss

These expenses are often overlooked during the planning stage but can have a significant impact on your overall project budget.

Appliances

An \$8,000 appliance allowance is included with HRD Homes, but appliance upgrades are often additional costs that should be planned for early.

Decks & Outdoor Living Spaces

Outdoor living areas such as decks, covered patios, pergolas, and entertaining spaces are often planned after construction begins.

Triple & Quad Garages

Additional garage space requires more materials, labour, and square footage, increasing the overall investment.

Driveways & Site Improvements

Driveway costs vary depending on length, width, site conditions, and material selections. Asphalt and grading add up quickly on larger lots.

Shop Construction

Many acreage homeowners plan to build a detached shop, but construction and servicing costs should be considered early in the planning process.

Acreage Servicing

Well drilling, septic systems, utility hookups, grading, tree clearing, and other servicing requirements can add substantial costs beyond the home itself.

Why Planning Ahead Matters

Many homeowners focus on the cost of the home itself while overlooking additional expenses that arise throughout the building process. Understanding these costs early can help create a more accurate budget and avoid unexpected surprises later.



Custom Home Budget Worksheet



Use this worksheet to estimate the major costs associated with your custom home project.

Every project is unique, but creating a realistic budget early can help you make informed decisions throughout the planning process. Use this worksheet as a starting point when evaluating your overall investment.

Category	Estimated Budget
Lot Purchase	\$_____
Home Construction	\$_____
Lot Premiums	\$_____
Site Preparation	\$_____
Well & Septic (if applicable)	\$_____
Utility Connections	\$_____
Driveway	\$_____
Deck & Outdoor Living	\$_____
Appliances	\$_____
Window Coverings	\$_____
Landscaping / Landscaping Deposit	\$_____
Detached Shop (if applicable)	\$_____
Contingency Fund	\$_____
Total Estimated Budget	\$_____

Budgeting Tip

When planning your budget, it's important to account for both expected and unexpected expenses. Many homeowners include a contingency allowance to help manage changes and additional costs throughout the building process.



Building Timeline & Common Mistakes to Avoid

Understanding the process and avoiding common mistakes can help create a smoother building experience.



- 1 Discovery & Consultation**
Discuss goals, budget, lifestyle needs, and project vision.
- 2 Lot Selection**
Choose the right lot, acreage, or community for your custom home.
- 3 Design & Planning**
Finalize floor plans, specifications, and design selections.
- 4 Pricing & Contract**
Review pricing, specifications, and project details.
- 5 Permits & Approvals**
Obtain required permits and approvals before construction begins.
- 6 Construction**
Your custom home is built and progress milestones are completed.
- 7 Possession**
Complete final walkthroughs and receive the keys to your new home.

Common Mistakes to Avoid

- ✓ Buying a lot before consulting with a builder
- ✓ Forgetting to budget for appliances
- ✓ Not accounting for lot premiums and developer requirements
- ✓ Skipping a contingency allowance in the budget
- ✓ Underestimating acreage servicing costs
- ✓ Comparing builders based on price alone
- ✓ Underestimating outdoor living and garage costs
- ✓ Not fully understanding what is included in builder specifications

Ready to Start Planning?

Whether you're considering a custom home in Spruce Grove, Stony Plain, Parkland County, or Parkland County, the HRD Homes team is here to help.

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