

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | OCTOBER 26, 2018

Central Alberta's
OPEN HOUSE LISTINGS
inside

**111531 Jamieson Avenue,
Red Deer**

CONDO LIVING AT IT'S FINEST!
Lots of natural light and convenient main floor location. Many pluses including in-floor heating, in-suite laundry and storage!
\$157,000

For further info on this multiple listing service home, see page 7 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



Lisa Laviolette

Red Deer Realtor®
 with Royal LePage
 lisalaviolette.ca

Call / Text

587-447-4663



OPEN HOUSE: SUNDAY, OCT. 28 FROM 2-4 PM
30 CAMERON CLOSE, SYLVAN LAKE

3Bed/2Bath home in CREST VIEW! Originally built as a SHOWHOME. This property has it all: Quartz Counter Tops, Stainless Steel Appliances, Dual Convection Oven! YES! AIR CONDITIONING! Main-Floor Master Suite! RV PARKING with all of the hook-ups!!

FOR A COMPLIMENTARY MARKET EVALUATION, CALL LISA AT 587-447-4663



NORM JENSEN
 403.346.8900



Pegasus Beauty!

4 bedrooms,
 3 baths,
 granite
 counters,
 air
 conditioning,
 wet bar,
 ensuite
 and so much
 more!



Fully Developed Bungalow

Boasting
 5 bdms,
 3 baths,
 main floor
 laundry, large
 master bdrm
 with ensuite,
 workshop.



Tracy Thody
 Call or text
 403-358-8605



30 Eakins Crescent
\$354,900

- 3 bedroom/4 bath
- Quiet Mature neighbourhood
- Elegant design/floorplan
- 1500 sq ft



4610 47A Avenue
\$195,777

- 50+ Adult living community
- 2 bedroom 2 bath
- underground parking



2146 Danielle Drive
\$174,900

- 50+ Adult living community
- 3 bedrooms 2bath 1526 sq ft
- double att. garage/beautiful back patio



5 Briarwood Crescent
\$265,000

- 3bedroom/2bath
- reno'd recently, new shingles
- fully developed

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



Gerald Doré
 403.872.4505



OPEN HOUSE SUN. OCT. 28. 1-3 PM
RIVERFRONT!
Only \$949,900!
4756 56 STREET
 Bowood 2 Storey - right on the RD River valley. Huge lot and over-sized heated garage. Too many options to list! MLS# CA0148687



OPEN HOUSE SUN. OCT. 28. 1-3 PM
Only \$389,900!
295 BARRETT DRIVE
 Across from green space and bike trails. 4 beds, 2 baths, new windows, 2 fireplaces, heated oversized, garage, maple kitchen with granite, many upgrades. MLS#CA0149229



Only \$489,900
84 KERSHAW CLOSE
 MASSIVE YARD WITH ROOM FOR LARGE SHOP AND RV! 2100 sq. ft. 2 storey w/ bonus rm. and 3 beds, 3 baths, laminate, dble. att. gar. Fully fenced yard & rare massive size! MLS#CA0146883



NEW LISTING!
Only \$474,900!
74 WILTSHIRE BOULEVARD
 Location, location! In West Park Estates - just off the River Valley and bike paths! Beautiful 2136 sq. ft. two-storey with large yard & many recent upgrades! 3 beds & 4 baths. MLS#CA0150861.



OPEN HOUSE SAT. OCT. 27. 1-3 PM
GRANDVIEW BEAUTY!
Only \$274,900!
4233 40A AVENUE
 1000 sq. Ft 5 beds, 2 baths, det. garage, RV pad, lots of renos, big fenced yard. MLS# CA0150860



NEW LOW PRICE!
Now Only \$679,900!
19 VOISIN CLOSE
 Listed below replacement cost! 1565 sq. ft. Executive Bungalow - loaded to the "nines" including triple, heated garage! MLS#CA0142825



REVENUE PROPERTIES!
Only \$379,900!
132 & 140 BOWMAN CIRCLE
 Mortgage helper/ investment opportunity! Two almost brand new 1000 sq. ft. home with legal suite - separate entrances and utilities with parking. Ease to rent near schools and parks. MLS#CA147003



Only \$244,900!
7359 59 AVENUE
 Great home at an affordable price! Glendale. MLS#CA0146595



Only \$49,900!
RV OR PARK MODEL LOT AT WHISPERING PINES
 Just steps to the Golf Course and Marina! Lot 41 in Phase 2.



A Steal At! \$259,900!
5830 59A STREET
 6 beds, 3 baths many upgrades on the main level of this 1280 sq. ft. bungalow. 2 Non-conforming suites. MLS# CA0142557





Bett Portelance 403-307-5581



OPEN HOUSE: SAT, OCT. 27, 1-3 PM



**65 ABEL
CLOSE,
RED DEER**

1201 SQ FT, 2 STOREY
TOWNHOUSE, 3 BDR, 2 BATHS
\$252,900

HELPING YOU MAKE THE RIGHT MOVE



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YOUR **HOME**

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*Autumn is a great time
to buy a new home!*

START YOUR SEARCH IN THE OPEN HOUSE LISTINGS!

Call Jamie
for all of your
advertising needs!

YOUR HOUSE YOUR
HOME

403.309.5451

Simple ways to cut mortgage costs

Monthly mortgage payments are the biggest single expense for many homeowners. So it's understandable why plenty of homeowners would love to trim those costs.

A host of factors determine how much homeowners pay for their mortgages each month. The cost of the home, the amount of the initial down payment and property taxes, which are often folded into monthly payments, will factor heavily into the cost of home ownership. While homeowners may feel as though there's little wiggle room to cut the costs of their mortgages, there are several ways to do just that and potentially trim years from the life of a home loan.

- **Make bi-weekly payments.** Making bi-weekly instead of once-a-month payments can save homeowners substantial amounts of money. A year's worth of once-a-month payments equates to 12 payments per year. But homeowners who pay on a bi-weekly basis will make 26 half payments, or 13 full payments, per year. That extra annual payment can be applied directly to the principal, dramatically reducing how much homeowners pay in interest over the life of their loans.
- **Stop paying PMI.** Homeowners whose initial down payments are less than 20 percent of the sale price will have to pay private mortgage insurance, or PMI. But once the balances on such mortgages falls below 80 percent, homeowners



Help-U-Sell
REAL ESTATE
of Red Deer

Call Barb Munday

403-598-7721

**Call me "Munday":
Call me "Anyday"**

OPEN HOUSE



Sunday, Oct. 28, 1-4 pm
#24 939 RAMAGE CRES

fireplace. Condo fee only \$181.62. You have access to community club house, RV storage.
Reduced to \$295,000.00

FURTHER REDUCTION!



3 bdrm, 3 bath fully developed raised bungalow with ENSUITE, vaulted ceilings, HARDWOOD, newer flooring in kitchen, appliances, 24x24 finished GARAGE on quiet Deerpark CLOSE! **ONLY \$322,000.00**

can cancel such insurance. Homeowners may also be able to stop paying PMI by having their homes reappraised.

- **Refinance the loan.** Refinancing a loan also can save homeowners substantial amounts of money each month. Homeowners are typically eligible for lower interest rates when refinancing their loans, meaning they will pay less in interest each month. However, refinancing is not free, so homeowners should first check the going home interest rates and examine their credit scores to see if the interest rate they're likely to get upon refinancing will save them money. The cost of refinancing might be more than homeowners can save.
 - **Request a tax reassessment.** Real estate values increase and decrease, and homeowners who feel their homes have decreased in value can request that their homes be reassessed. Homeowners whose homes are assessed at a value lower than the current value can expect to pay less each month in taxes.
- Homeowners hoping to cut mortgage costs have various options at their disposal.





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GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



CHEAPER THAN RENTING!
Updated 3 bedroom/3 bathroom
condo in great location. Immediate
possession. **\$154,900**
CALL BRAD 342-7700.



FULLY FINISHED 4 bedroom, 2
bathroom blevel half duplex with
a fenced and landscaped yard.
Perfect starter or revenue property.
\$174,900
CALL NADINE 342-7700.



**PERFECT STARTER HOME OR
RENTAL.** 3bdrm/1 bath with 22x26
detached garage, fenced yard in
mature neighbourhood. **\$209,900**
CALL BRAD 342-7700.



PRIVATE YARD 5 bedroom/2
bathroom updated half duplex
perfect for first time buyers or revenue
potential. **\$222,400**
CALL JENNIFER 342-7700.



NO CONDO FEES in this fully
developed 3 bdrm/2 bath townhouse.
Comes with all appliances fenced an
landscaped yard. **\$224,900**
CALL NADINE 342-7700.



NO CONDO FEES!
END UNIT with det. garage, this 3
bdrm, 2 bath townhome has just been
renovated, w/new flooring, paint,
appliances, & more. Nov 1st poss.
Affordably priced at \$239,900.
CALL NICOLE 342-7700.



\$304,900 2 bedroom/1 bathroom
blevel with undeveloped basement
and 22x24 detached garage. Great
location in Vanier Woods. **CALL
NADINE 342-7700.**



PERFECT FAMILY HOME Be the
1st to live in this 3 bdrm, 3 bath 2
storey, built by Asset Builders. South
facing backyard. Room for a large
detached garage. **\$314,900**
CALL NICOLE 342-7700



BRAND NEW DUPLEX! Buy 1
side or both! Built by Asset Builders,
this 1490 sqft, 3 bdrm, 3 bath 1/2
duplexes come with 6 appliances,
fenced yard, & south facing deck!
Immediate possession! **\$319,900**
CALL NICOLE 342-7700.



IMMEDIATE POSSESSION Brand
new 3bdrm/3bath with stainless
appliances, laminate flooring, upstairs
laundry, 10 yr warranty - Penhold
\$359,900
CALL BRAD 342-7700.



\$460,000 Investment, Great
value! 4 corner style 4-plex on a
large 68 x 121 ft lot. All suites have
all utilities separately metered. Rent
\$800/month.
CALL BRAD 342-7700.



BUILDER SAYS SELL THE SHOWHOME!
3 bdrm, 3 bath 2 Storey Family Home in Laredo, w/
vinyl fenced yard, upgraded stainless appliances,
walk thru pantry, storage lockers, bonus room, blinds,
large garage & more! Priced @ less than appraised
value, only **\$559,900** **CALL NICOLE
342-7700.**



LEGAL SUITE Executive 3bdrm/2bath
main floor with att'd garage, plus a
1 bdrm basement suite in great
Timberlands location **\$589,900**
CALL NADINE 342-7700.

OPEN HOUSES THIS WEEK



OPEN HOUSE SAT., 12-2 PM
111 AURORA HEIGHTS BLVD, BLACKFALDS
BRAND NEW 4BDRM/3 BATH
BILEVEL with partial basement
development. Granite countertops,
stainless appliances, vinyl plank
flooring PLUS more! **\$309,900**
CALL JENNIFER 342-7700.

For more info on our
listings, check out
www.rcrrealestate.com

Rooms can serve double duty



Many homes do not have space for guest rooms, kids' play areas and home theater lounges that are possible in homes with substantial square footage. But they may not be missing out at all.

While large homes remain popular, many people are embracing the benefits of smaller residences. Small homes help homeowners save money, require less maintenance, have smaller environmental impact, and reduce the temptation to accumulate "stuff."

Owners of small homes or apartments can still enjoy the benefits of larger spaces, they just need to equip rooms to perform double duty.

Living room/guest room

Entertaining guests is easier when there's a dedicated space where visitors can feel at home. When furnishing a living room, keep the guest room in mind. A sofa that opens up to a bed or a convertible sectional can be a comfortable place for guests to lay their heads. Side tables provide guests with places to store their belongings, and an empty storage chest can house bed linens or guests' clothing.

Den/playroom

Children tend to accumulate toys and games. And as kids grow from children to young adults,

their list of must-have items — from video gaming systems to other electronics — grows along with them. Storage can make a room functional for both adults and children. Devote an entire wall to a closet or drawer system where toys can be stored out of sight when necessary. Storage ottomans can be used for extra seating while also providing somewhere for homeowners to stash stuffed animals or games for easy access. When choosing furniture, look for fabrics that are resistant to stains and modular pieces that can be moved around as necessary to create room for playing or entertaining.

Bedroom/home office

In 2015, 24 percent of employed people in the United States did some or all of their work at home, says the Bureau of Labor Statistics. Bringing work home means men and women will need a space to work. In tight quarters, bedrooms may be the only available area. An armoire-style desk will blend in with the decor and can hide paperwork and electronics behind doors. Otherwise, a makeup vanity can serve the dual purpose of providing a place to get ready for a night out and a ready space to house a laptop during the day.

In smaller homes, homeowners may be forced to turn rooms into dual purpose areas.

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OnTrack Realty

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UNIT G, 2085—50TH AVE, RED DEER

www.coldwellbankereddeer.ca

343-3344

COLDWELL BANKER

OnTrack Realty



403.872.3350

Peggy Lane
Associate Broker



NEW PRICE!
\$319,900

196 CEDAR SQUARE

Meticulous 2 Bdrm. Bi-Level complete with a Monster Cave Garage 24 X 30, perfect for the man of the home. Located in the Fine Community of Cottonwood, Blackfalds.



NEW PRICE!
\$157,000

Feature Home
1115 31 JAMIESON AVENUE

Wow! This main floor 2 bdrm condo is affordable. Unit is comfy and cozy as the condo is complimented with in-floor heating and has hot water on demand. 5 appliances are a bonus plus Condominium Fees are \$ 140 per month. Welcome to Condo Living at it's finest! Check this Beauty Out!



\$309,000

3409 55 AVENUE

Terrific West Park Location!
5 bdrms, 3 bath home, complete with 26X26 garage, fully fenced yard plus mature fruit trees.

CALL PEGGY LANE AT 403-872-3350



Margaret Comeau
403-391-3399



\$399,000

39310 RR 250

OLD FASHION CHARM
Family Size 1166 sq. ft. Country Style bi-level, 4 beds, 3 baths, bright inviting kitchen & dining area. Main floor 4 piece bath & main floor 3 piece bath, Lower Level has a three piece bath, newer flooring through main and lower level. New furnace & hot water tank.



\$339,000

27008 HIGHWAY 597

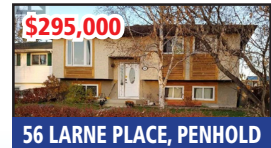
ATTENTION INVESTORS
8.85 ACRES OF TREED PARADISE! Fully fenced, Mobile has three additions {Dining room, Porch & large Bedroom} Main Mobile is 980 sq. ft., 1401 with additions. Just 3 km east of Blackfalds on Highway 597. Plenty of space on the property to build a New Home or Shop.



\$239,500

OPEN HOUSE SUN. OCT. 28, 3-5 PM
4715 47 AVE, LACOMBE

CHARM WITH ECONOMY
Facing a green space, Main floor Features: 2 beds, 4 pc bath, large bright living room, galley kitchen, dining room with covered deck off dining area. Basement Features: Spacious family room, Large bedroom, 3 pc bath, Large Laundry room with storage space.



\$295,000

56 LARNE PLACE, PENHOLD

COMFORTABLE LIFESTYLE
In this bi-level facing a green. Great quiet family area. Just 2 blocks from school. Features 2 beds on main level, large living room facing west, Kitchen patio windows facing east & deck, great morning sun. UPPER DECK 10'X12', LOWER DECK 12'X 15', 27'x27' garage. Fully fenced.



Dale Stuart
403-302-3107

FULLY FINISHED EXECUTIVE BUNGALOW IN INGLEWOOD



\$469,900

NEW PRICE!

OPEN HOUSE SUNDAY, OCT 28, 1:30-4:00 PM



31 IRVING CRESCENT

Backing onto school park and ball diamond. A great place for kids to play. Features an open floor plan with 4 bdrms, 3 full baths (jet tub), hardwood floors, a large family room, media room, underslab heat, 25x25 heated garage.

FULLY DEVELOPED FAMILY HOME IN DAVENPORT!



\$339,900

REDUCED!



80 DEMPSEY STREET

Fully dev. bi-level features 4 bdrms & 3 baths, vaulted ceilings, open floor plan, lrg kitchen with loads of cabinet space & pantry, with large dining area. Finished bsmt has a large family room, 2 bdrms, 4 pc bath and underslab heat. 24 x26 heated garage with 10' ceiling.

"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"
Call Dale Stuart at 403-302-3107



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 # 9-4608 62nd Street
 Red Deer, AB





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 Cabinets | Complete Renovations**

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HOME

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Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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HOME DIRECTORY

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 or for advertising space!

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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, OCTOBER 27

RED DEER

19 Thomlison Avenue.....	1:00 – 3:00 pm	Allan Melbourne.....	RE/MAX.....	304-8993	\$289,900.....	Timber Ridge
65 Able Close	1:00 – 3:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$252,900.....	Aspen Ridge
12 Ash Close	1:00 – 3:00 pm	Danielle Perry	CENTURY 21 ADVANTAGE.....	505-9596	\$929,900.....	Anders Park East
62 Douglas Avenue.....	1:00 – 3:00 pm	Gord Ing.....	RE/MAX.....	341-9995	\$418,000.....	Deer Park Estates
50 Lanterman Close.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$289,000.....	Lonsdale
47 Martin Close	11 am – 1 pm	Roxann Klepper	RE/MAX.....	872-4546	\$325,000.....	Morrisroe
20 Ash Close	1:00 – 3:00 pm	Kim Fox	RE/MAX.....	506-7552	\$995,000.....	Anders
49 Carlyle Green.....	2:00 – 4:00 pm	Kim Fox	RE/MAX.....	506-7552	\$499,900.....	Clearview Ridge
142 Jasper Crescent.....	1:00 – 3:00 pm	Lori Loney	RE/MAX.....	350-9700	\$314,900.....	Johnstone Crossing
4210 33 Street.....	2:00 – 4:00 pm	Simona Tantas	MAXWELL REAL ESTATE.....	396-5192	\$279,900.....	Mountview
72 Drever Close	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$349,500.....	Deer Park Village
4617 44 Street.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$239,500.....	Parkvale
6312 61 Avenue	1:00 – 3:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583	\$259,900.....	Highland Green
4233 40A Avenue	1:00 – 3:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK	872-4505	\$274,900.....	Grandview
36 Neal Close.....	1:00 – 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE.....	506-7171	\$274,900.....	Normandeau South
70 King Close	1:00 – 3:00 pm	Quisha Yee	ROYAL LEPAGE NETWORK	596-2792	\$259,900.....	Kentwood East

SATURDAY, OCTOBER 27

OUT OF TOWN

#301 5300 60 Street.....	1:00 – 4:00 pm	Bob Hollingshead	WESTPINE ESTATES.....	232-3320	\$623,500.....	Sylvan Lake
111 Aurora Heights Blvd...	12:00 – 2:00 PM	Jennifer O'Shea	ROYAL CARPET REALTY.....	342-7700	\$309,900.....	Blackfalds
26540 Hwy 11 #72.....	2:00 – 4:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE.....	318-7178	\$619,000.....	Red Deer County

SUNDAY, OCTOBER 28

RED DEER

#24 939 Ramage Close ..	1:00 – 4:00 pm	Barb Munday	HELP U SELL.....	598-7721	\$295,000.....	Rosedale Meadows
44 Irving Crescent	2:00 – 4:00 pm	Chad Jensen.....	ROYAL LEPAGE NETWORK	318-0510	\$379,900.....	Inglewood West
31 Irving Crescent	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK... 302-3107	\$469,900.....	Inglewood West	
251 Duston Street	2:00 – 4:00 pm	Dallas Todd	CENTURY 21 ADVANTAGE.....	575-5153	\$364,900.....	Devonshire
31 Kirkwood Crescent....	1:00 – 3:00 pm	Deb Simpson	CENTURY 21 ADVANTAGE.....	396-0165	\$414,900.....	Kentwood West
4719 56 Street.....	1:00 – 3:00 pm	Gord Ing.....	RE/MAX.....	341-9995	\$559,000.....	Waskasoo
48 Roland Street	2:00 – 4:00 pm	Kim Fox	RE/MAX.....	506-7552	\$275,000.....	Rosedale Estates
142 Jasper Crescent.....	1:00 – 3:00 pm	Lori Loney	RE/MAX.....	350-9700	\$314,900.....	Johnstone Crossing
148 Reichley Street	2:00 – 4:00 pm	Michael Holmes.....	ROYAL LEPAGE NETWORK	755-4808	\$444,900.....	Rosedale Meadows
43 Veronica Close	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$779,900.....	Vanier East
2 Savoy Crescent.....	2:00 – 4:00 pm	Natalie Schnell	SUTTON LANDMARK.....	391-6422	\$685,000.....	Sunnybrook
4756 56 Street.....	1:00 – 3:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK	872-4505	\$949,900.....	Waskasoo
295 Barrett Drive.....	1:00 – 3:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK	872-4505	\$389,900.....	Bower South
95 Voisin Close.....	2:00 – 4:00 pm	Ed Katchur	MAXWELL REAL ESTATE.....	506-7171	\$595,900.....	Vanier East
83 Ellis Street.....	2:00 – 4:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE.....	318-7178	\$219,900.....	Eastview Estates

SUNDAY, OCTOBER 28

OUT OF TOWN

#301 5300 60 Street.....	1:00 – 4:00 pm	Bob Hollingshead	WESTPINE ESTATES.....	232-3320	\$623,500.....	Sylvan Lake
521 Wedgewood Ave.....	12:00 – 3:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$105,000.....	Waskasoo Estates
37470 RR 265 #18.....	2:00 – 4:00 pm	Len Parsons	RE/MAX.....	350-9227	\$729,900.....	Red Deer County
30 Cameron Close	2:00 – 4:00 pm	Lisa Laviolette.....	ROYAL LEPAGE NETWORK	587-447-4663	\$374,900.....	Sylvan Lake
01029 20 Street	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$289,900.....	Spruce View
4715 47 Avenue	3:00 – 5:00 pm	Margaret Comeau.....	COLDWELL BANKER ONTRACK... 391-3399	\$239,500.....	Lacombe	
51 Heenan Crescent	1:00 – 3:00 pm	Quisha Yee	ROYAL LEPAGE NETWORK	596-2792	\$309,900.....	Sylvan Lake

Find your **dream house** this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

Tips for first-time real estate investors



Real estate can be a good investment that helps build wealth and secure a financial future. According to Investopedia, average 20-year returns in commercial real estate hover around 9.5 percent, while residential and diversified real estate average returns of 10.6 percent.

Such figures may seem too good to ignore for many prospective real estate investors. But investing in real estate can be risky, and it's important that first-time investors consider a host of factors before deciding to delve into the real estate market.

Current finances

Real estate can potentially yield big returns, but these may only materialize after investors spend ample amounts of money refurbishing or even maintaining their investment properties. Prospective investors without the capital on hand to finance repairs or routine maintenance may find it difficult to make their properties appealing to potential tenants, which can make it harder to meet mortgage payments. Prospective investors who already have sizable debts, be it consumer debt or existing mortgage payments, may want to pay down those debts before investing in real estate.

Down payments

According to Wells Fargo, mortgage insurance does not cover investment property, and loans typically require a minimum down payment of 20 percent of the value of the property. So prospective investors cannot count on mortgage insurance to finance

their investments in real estate. Investors should not just make sure they can meet that 20 percent requirement, but also ensure they have enough capital left after making their down payments to address any repairs that need to be made. If not, they might have trouble attracting renters willing to pay enough in rent.

Interest rates

Prospective real estate investors may be surprised to learn that investment property loans are often subject to higher interest rates than those for home buyers borrowing to purchase a primary residence, says Quicken Loans. Investors should not count on getting the same or better interest rates for their investment properties that they did when buying the homes they currently live in.

Financial reserves

Some lenders may require that prospective investors have sizable financial reserves before they will lend them money to invest in real estate. Some may require that borrowers have several months' worth of reserves to finance both their personal lives and their investments. If a 20 percent down payment would make that impossible, then prospective investors may want to wait a little longer to invest and save more money until their financial reserves would prove more acceptable to lenders.

Investing in real estate can yield big returns. But first-time investors should know that such investments are vastly different than investing in a home for oneself.



Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583



6312 - 61 Avenue
ATTENTION INVESTORS!
Legal suite by Dawe Centre:
3 bedrooms up, large suite,
down, 24x30 garage, newer
windows, kitchens & baths.



299 Overdown Drive
LEGAL SUITE BY DAWE!
Good sized 1/2 duplex with
3 + 1 bedrooms, upgraded
windows, flooring, shingles,
baths, paint and legal suite!



1310 Lucina Street
PENHOLD STARTER HOME
Well maintained raised
bungalow, 2 bed/2 bath,
big eat in kitchen, AC,
large fenced yard , RVP.

For details - call or text BOB WING today! (403)391-3583



5 simple ways to go green at home and save money

Thinking green throughout the year can offer some significant benefits. Here are some easy ways you can go green in your own home and lower your energy bills:

Invest in a programmable thermostat. It will automatically adjust the temperature in your house, saving you energy while you're out for the day, away on vacation or sleeping.

Switch all of your lightbulbs to CFLs (compact fluorescent light) or LED bulbs. They last longer and use up to 75 percent less energy than standard incandescent bulbs, saving you money on your electric bills.

Insulate well. Use insulation with a high R-value, such as Roxul Comfortbatt, to top up insulation in your attic. Aim for an R-value of 50 or a depth of 16 inches. For whole home efficiency, ensure

other areas of your home are well insulated, such as crawl spaces, basement headers, walls and ceilings. It will keep your house cool in the warm weather and take the stress off your air conditioning unit.

Stop air leaks around your home by sealing existing gaps and cracks. Use caulking or weather stripping around doors and windows. Installing a door sweep is also a good idea.

Replace old appliances with energy-efficient models. Only do laundry or run the dishwasher when you have full loads.

Remember that many little improvements can add up — providing valuable monthly savings for you, while protecting our environment for the future.



Home improvements that increase home value

When granite countertops or shiny, stainless steel appliances beckon homeowners from the display areas of home improvement stores, it's tempting to gear remodeling thoughts toward the items that will add flair and decorative appeal to a home. Even though most improvements add some measure of value, deciding which are the best investments can be difficult.

Return on investment, often referred to as "ROI," varies depending on the project. Frequently, the projects that seem like the best investments don't bring the greatest rate of return, while those that seem like smaller projects bring substantial returns. Real estate professionals routinely weigh in with their expert advice, and homeowners can couple that advice with Remodeling magazine's annual "Cost vs. Value Index" to reap the greatest financial impact from their renovations.

The following are some of the projects that will garner the greatest ROI.

- **Open the door to improvement.** Region by region across the United States, installation of a new steel door on the front of a home can have a large impact on the resale value of a property. The ROI ranges from 123 percent at the highest, to 86 percent at the lowest — which is still a considerable investment return for such a simple project. Match the door's style with the style of the house for the best value.

- **Turn up the kitchen heat.** An attractive kitchen can encourage buyers to overlook some

of a home's less attractive components. In the kitchen, replacement countertops, wall color changes, new cabinetry and flooring offer the biggest ROI.

- **Dreaming of a new bedroom.**

Remodeling magazine also points to creating an attic bedroom to increase home value. The ROI of an attic remodel that adheres to code can garner an 83 percent ROI.

- **Home maintenance projects.** There's little good to improving the aesthetic appeal and functionality of a home if there are existing structural or maintenance issues, warn experts. Siding replacement, HVAC system repair or replacement, a new roof, and basement dampness prevention solutions can be smarter investments before other flashy remodels. Many buyers have a strict budget for a house, and those buyers may be more likely to buy a house with little or no maintenance issues. Such buyers will then upgrade the kitchen or baths themselves, according to Harvard's Joint Center for Housing Studies.

- **Worthy window replacement.** Angie's List, a home services review and referral resource, has found that the average ROI of new windows is 77 percent. The cost of installation and energy savings tend to offset at around the 10-year point.

If remodeling is on the horizon, homeowners should give strong consideration to ROI before choosing a project.

Ask Charles

My real estate professional told me there is a standard rate of commission in Alberta, is that true?

It depends what they mean by "standard." There is no legislative requirement or governing body that specifies the commission rate an authorized industry professional can or will charge.

The fact is, commission is something you can negotiate with your real estate professional. Some real estate professionals aren't willing to negotiate their commission while others are. That's their right. As a buyer or seller, you have the right to work with someone who charges a commission that you're comfortable with.

Before choosing a real estate professional, you'll likely want to compare the services and fees of a few real estate pro-

professionals. These interviews can help you understand the range of commission rates available, and the services provided at the various rates.

Typically, professionals calculate commissions by:

- a percentage of the sale price
- a flat fee or schedule of flat fees
- a fee for service
- a combination including any of these
- Goods and Services Tax (GST) applies to real estate fees, as they are a "service."

When you're signing an agreement to work with a real estate professional, make sure you understand the commission arrangements. The service agreement you sign is a legal document and it's binding. If you don't understand something in it or you don't agree with some-

thing, don't sign. Seek legal advice or find a different real estate professional to work with.

While some businesses or companies may have specific commission structures, extensive changes within the Canadian real estate industry in recent years means there isn't a standard commission rate.

"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), www.reca.ca. 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.





Make moving much easier

Those on the cusp of moving and nervous about packing up and leaving can employ a few tricks to make moving much easier.

Research areas carefully

Buyers are advised to do their research when seeking new towns or cities to call home. There are many factors to consider, including school district ratings, proximity to shopping, distance from work/commute times, availability of transportation, climate, and crime ratings.

Before falling in love with a particular home, potential buyers can visit the area in which the home is located during a typical weekday to get a feel for the atmosphere. Check out shopping centers, observe the residents and drive by the schools and businesses. This can help paint an accurate picture that may or may not differ from that depicted in the real estate listing.

Stack the deck

Working with qualified professionals who have gone through the moving process before can make for easier work for buyers and sellers. Ask for recommendations regarding real estate companies, real estate attorneys, home inspectors, insurance agents, and all of the other people who will assist with buying, selling and moving. Carefully vet these professionals, relying on third-party reviews as well as any information provided by the Better Business Bureau.

Secure temporary storage

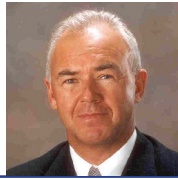
It can help to put some belongings into a storage center prior to moving, and then gradually take items from the storage unit to your new home. This will free up space to make repairs to your new home and give you time to figure out decorating schemes while ensuring clutter won't get in the way of renovation projects. New homeowners also can take their time sorting through boxes and getting rid of items they may not need in their new homes.

Get estimates and verify licensing

The BBB advises consumers to verify all licensing for movers. Solicit at least three in-home estimates and get those figures in writing. Confirm insurance coverage for the company chosen, and be sure to have all agreed upon information spelled out explicitly in a written contract. Red flags to consider include movers who don't make on-site inspections for estimates and those who demand payment in advance before the move.

Have a first-week survival kit

New homeowners can pick up takeout restaurant menus and premade grocery store meals. In addition, stock up on staples such as paper plates, toilet tissue, light bulbs, and cleaning supplies in advance of the move so you won't have to unpack everything at mealtime or when you want to clean after arriving at your new home.



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