

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | FEBRUARY 2, 2018

Central Alberta's
**OPEN HOUSE
LISTINGS**
inside

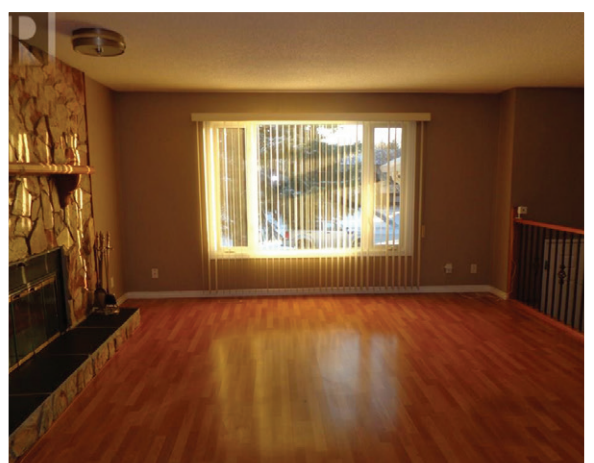
**149 McDougall Crescent,
Red Deer**

**A GREAT FAMILY HOME IN
DESIRABLE MORRISROE!**

Five bedrooms, three baths
Bi-Level with double garage

\$334,900

*For further info on this multiple listing service home,
see page 5 or contact a member of the Red Deer Real Estate Board.*



View our complete publication ONLINE at www.yourhouseyourhome.com



Network Realty Corp. 403-346-8900
3608-50 Ave www.networkrealtycorp.ca



Doug Wagar
 403.304.2747



PONOKA!
 1381 sq ft fully dev bungalow. 5 beds, 3 baths heated dble garage. **\$264,900**



HANDY MAN SPECIAL
 On a close. Huge master, 2 full bathrooms, fenced yard. **\$186,500**



ADULT GATED COMMUNITY
 Immaculate fully dev bungalow, gas fireplace, att'd garage. **\$274,900**



88 ANDREWS CLOSE
 Anders on a close. 1539 sq ft duplex. Double garage, a must see at **\$349,900**



BEAUTIFUL HOME
 Shows better than new. 3 beds, 3 baths, nicely fenced! Quiet crescent. **\$304,750**



30 CARLETON AVE, #1607
 Clearview Ridge, gorgeous fully dev'd 3 beds, 3 baths, fenced yard, super complex. **\$254,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



NORM JENSEN
 403.346.8900



Looking for a Revenue Property?

Townhouse on quiet close in Morrisroe! Featuring 3 bedrooms, 2 baths, front and back parking.



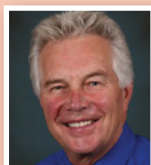
Perfect Home for 1st Time Buyers!

Mature neighborhood in Red Deer, 3 bedrooms, 2 baths. HUGE YARD & DECK with detached garage.



Location, Location!

Walking distance to hospital & shopping! Pets allowed with Board Approval 2 Bdrm Condo, 2 balconies, granite counters, fireplace & ensuite.



Garry Raabis
 403-340-6789



46 COSGROVE CL • \$269,000
 Loaded townhome bungalow, a/c, sprinklers, att. gar., covered deck, quick poss., NO condo FEES! Full bsmt. **REDUCED**

CALL GARRY



\$715,000
 3.29 acres offering a large custom home, awesome River Valley view and a park like setting.

CALL GARRY



61 MANN DRIVE, PENHOLD
OPEN HOUSE SUNDAY, FEB 4, 2-4 PM

BASEMENT SUITE! Beautiful bi-level in an ideal location in Penhold with a beautiful one bedroom suite downstairs **CALL GARRY**

www.yourcentralalbertarealtor.com



Tracy Thody
 403-358-8605



OPEN HOUSE SAT. FEB 2 2-4 PM

MAXWELL HOUSE 402, 4610-47A AVE.

• PRICE \$234,500 • METICULOUSLY KEPT
 • CENTRALLY LOCATED 45+ BUILDING
 • DOWNTOWN RED 2BEDROOM/2BATH
 DEER U/GROUND PARKING



2 CODY PLACE

• PRICE 424,900 • 1 BDRM & DEN/2 BATHS
 • ADULT VILLAS IMMEDIATE POSS
 • 1/2 DUPLEX, COVERED DECK, BACKING
 • ATTACHED GARAGE ONTO GREEN SPACE & LAKE



58 WHITEROCK CLOSE

• PRICE 269,900 • FULLY FINISHED
 • 3 BEDROOM/2 BATH • QUIET CLOSE
 • WALKOUT



Gerald Doré
 403.872.4505



NEW LISTING Only \$674,900

28 PAYNE CLOSE
 Forest privacy in the back! Moose & deer! Large 2400+sq. ft. 2 storey w/5 beds & 4 baths, many renos, h/dwd, W exposure, covered deck, steam shower, much more



Only \$234,900
358 DRUMMOND AVE
 3 beds 2 baths townhouse in quiet location, new vinyl plank floor, new paint, new appl! Gas f/p & low condo fees stalls. MLS#CA0124347



Only \$259,500
213 OVERDOWN DR
 Stunning renos for this 4 bed, 2 bath duplex across from a green space. Tons of parking and huge MB closet. MLS#CA0116999



Only \$209,900
2314, 12B IRONSIDE ST
 2 beds, 2 baths, modern condo with 2 parking stalls - 1 underground & 1 power site, new laminate & paint. MB w/4 pce. ensuite & walk-in closet MLS#CA0123928



Only \$699,900
421066 RR 260 PONOKA ACREAGE
 Over 6 acres & 1956 sq. ft. bung. fully reno'd with a secluded location in the spruce trees. Mins to Ponoka, Lacombe and 30 min. to RD. MLS#CA0114372

TAKE THE 3D TOUR OF MY PROPERTIES AT www.geraldldore.ca or call me at (403) 872-4505



Pat Christoph
 403-357-4639



3 MEERES CLOSE Renovated inside and out. Located in quiet close in mature area. **\$379,900**



18-C 32 DAINES AVENUE
 Over 1300 sq ft of Executive living at an affordable price. New Corian countertops, newly painted. **\$249,900**



105-18 AVERILL STREET 2 bedroom/2 bath condo, underground parking in building with amenities. **\$234,900**



The Durling Group

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<p style="text-align: center;">\$259,900 OR TRADE</p> <p>GASOLINE ALLEY, RD COUNTY</p> <ul style="list-style-type: none"> - Falcon Homes presents it newest townhouse community in Liberty Landing - 1210 SqFt, 3 Bedrooms, 3 Baths - Modern amenities throughout - Gorgeous laminate flooring on main flr, Kitchen features island, pantry, tile backsplash - Landscaped & partially fenced yard 	<p style="text-align: center;">\$242,900 OR TRADE</p> <p style="text-align: center;">LACOMBE</p> <ul style="list-style-type: none"> - Fabulous affordable home - Bi-level, 1046 SqFt, 3bdrms, 2 baths, open floor plan - Many updates-siding, shingles, most windows, newer hot water tank, AC - Familyroom boasts cozy wood fireplace - Fully fenced & landscaped yard with composite decking 	<p style="text-align: center;">TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  Kevin Durling Agent </div> <div style="text-align: center;">  Jamie Berg Agent </div> </div> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  Scott Wiber Agent </div> <div style="text-align: center;">  Cam Ondrik Agent </div> </div> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  Deanna Zunti Agent </div> <div style="text-align: center;">  Debby Wells Office Administrator </div> </div> <div style="text-align: center; margin-top: 10px;">  403-346-8900 <small>* Some conditions apply</small> </div>
<p style="text-align: center;">\$414,900 OR TRADE TEXT: 3311</p> <p style="text-align: center;">RED DEER 216 JENNER CRESCENT</p> <ul style="list-style-type: none"> - Move in ready 2 storey, 4 bdms, 4 baths & AC - Clean functional open concept main flr with laminate flooring throughout - Garden doors off diningroom lead to 2 tiered partially covered deck & fully finished yard - New carpet up the stairs, down hallway & master - Fully finished basement  <p style="text-align: center; background-color: yellow; color: red;">OPEN HOUSE SUN FEB 4, 1-3 PM</p>	<p style="text-align: center;">\$529,900 OR TRADE</p> <p style="text-align: center;">LAREDO</p> <ul style="list-style-type: none"> - Brand new 2 Storey with triple garage - Top of the line upgrades inc granite counter tops, 9 foot ceilings & gorgeous cabinetry - Main flr is bright & open with full tile backsplash in kitchen, corner pantry & large island - Upstairs features bonus room & 3 bdms 	
<p style="text-align: center;">\$459,900 OR TRADE TEXT: 3316</p> <p style="text-align: center;">SYLVAN LAKE 1 LAKELAND ROAD</p> <ul style="list-style-type: none"> - Executive style bungalow, 1477 SqFt, 4 Beds, 3 Baths - Bright open floor plan, tile & hardwood floors - Chefs kitchen w/granite countertops, tons of cupboards - Main floor laundry, Beautiful back yard  <p style="text-align: center; background-color: yellow; color: red;">OPEN HOUSE SAT FEB 3, 2-4 PM</p>	<p style="text-align: center;">\$575,000 OR TRADE</p> <p style="text-align: center;">BLACKFALDS</p> <ul style="list-style-type: none"> - Upgraded 2 Storey, 1791 SqFt, 5 Bdms, 4 Baths - Stunning tile & hwdw throughout main level - Kitchen features dark stained cabinets & granite countertops - Master oasis features steam shower & walk in closet - Bsmt is fully finished w/wet bar & 2 bdms - Triple car garage, 70' of RV parking with its own RV dump 	

Steps to take before an appraiser's visit

Homeowners unfamiliar with the appraisal process might not know if there is anything they can do to make the process go more smoothly. While certain variables involved in the appraisal process, such as location of the home and the value of surrounding homes, are beyond homeowners' control, the Appraisal Institute recommends homeowners take the following steps before an appraiser visits their home.

- Clean the house. A dirty home that is full of clutter will not make the best impression on appraisers. Dirty homes may be vulnerable to insect infestations that can lead to structural problems with the home. While a dirty home is not necessarily an indicator of infestations or a reflection of a home's value, a clean home will create a stronger first impression with the appraiser.
- Make any necessary repairs ahead of the appointment. Homeowners who have been putting off repairs should make them before the appraiser arrives. Homes with repairs that still need to be made will likely be valued less than similar homes with no such repair issues. Though repairs can be costly, investing in home repairs will likely increase both the appraisal and resale value of the home.
- Obtain all necessary documents before the appraiser arrives. Homeowners who have certain documentation at the ready can speed up the appraisal process. Such documentation may include a survey of the house and property; a deed or title report; a recent tax bill; if

applicable, a list of items to be sold with the house; purchase history of the home; and the original plans and specifications of the home.

- Inform the appraiser about recent improvements. Homeowners can inform appraisers about any recent improvements to the home and the cost of those improvements. The value of home improvements with regard to a home's appraisal value vary depending on a host of variables, but having such information at the ready can help appraisers make the most informed appraisal possible.



Home security for the do-it-yourselfer

Feeling secure at home is a priority for many people. Many people consider installing security systems in their homes to improve their sense of well-being. Whether one owns or rents, individuals may be surprised to learn that do-it-yourself security systems can be savvy investments.

The right system can help people protect their belongings and their families, but sorting through the various security systems on the market can be a daunting task. While full-service setups that include professional installation and monitoring are available, some homeowners may want to investigate the highly customizable DIY kits now available. Some include personal monitoring, while others are self-install technologies with professional monitoring.

Before getting started, homeowners and renters can ask themselves a few questions to help narrow down their options.

- What is your budget? Professional installation and monitoring will likely cost more than DIY kits.
- How large is the home?
- Are you tech-savvy?
- How frequently are you out of the home on vacation or extended trips?
- Do you desire emergency response?
- Do you want an entire package or just some deterrent devices?

Once men and women have answered these questions, it's time to start shopping. Here are some DIY security system items that may be of interest.

SMART HOME SECURITY SYSTEMS

These home security systems connect to a home's Wi-Fi network so they can be monitored and controlled using a smartphone app. Others may be accessed through an application on the internet. It is important to look for a system that has the extra security of technology that is not easily hacked.

SECURITY CAMERAS

Some people may only want to watch the inside and outside of their residences. It can take mere minutes to set up wireless security cameras around the house. These devices connect to a Wi-Fi network

and give customers free access to a constant stream of video. Some systems make it easy for homeowners to listen in on what's going on at home and even talk to anyone within the camera's range. Others can be paired with cloud storage for recording video.

PROFESSIONALLY MONITORED

Residents who are away from home frequently or are too busy to constantly monitor security systems may like the peace of mind of professionally monitored kits. Services like Frontpoint®, Link Interactive® and Scout® are just three that have affordable starter kits and video monitoring. Monitored alarm systems can be set to call the police or other emergency services if necessary.

ENTRY-LEVEL OR ADVANCED SYSTEMS

Entry-level systems typically include a few door and window sensors, a motion detector and a hub that communicates with these sensors. This may be enough for someone in an apartment or small house. More extensive systems may include additional sensors, door locks, garage door openers, surveillance cameras, lights, sirens, and even water and smoke detectors.

Do-it-yourself security systems represent a new wave to safeguard one's belongings and family. Kits continue to evolve and have become more seamless than ever.



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FOR IMMEDIATE POSSESSION**


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\$334,900
NEW PRICE
149 MCDUGALL CRES
Fully developed Bi-Level with 5 bdrms, 3 full baths, and double det garage. Many upgrades over the years incl. flooring, windows, shingles, furnace, H/W tank and paint.
Call DALE 403-302-3107

**THIS IS A GREAT STARTER
HOME FOR A YOUNG FAMILY**


\$309,900
NEW PRICE
116 JORDAN PARKWAY
This is a great starter home for a young family. A fully dev'd bi-level with 4 bdrm & 2 full baths. Brightly decorated with light oak cabinets & all appliances. Features laminate flooring on main floor & basement. 22x22 det'd garage.
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**BUILD YOUR NEW
DREAM HOME!**


\$499,900
C&E TRAIL
4.72 acres only 2 miles west of Red Deer. On the C & E Trail south. Has river frontage. Has a 1450 sq.ft. bungalow and 22 x 24 det. garage. (Both in need of major renovations).
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OFFERS YOU
QUALITY
SERVICE
AND A VERY
COMPETITIVE
COMMISSION
RATE"**

**IMMEDIATE POSSESSION
F/FIN RAISED BUNGALOW**


\$357,900
NEW PRICE
5514-53 AVE LACOMBE
5 bdrms, 2 full baths, hardwood floors, many upgraded & renovated features. Has a suited style bsmt with private entry. A large & nicely landscaped yard with 24x26 heated garage.
Call DALE 403-302-3107

**ADULT DOWNTOWN CONDO,
IMMEDIATE POSSESSION**


NOW ONLY
\$179,900
NEW PRICE
202 4522 - 47 A AVE
Located near Golden Circle & Rec Centre this 2 bdrm & 2 bath Adult condo is ready for immediate possession. Has an elevator & htd U/G parking. All appliances inc.
Call DALE 403-302-3107

**UPPER LEVEL CONDO UNIT
IN SUNNYBROOK!!**


\$137,900
GREAT VALUE
#10 - 7 STANTON STREET
Immediate possession for this 2 bdrm condo unit. Has a large walk-in closet off the master, spacious living room, laminate flooring thru-out, upgraded kitchen cabinets, all appliances included, & in-suite laundry. East facing balcony.
Call DALE 403-302-3107



YOURHOUSE
YOUR
HOME

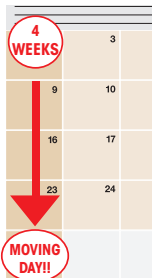
Your House Your Home
Is **ONLINE!**

View our complete publication online at www.yourhouseyourhome.com

The countdown is on!



Only a few weeks left before your big move? To help you better prepare — and to ensure no step is overlooked — consult the list below for tips on how to make moving day a breeze.



- Schedule your moving company, if you haven't already done so.
- Solicit close friends and family members to lend you a helping hand on the big day.
- Make sure that someone you trust is available to

watch your children or take care of your pets, if applicable.

- Procure all of the necessary material to properly pack your belongings (boxes, duct tape, utility knife, permanent markers, etc.).
- Start packing the items that you don't use on a daily basis (glassware, picture frames, books, out-of-season clothing, etc.).
- Carefully label each box by writing on the side (not on top!) what each one contains and which part of the house it's destined for.
- Take advantage of the situation to do a major cleanup; give, sell or throw away anything that is broken or you no longer use.



- Contact the appropriate institutions (banks, insurance companies, telecommunication service providers, the government, etc.) to update your file with your new contact information.
- Take note of the

disconnection and reconnection dates for utilities such as electricity, internet, cable and phone.



- Confirm your reservation with your moving company.
- Contact the friends and family members who volunteered their help to remind them of the upcoming moving date and confirm their presence.

- Continue packing your boxes and photographing valuable items in case of loss or theft.
- Disassemble larger pieces of furniture, like your table, couch and bed frame, if possible.
- Start emptying your fridge, freezer and pantry.



- Take down curtains, blinds and rods (except in more intimate settings like the bedroom and bathroom).
- Finalize your packing as much as possible, keeping only a few articles of clothing and essential

bathroom and kitchen supplies available for the final days.

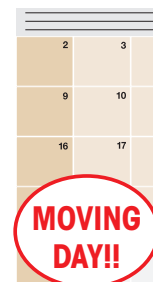
- Group boxes and furniture somewhere easily accessible for the moving company.
- Make sure you have all of your important documents (passport, bank statements, wills, etc.) in a convenient, accessible location.



- Finish packing your last-minute boxes.
- Unplug the washing machine and empty the connecting tube.
- Prepare a small travel bag with all of your essentials for the first 24 hours in your new home (toiletries,

pyjamas, medication, change of clothes, first aid kit, towels, etc.).

- Arrange to have snacks and drinks available on moving day. Don't forget a cooler to keep refreshments nice and cold!



- Unplug the fridge and freezer.
- Do a final scan of the house to make sure nothing gets left behind.
- Confirm your new address with the moving company.
- Take a reading of your electric meter before leaving.



- Make sure to arrive before the moving company and try to secure a parking space for their vehicle.
- Supervise the unloading process to make sure nothing is missing.

- Indicate on the invoice if any furniture or appliances were damaged during transport.
- Unpack a few boxes and slowly start settling in.

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HOME**

**YOUR HOUSE YOUR
HOME**

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**NADINE
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**NICOLE
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**JENNIFER
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**ARIEL
DAVID**



KENTWOOD Fully fin'd 4 bdrm/2 bath bilevel. Recent upgrades include cabinets, flooring upstairs, bathroom, paint, roof & siding. RV parking. **\$279,900 CALL NADINE 342-7700.**



LEGAL UP/DOWN DUPLEX IN INGLEWOOD Main floor, 3 bed, 2 bath. Bsmt suite 2 bed, 1 bath.. **\$399,900 CALL JENNIFER 342-7700.**



COURT SALE bilevel 1090 sq ft 2 bdrm/2 baths. **\$287,000 CALL BRAD GRANLUND 342-7700.**



FULLY FINISHED 4 bdrm, 4 bath modified bilevel 23x25 attached garage great location Clearview Ridges. **\$494,900 CALL BRAD GRANLUND 342-7700.**



BRAND NEW WALKOUT bilevel 3 bdrm on main floor/2 baths Quick possession. **\$349,900 CALL BRAD GRANLUND 342-7700.**



LEGAL SUITE Garden Heights 1188 sq ft bilevel with 3 bdrm, 2 bath main floor suite with 22x26 att'd garage & 2 bdrm, 1 bath basement suite. **\$522,500. CALL BRAD GRANLUND 342-7700.**



SOUTHBROOK 3 bdrm/3 bath fully finished att'd garage, extensive landscaping. **\$329,900 CALL NADINE 342-7700.**



NEW LISTING New Floor Plan, Stunning 2 storey, 6 appliances incl., 3 bdrms, 3 baths, upper floor laundry, fireplace, quartz & more! **\$519,900 CALL NICOLE 342-7700.**



PERFECT FAMILY STARTER Home in Laredo. 3 bdrms, 2.5 baths, this NEW cute home has quartz countertops, large verandah & 6 appliances. **\$354,900 CALL NICOLE 342-7700.**



ASSET BUILDERS SHOWHOME! Beautiful 2 storey, 3 bdrms, 3 baths, upper laundry & bonus room, with Special Extras That YOU ONLY GET IN A SHOWHOME! Immediate Poss., Just Reduced to **\$584,900. CALL JENNIFER 342-7700.**



COURT SALE 1848 sq ft 3 bdrm/ bath + bonus room attached garage pie lot. **\$380,000 CALL BRAD GRANLUND 342-7700.**



MERIDIAN BEACH ON GULL LAKE Winter is Fun @ the Lake in this 3150sqft 4 season bungalow, with detached garage for all your toys! 4 bdrms, 3 baths. **\$589,900 CALL NICOLE 342-7700.**



FULLY DEVELOPED half duplex 4 bedroom 3 bath att'd garage shows like new. Timberlands. **\$389,900 CALL BRAD GRANLUND 342-7700.**



LOCATION LOCATION! 80 acres just 5 mins south of Red Deer. 1893 sq ft Bungalow + loft. 3 bedrooms/3 baths. Detached shop, mountain view. Call for information package **\$1,649,000 CALL NADINE 342-7700.**



3 BDRMS ON MAIN Brand new 3 bdrm, 2 full bath bi-level, 6 appliances included, quartz countertops, Laredo. **\$359,900 CALL ARIEL DAVID 342-7700.**

OPEN HOUSES THIS WEEK



OPEN HOUSE SUNDAY 11 AM - 1 PM
26 STEWART STREET, RED DEER
SUNNYBROOK Fully finished bungalow 3 bdrms plus den, 2 baths and a detached garage. **\$252,400. CALL JENNIFER O'SHEA 342-7700.**

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Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



ADVERTISE YOUR BUSINESS IN THE YOUR HOUSE YOUR HOME SERVICE DIRECTORY

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1/8 PAGE 1/4 PAGE
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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, FEBRUARY 3

RED DEER

72 Larratt Close	1:00 – 3:00 pm	Tara Devereaux	CENTURY 21 ADVANTAGE	588-6444	\$659,900	Laredo
201 71 Cosgrove Crescent	2:00 – 4:00 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$137,288	Clearview Meadows
23 Tory Close	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$497,500	Timber Ridge
31 Wiley Crescent	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$389,900	Westlake
148 Doran Crescent	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$309,900	Deer Park Village
31 Hill Crescent	2:00 – 4:00 pm	Kim Fox	RE/MAX	506-7552	\$525,000	Highland Green Estates
12 Rutherford Drive	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$429,900	Rosedale Estates
2314 12B Ironside Street	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$209,900	Inglewood West
402 4610 47A Ave	2:00 – 4:00 pm	Tracey Thody	ROYAL LEPAGE NETWORK	358-8605	\$234,500	Downtown South
30 Carleton Ave #1607	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$254,900	Clearview Ridge
142 Issard Close	1:30 – 3:30 pm	Tanyalie Charles	ROYAL LEPAGE NETWORK	598-1059	\$464,900	Ironstone

SATURDAY, FEBRUARY 3

OUT OF TOWN

1 Lakeland Road	2:00 – 4:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	352-9320	\$459,900	Sylvan Lake
137 Portway Close	2:00 – 4:00 pm	Melissa Morin	CENTURY 21 ADVANTAGE	318-5665	\$459,900	Blackfalds

SUNDAY, FEBRUARY 4

RED DEER

216 Jenner Crescent	1:00 – 3:00 pm	Deanna Zunti	ROYAL LEPAGE NETWORK	396-9937	\$414,900	Johnstone Crossing
26 Stewart Street	11:00 am – 1:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$252,400	Sunnybrook
201 71 Cosgrove Crescent	2:00 – 4:00 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$137,288	Clearview Meadows
114 Rowell Close	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$349,900	Rosedale Meadows
100 Anderson Close	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$389,900	Anders Park
3602 41 Avenue	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$298,900	Mountview
#17 5202 Farrell Avenue	1:00 – 3:00 pm	Lori Loney	RE/MAX	350-9700	\$449,500	Fairview
18C 32 Daines Avenue	1:00 – 3:00 pm	Pat Christoph	ROYAL LEPAGE NETWORK	357-4639	\$249,900	Devonshire
88 Andrews Close	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$349,900	Anders Park East
67 Viscount Drive	1:00 – 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK	350-6023	\$339,900	Vanier Woods
51 George Crescent	1:00 – 3:00 pm	Shanna Painter	ROYAL LEPAGE NETWORK	872-3339	\$239,900	Glendale
142 Issard Close	1:30 – 3:30 pm	Tanyalie Charles	ROYAL LEPAGE NETWORK	598-1059	\$464,900	Ironstone

SUNDAY, FEBRUARY 4

OUT OF TOWN

61 Mann Drive	2:00 – 4:00 pm	Pam Warner	ROYAL LEPAGE NETWORK	302-3596	\$365,000	Penhold
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**WEEKEND
IS COMING!**



**WHY NOT CHECK OUT THE
YOUR HOUSE YOUR
HOME OPEN HOUSE**

Who knows? You may even find your destined dream home!

Call Jamie at 403-309-5451

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	<h2 style="margin: 0;">Advantage</h2> <p style="margin: 0;">21 photos of every property</p>	<h2 style="margin: 0;">Parkland Mall, Red Deer</h2>
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Growing trends in today's homes

Although the heydays of the real estate boom of the early 2000s have not quite returned, things look positive. In the United States, 1,226,000 new homes were built in 2016, according to data from Consumer Reports. That was the most since 2007.

Resales also have been more promising. The National Association of Realtors® says the median number of days a home was on the market in April 2017 reached a new low of 29 days. However, low supply levels did stanch existing home sales somewhat. By mid-2017, the market was a seller's market, with more people in the market for homes than properties available. But sales during that time were still outpacing sales figures from a year prior. In fact, in May 2017, home sales in Canada increased to their highest level in more than five years, according to the Canadian MLS® Systems.

Low interest rates on mortgages and more confidence in the economy has driven many people to make improvements to their existing homes. As is typical, the things homeowners are looking for in 2017 have evolved from years past. The following are some trends that are helping to steer the real estate market further.

- **Smaller homes:** Home sizes in the United States steadily increased for decades, eventually leading to an average of 2,453 square feet in 2014, according to U.S. Census figures. However, Realtor.com reported in 2015 that new construction homes have already begun to shrink by 40 square feet. There seems to be a slight trend toward more modest homes as people consider affordability and maintenance on larger properties. The National Association of Home Builders states buyers are now looking for smaller, more livable homes with flexible floor plans, energy-efficient appliances and plenty of storage space.
- **Matte finishes:** Stainless steel and luster have been popular for years. However, the next big thing is matte finishes on faucets, appliances and even in

countertops. These less flashy finishes are prized for their warmth and elegance. While some high-end models with matte finishes have been available for several years, even less expensive models are now available.

- **Smarter technology:** Many homeowners are embracing smart technology throughout their homes, but it's not just lights that turn on with voice command or more efficient thermostats. Innovative technology includes toilets that can autonomously stay clean and sanitized, refrigerators equipped with cameras so homeowners can see the contents inside and indoor food recyclers that can turn food waste into fertilizer.

Staying abreast of the ever-changing trends in home improvement and real estate can help consumers make the best choices with regard to buying and building their homes.



Houses are shrinking, selling faster and getting smarter upgrades according to industry statistics.



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- Siding
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VIEW 21 PHOTOS at www.avril.evans@century21.ca

Protect pipes from **freezing** this winter

Freezing pipes are a concern for homeowners who live in cold climates. When temperatures dip below freezing, the risk that pipes will freeze rises. Should a pipe burst, the damage that results can be extensive and costly.

Any pipe can freeze, but those that are directly exposed to the cold are the most vulnerable. These include pipes that feed outdoor hoses, swimming pool supply lines, pipes in unheated indoor rooms (i.e., basements or garages), and any pipes that run close to the outdoors through uninsulated walls. Water expands as it freezes, and that expansion can place pressure on whatever is trying to contain it — including pipes.

To avoid serious damage, homeowners need to prepare for the arrival of colder weather and be smart about how they protect pipes.

- Drain water from swimming pools and water sprinkler supply lines prior to the onset of cold weather. Drain water before freezing temperatures arrive, and don't forget to drain outdoor garden hoses and store them inside after watering season has come and gone.
- Close indoor water valves that feed outdoor spigots/bibs. Open the spigot outside to allow water to drain out. Keep the outside valve open so that any water that has accumulated will continue to drain and expand outward without damaging the pipe. An insulated bib dome also can help prevent frozen pipes.



- Open cabinet doors to allow heat to reach pipes inside of cabinets. Keep the doors open to spaces that may not be heated or insulated as well as other areas of the home so that heat can find its way inside. Consider wrapping these pipes with an insulating material as well, such as heat tape or pipe sleeves.
- Maintain a consistent thermostat temperature. Ensure the temperature inside your home does not drop below 55° F/13° C; otherwise, problems can arise. Use a programmable thermostat to keep the house comfortable even when you are not home. Individuals who are traveling should set the thermostat so that it will keep the home at the recommended temperature to avoid frozen pipes.
- Open one faucet. When it is very cold outside, particularly at night, let water slowly drip from one faucet to prevent freezing. Choose the sink that is furthest from where water enters the house so water is flowing through all of the pipes to reach that faucet.
- Increase insulation around where pipes enter the house. Use insulating foam to seal any drafts where pipes enter the house from the outdoors.

Frozen pipes cannot always be avoided. Therefore, it is important that everyone in the household knows how to shut off the main water valve in the event a pipe bursts. This can prevent expensive damage to a home.



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Ask Charles

My sister is a real estate agent. If she helps me sell my home free of charge, do the normal rules and regulations apply to her?

Yes, the rules still apply to her. Whether a licensed relative or family friend receives a fee for their services is irrelevant to their obligations and responsibilities under the Real Estate Act and Rules. When someone works on behalf of a buyer or seller in a real estate transaction—even if it is a family member—that person needs to have a licence from the Real Estate Council of Alberta (RECA), and they must, in all cases, follow the legislation and the standards of practice.

The fact you're having a family member represent you in the transaction does bring other considerations, though.

Sometimes, a buyer will approach a seller's representative and ask that real estate professional to help them at the same time as they're representing the seller. If everyone agrees, the two parties can enter into a transaction brokerage agreement, which means the real estate professional doesn't represent either side, but instead acts as a facilitator who completes the transaction in an even-handed, impartial, and objective manner.

However, because you're related to your real estate professional, it is unrealistic to think your sister can act as a transaction facilitator under these circumstances. Transaction brokerage resolves representational conflicts of interest, but it cannot resolve a personal conflict of interest. It is impossible for your sister to be even-handed, objective, and impartial when she has a family relationship with you as the seller.

Your sister has to disclose that she's related to you if any buyers indicate they want to hire her to rep-

resent them when buying your home. She has to tell them she can't represent them, and she needs to tell them about their options. The buyers can get their own representation for the transaction from a different real estate professional or they can proceed without representation.

RECA regulates trading in real estate, which occurs any time someone represents a party in a real estate trade, regardless of family relation. Likewise, regardless of family relation – licensed industry members need to follow the rules and, in fact, when working on behalf of a family member, there are sometimes additional responsibilities of which to be aware.

"Ask Charles" is a question and answer column by Charles Stevenson, Registrar of the Real Estate Council of Alberta (RECA). RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.





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Create a vehicle preparedness kit

Breaking down while driving can be unnerving, potentially delaying trips and stranding motorists and their passengers for lengthy periods of time. However, for those with well-equipped emergency preparedness kits in their vehicles' trunks, breakdowns can be much easier to manage.

Even though new vehicles are loaded with advanced technology, drivers are no less likely to avoid breakdowns. In fact, roadside calls for stranded vehicles are on the rise.

An emergency vehicle kit is something that no driver should leave home without. Just because a car appears to be in good shape or is well-maintained doesn't mean something can't happen. Here's what to stock in an emergency preparedness kit for a vehicle.

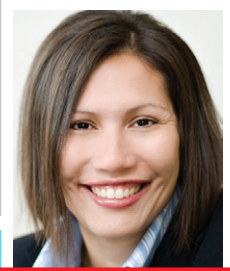
- **Sustenance:** It's impossible to determine how long you may be stranded if your vehicle breaks down. Therefore, keep some high-calorie energy or protein bars, or other portable foods with a long shelf lives, in your vehicle at all times.
- **Water:** Popular Mechanics says a person needs roughly a gallon per day to stay hydrated. If that's too much to pack, bring empty water bottles and purification tablets. Otherwise, stock up on bottled water.
- **Weather supplies:** You never know which way the weather will turn. A blanket, poncho, tarp, trash bags, and much more can be used to keep covered, warm and dry.
- **Mobile phone:** Mobile phones can be used to call for roadside assistance or other help. But keep in mind that cell signals may be especially weak in remote areas.

- **Reflective triangles:** These items will warn oncoming traffic that your vehicle is on the side of the road.
- **Waterproof flashlight:** A flashlight is handy for making repairs at night or signalling traffic in the dark.
- **Foam tire sealant:** Tire sealant can be used to quickly repair flat tires until they can be assessed or changed at a mechanic's shop or dealership.
- **Tire jack:** You may need to change a tire on the spot.
- **Jumper cables:** If a vehicle battery dies, a quick jump can get you moving along. Some people prefer a portable battery charging pack instead.

In addition to these supplies, a multitool, batteries, first-aid kit, rags, ropes, and duct tape are handy to have around.

Preparedness kits can keep drivers safe and get them back on the road faster.





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