

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | NOVEMBER 16, 2018

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



OPEN HOUSE: *Saturday, November 17, 1:00 - 3:00 pm*

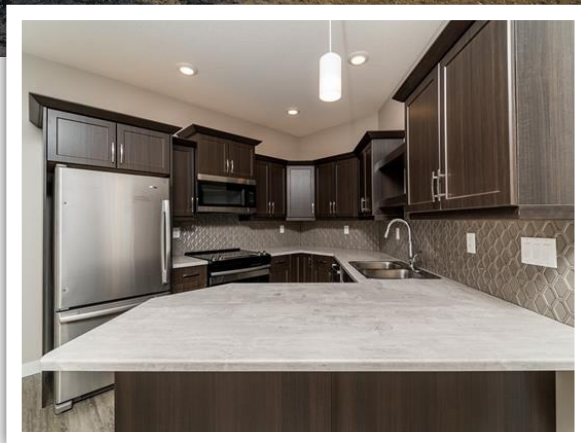
3903 45 Street, Ponoka

INVESTORS, FIRST TIME HOME-BUYERS, OR EMPTY NESTERS!

Now offering these four brand new townhomes built by DC Legacy Homes in a great location in Ponoka. 2 Bedrooms, 1 Bathroom, and beautifully finished.

Only \$199,900

For further info on this multiple listing service home, see page 16 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



Garry Raabis

403-340-6789



**NICE AND SHINY
AND MOVE IN
READY**

Nice Morrisroe location. Bi-level home with new paint and main bath renovation plus recent total kitchen

make over. 2 bedrooms up and 2 down. Patio doors off dining area open to a large fenced yard with RV parking, large storage shed plus double garage that can easily be converted back from current studio. Immediate possession. **\$288,000 | Call Garry 403-340-6789**



**DON'T SHOVEL
SNOW, EXCELLENT
LOCATION**

For this SPOTLESS 3rd floor condo near the elevator for CONVENIENT access to your home & to your UNDERGROUND parking stall. SPACIOUS

rooms and a BRIGHT open floor plan provide ample space plus a gas fireplace. Loads of AMENITIES: SWIMMING, BILLIARDS, LIBRARY, GUEST SUITE, HEATED PARKING, WOOD WORKING SHOP, and MORE!! Adult only, IMMEDIATE OCCUPATION. Condo fees cover most of your monthly housing expenses. **\$237,000 | Call Garry 403-340-6789**

• • • • • www.yourcentralalbertarealtor.com • • • • •



NORM JENSEN

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Laredo

Pegasus beauty!
4 beds, 3
baths, granite
counters, air
conditioning,
wet bar,
ensuite & so
much more!



Eastview Estates

Immaculate
condition,
fully finished
bungalow
with 4 bdrms,
2 baths, all
new plumbing
and electrical.

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



Gerald Doré

403.872.4505



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



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 \$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



Only \$949,900!

4756 56 STREET

Bowood 2 Storey home - right on the Red Deer River valley. Huge lot and over-sized heated garage. Too many options to list! MLS# CA0148687



Only \$269,900!

GRANDVIEW BEAUTY!

OPEN HOUSE SATURDAY NOV. 17, 11:00 AM - 1:00 PM



NEW LOW PRICE!

Now Only \$679,900!

OPEN HOUSE: SAT, NOV. 17, 2-4 PM

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. Easy to rent near schools and parks. MLS#CA147003



A Steal At! \$249,900!

5830 59A STREET

6 beds, 3 baths many upgrades on the main level of this 1280 sq. ft. bungalow. 2 Non-conforming suites. MLS# CA0151347

4233 40A AVENUE

1000 sq. Ft 5 beds, 2 baths, det. garage, RV pad, lots of renos, big fenced yard. MLS# CA0150860

YOUR HOUSE
YOUR **HOME**

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www.yourhouseyourhome.com



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3608-50 Ave www.networkrealtycorp.ca



**Janice
Mercer**
 403.598.3338

4233 40A AVE | \$269,900!

REDUCED!



OPEN HOUSE: SAT, NOV. 17, 11 AM - 1 PM

Well maintained fully developed bungalow, garage & RV parking in a great neighbourhood! CA 0150860

295 BARRETT DRIVE | \$389,900



Super Bower location across from Trails. Lots of updates! CA 0149229

19 VOISIN CLOSE | \$679,900



1529 sq. ft. fully developed executive home with 3 car garage. CA 0142825



**Les
Anderson**
 403.350.1932

NEW LISTING!



Fully finished, 5 beds & 3 baths. Open and lots of light. Spacious kitchen, pantry, island, 3 pc. off master, huge family room down plus 3 beds & 4 pc. bath. South facing deck. **Great price at \$299,900**



HUGE BI-LEVEL (1570 SQ. FT.)

Excellent location across from large green area. Even has a pickleball court in basement! Main floor open, vaulted ceilings, bsmt fully dev., main floor laundry, freshly painted. 22x24 garage, a must see! **\$315,900**



PARKVALE - HUGE LOT (75X128)

Can be subdivided into 2 lots & build 2 single family homes. On a dead end street, only steps away from Barrett Park. Nice home on the property with a 28'x28' garage. **\$339,900**



GREAT VALUE

in this 1100 sq. ft. bungalow. Updates - windows, furnace and hot water tank. Fully developed, fireplace, open plan. The real bonus is the 24x26 heated garage with 9' door. **\$269,900**

CALL LES AT 350-1932 TO VIEW, OR FOR MORE INFORMATION ON THESE LISTINGS!

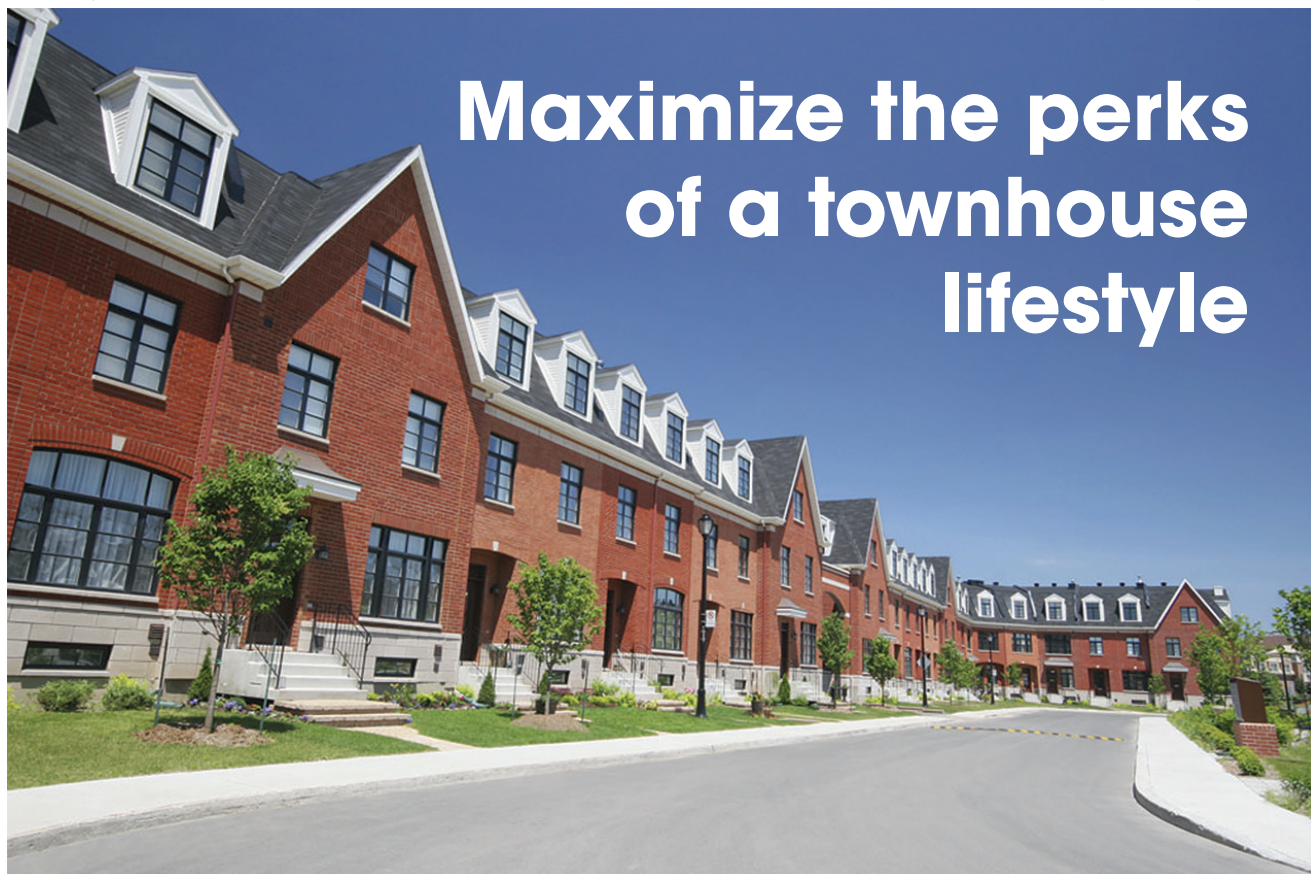
Your *dream home*
 is just around the corner...

Contact one of the
**professional realtors that
 advertise in this publication**
 to help you find your
 dream home!

**YOUR HOUSE YOUR
 HOME**



Call Jamie at
403-309-5451
 for all of your
 advertising needs!



Maximize the perks of a townhouse lifestyle

Townhouse living is experiencing a resurgence, and many people may be surprised to find how this lifestyle choice fits with their home ownership goals.

Townhouses are a great way to get the benefits of single-family living without all of the responsibility of having a detached property — typically at a more affordable price.

Townhomes are now the fastest-growing segment of the single-family housing construction market, according to the National Association of Home Builders, a trade group based in Washington, D.C.

Although various styles of homes and apartments have their pros and cons, townhouse communities have much to offer and can be the way to go for busy professionals or people who live active lifestyles. Here is a look at some of the benefits of living in a townhome.

Ownership

Unlike an apartment, townhome residents own their homes and the land they're built on, according to the lifestyle resource The Nest.

Spacious square footage

Townhouse builders are masters at maximizing interior space through innovative design. Depending on where you live, a simple search on Trulia or Zillow can yield many townhomes that boast anywhere from 1,500- to 3,000-square-foot

townhomes with three or more bedrooms.

Maintenance

Townhouse communities often collect a maintenance or homeowner's association fee each month that covers upkeep of the grounds. Depending on the area, this fee may cover the cost of leaf and snow removal, landscaping and pool maintenance. That gives homeowners more time to relax on weekends.

Amenities

Many townhouse communities are now designed with lifestyle in mind. Modern townhouses may have tennis courts, resort-style swimming pools, fitness centers, walking trails, and children's playgrounds right on the premises. In addition to the parks and fitness areas, many of these communities have common areas and green spaces that enable residents to meet and socialize. This affords townhome residents ample opportunities to socialize.

Proximity to town

Whether they're in the city or suburbs, townhouse communities tend to be built in booming areas that are close to trendy towns, shopping, metro hubs, and good schools.

Townhomes boast many advantages and should be given ample consideration by prospective home buyers.



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CHEAPER THAN RENTING!
Updated 3 bedroom/3 bathroom
condo in great location. Immediate
possession. **\$151,900**
CALL BRAD 342-7700.



IMMEDIATE POSSESSION Brand
new 3bdrm/3bath with stainless
appliances, laminate flooring, upstairs
laundry, 10 yr warranty - Penhold
\$354,900
CALL BRAD 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.



\$430,000 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.



NO CONDO FEES in this fully
developed 3 bdrm/2 bath townhouse.
Comes with all appliances fenced an
landscaped yard. **\$219,900**
CALL NADINE 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.**



NO CONDO FEES,
3bdrm/3bathroom, att'd garage.
Fully fenced & landscaped yard
backing onto park reserve. Immediate
possession-Sylvan Lake **\$299,900**
CALL NADINE 342-7700.



LEGAL SUITE Executive 3bdrm/2bath
main floor with att'd garage, plus a
1 bdrm basement suite in great
Timberlands location **\$579,900**
CALL NADINE 342-7700.



**BRAND NEW 4BDRM/3 BATH
BILEVEL** with partial basement
development. Granite countertops,
stainless appliances, vinyl plank
flooring PLUS more! **\$304,900**
CALL JENNIFER 342-7700.



SHOWHOME! 3bdrm/3 bath + bonus
room. Quartz countertops, amazing
kitchen w/butlers pantry, mudroom,
5pce ensuite, 24x24 garage, so many
extras!!! Laredo. **\$599,900.**
CALL BRAD 342-7700.



U NEED A GARAGE FOR WINTER
2 bdrm, 1 bath bi-level, 6 appliances,
fully fenced yard & 22x24 garage in
Vanier Woods!
CALL NICOLE 342-7700.



BACKING ONTO POND Stunning
Showhome in Laredo, 4 bdrms, 3
baths, micro office, granite, fireplace,
bonus room, covered deck, south facing
backyard. Immediate possession.
\$664,900 **CALL NICOLE 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 NADINE 342-7700.

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Tips to consider before showing a rental property



Real estate can be a lucrative investment that provides income well into retirement.

Real estate investors who intend to rent their properties will have to periodically show them to prospective tenants. The process of showing a rental property begins before such tenants arrive to look at the home. Landlords who want to get the best possible return on their real estate investments can consider these tips before showing their properties.

- **Work with your existing tenants.** If tenants are currently in the property, work with them to ensure the home or apartment is ready to show. Provide advance notice when you will be showing the property so your current tenants have plenty of time to clean up and make arrangements to be elsewhere when prospective renters show up. Existing tenants likely won't want the place to be a mess during a showing, but you need to give them time to clean up.

- **Address any issues before showing the property.** Does a screen door need fixing? Does the shower need to be grouted? Address such issues before showing the property. Failure to do so will give prospective renters the impression that you don't respond to problems promptly,

and that may give many second thoughts about becoming your tenant.

- **Make yourself available.** Landlords don't have to be present at a showing, and some prospective tenants might prefer to see a property with only their realtors present. But landlords should make themselves readily available, answering questions promptly via email, text message or over the phone if they don't plan to attend showings. This gives potential renters a strong first impression of you as an attentive landlord.

- **Provide details about the property.** If you're utilizing a real estate agent to show the property, then he or she will no doubt create a listing that highlights various things about the home or apartment. This includes the number of rooms, utilities, parking, and other details renters will want to know. If you are showing the property yourself, create such a packet for renters. This makes it easy for them to make a decision, and they'll likely be impressed by your attention to detail.

Rental properties can be lucrative investments. Landlords willing to go the extra mile when showing such properties should be able to attract scores of potential tenants.

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BANKER**

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403.872.3350

**Peggy
Lane****Associate
Broker****\$319,900**
196 CEDAR SQUARE, BLACKFALDS

Fantastic Bi-Level, has ceramic tile, complete with dark stained cabinetry, vaulted ceilings, 2 bedrooms, 1 bath up with the basement just waiting for your creative ideas, also check out the 24x30 garage which has 10' walls, insulated, heated... also note the ground level patio Complimented with Stamped concrete.

**NEW PRICE!**
\$157,000
1115-31 JAMIESON AVENUE

Cozy, 813 sq. ft. main floor condo. Unique? Yes, from the moment you step inside the unit. From the living room, storage room, kitchen/dining has center island eating bar, 4 black appliances compliment this area, stackable laundry appliances are located off of the 4 piece bath, 2 fair size bdms., On Demand Hot Water plus Infloor Heating. Condo Monthly Fees \$140.

**\$237,743**
103, 3501-49 AVENUE

Meticulously Maintained Main Floor 40+ Condo. Complimented with 2 bedrooms, 2 baths, upgraded dark walnut Engineered hardwood, ceramic tile, infloor heating, fireplace, air conditioning, central vac., patio plus storage, one Underground parking stall and one outside parking stall.

CALL PEGGY LANE AT 403-872-3350**Dale
Stuart**

403-302-3107

#36 369 INGLEWOOD DRIVE \$244,900

A well priced and great starter or empty nester home. This immaculate two storey condo offers 3 bdms (large master with walk-in closet and vaulted ceiling), 1 & 1/2 bathrooms, hardwood flooring, an open floor plan, 2 assigned parking stalls.

**"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"****Call Dale Stuart at 403-302-3107***Autumn is a great time
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Central Alberta's
OPEN HOUSE
LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



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*Call Jamie for more information
or for advertising space!*

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YOUR HOUSE YOUR HOME



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, NOVEMBER 17

RED DEER

97 Lundberg Crescent ...	1:00 – 3:00 pm	Al Sim.....	RE/MAX.....	391-1771	\$672,000.....	Laredo
29 Ireland Crescent.....	2:00 – 4:00 pm	Bob Gummow.....	ROYAL LEPAGE NETWORK.....	598-7913	\$311,900.....	Inglewood West
3318 42 Avenue	1:00 – 3:00 pm	Elaine Wade.....	ROYAL LEPAGE NETWORK.....	396-2992	\$289,900.....	Mountview
4233 40A Avenue.....	11 am – 1 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338	\$269,900.....	Grandview
19 Voisin Close.....	2:00 – 4:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505	\$679,900.....	Vanier East
19 Towers Close.....	2:00 – 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK.....	391-1672	\$688,900.....	Timberlands
#66 2816 Botterill Cres...	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$269,900.....	Bower North
1503 30 Carleton Ave.....	1:00 – 3:00 pm	Angela Stonehouse...	ROYAL LEPAGE NETWORK.....	598-4342	\$244,900.....	Clearview Ridge
3 Imbeau Close.....	11 am – 1 pm	Kim Fox.....	RE/MAX.....	506-7552	\$315,000.....	Inglewood
18 Veer Place	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552	\$539,900.....	Vanier East
4524 Waskasoo Cres.....	2:00 – 4:00 pm	Carol Clark.....	COLDWELL BANKER ONTRACK...	350-4919	\$349,900.....	Waskasoo

SATURDAY, NOVEMBER 17

OUT OF TOWN

3903 45 Street.....	1:00 – 3:00 pm	Lisa Suarez.....	ROYAL LEPAGE LIFESTYLE.....	782-3171	\$199,900.....	Ponoka
4103 45 Avenue	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$378,500.....	Sylvan Lake

SUNDAY, NOVEMBER 18

RED DEER

62 Lagrange Crescent ...	1:00 – 4:00 pm	Dallas Todd.....	CENTURY 21 ADVANTAGE.....	575-5153	\$457,000.....	Lancaster Green
31 Otterbury Avenue	2:00 – 4:00 pm	Jim Escott.....	SUTTON LANDMARK REALTY.....	391-1397	\$274,000.....	Oriole Park
11 Ohio Close.....	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552	\$284,900.....	Oriole Park
128 Weddell Crescent ...	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552	\$660,000.....	Westlake
78 Ivany Close.....	2:00 – 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK.....	391-1672	\$444,900.....	Inglewood West
45 Lundberg Crescent ...	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	896-2151	\$774,900.....	Laredo
27 Opal Avenue.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$384,900.....	Oriole Park
5 Elkin Close	2:00 – 4:00 pm	Carol Clark.....	COLDWELL BANKER ONTRACK...	350-4919	\$309,900.....	Eastview Estates
95 Voisin Close.....	2:00 – 4:00 pm	Ed Katchur.....	MAXWELL REALTY.....	506-7171	\$595,900.....	Vanier East

SUNDAY, NOVEMBER 18

OUT OF TOWN

01029 20 Street.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$289,900.....	Spruce View
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**dream
house**
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

Save time and money with material alternatives



Home renovations are big business. The home renovation resource Home Advisor states that the national average cost of remodeling multiple rooms in a home was \$41,784 in 2018.

While homeowners cannot change the size of rooms to save money, they can manipulate the materials used to keep expenses down. Many products on the market today are designed to replicate the look of more costly materials without the higher price tags. User-friendly DIY products also can help corral costs by cutting down on labor expenses.

Resilient flooring

Resilient flooring is manufactured to mimic the look of hardwood, tile, stone, and other materials. According to Armstrong Flooring, specialized manufacturing processes and coatings create a product that resists stains, dents, moisture, and scratches. Most resilient products are made up of several layers to create stability and absorb sound. These products tend to be less expensive than the materials they replicate.

Laminate countertops

Much like resilient flooring, laminate countertops are inexpensive, low-maintenance and durable alternatives to stone and solid-surface countertops. They come in many different styles that can look like granite or marble. Homeowners also can consider solid surface materials, tile, concrete,

and wood block when looking for cost-efficient countertop materials.

Shower kits

Bathroom renovations can increase the overall value of a home. But some homeowners do not have the time or money to do a complete bathroom remodel. Replacing an old vanity with a newer one and replacing an outdated tub/shower combination can improve the functionality of a space without breaking the bank. Shower kits and stalls enable homeowners to renovate bathrooms with less hassle than creating a tile- or stone-based shower enclosure. Kit pieces drop in place and may only require minor plumbing work. Certain kits can be installed directly over dated showers for a quick remodel turnaround.

Cabinet refacing

Homeowners who want to keep the layout of a kitchen intact but simply update its look can turn to cabinet refacing. The Kitchen Magic renovation company says refacing or resurfacing uses quality wood or laminate veneer to change the color and appearance of the exterior of cabinets without having to remove the existing cabinet frames. New doors, drawers and hardware will complete the transformation at a fraction of the cost of a new cabinet build.

Low-cost materials can keep renovation budgets in check and still produce beautiful results.



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Red Deer**



**Bob
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Legal suite by Dawe Centre:
3 bedrooms up, large suite,
down, 24x30 garage, newer
windows, kitchens & baths.



\$207,900

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!



NOW \$175,000!

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

Moving Checklist

ONE MONTH BEFORE

- ✓ Make reservations for moving services and make a list of all items to be moved.
- ✓ Notify friends, relatives, creditors, etc. of your move. Begin submitting change of address forms to them and to your local post office.
- ✓ If you have children, be sure to request all of the necessary documents for transferring schools.
- ✓ Gather all important personal documents, medical/dental records, insurance policies, etc.
- ✓ Begin packing seldom-used items. Consider holding a garage sale for those items you won't be moving.
- ✓ Arrange connect/disconnect dates with telephone and utility companies.

TWO WEEKS BEFORE

- ✓ Clear up any outstanding accounts
- ✓ Transfer checking and savings accounts to your new location.
- ✓ Return borrowed items including library books and retrieve loaned items.
- ✓ Arrange for pet travel, if necessary.
- ✓ Cancel/transfer any membership fees or prescriptions (ask your doctor for assistance).
- ✓ Dispose of flammable liquids such as spray paints, solvents, and gas in lawn mowers.
- ✓ To avoid costly deposits, request "Perfect payment Record" letters from utility companies.

ONE WEEK BEFORE

- ✓ Clean appliances - don't forget to clean the oven and defrost the refrigerator.
- ✓ Start packing clothes. Remember to prepare "arrival kits" of essential items you'll need when you get to your new home (toiletries, medicines, paper plates, etc.)

MOVING DAY!

- ✓ Double-check shelves, closets and cabinets to make sure nothing is left behind. Look through the garage, attic and basement.
- ✓ Turn off lights, close and lock windows and doors.
- ✓ Leave the keys with your realtor.
- ✓ At your new home, check the circuit breakers and pilots to make sure everything is on.

Benefits to open concept floor plans



The way a home is designed can say a lot of things about it. In fact, many real estate professionals and contractors can determine when a home was built based on the design of its interior. For example, homes with sunken living rooms were likely built sometime in the 1960s and 1970s.

Open concept living rooms are one trend that might one day make people nostalgic for the early 21st century. Many of today's home buyers want homes with open concept floor plans, which can give homes a more spacious feel, perhaps even creating the illusion that a home is bigger than it really is.

Home buyers who have never before enjoyed open concept floor plans can consider these benefits to these wildly popular layouts.

Entertainment

Many people who live in homes with open concept floor plans cite their convenience when entertaining as one of their biggest assets. In an open concept home, guests don't have to be corralled into a single room in the home. Instead, hosts and their guests can roam freely from room to room because there are no walls dividing common areas. This can make gatherings feel less cramped than in homes with more traditional floor plans.

Safety

The safety of open concept floor plans may be most applicable to parents of young children. Open concept floor plans allow parents to keep an eye on their children while cooking dinner, working from home or tending to other chores around the house. Since there are no walls to divide rooms in open concept homes, parents don't have to wonder what their curious kids are up to because they can see them at all times.

Flexibility

Open concept floor plans give homeowners more flexibility. For example, homes with more traditional floor plans may have designated spaces for dining areas. These spaces don't leave much room to work with and may not be valued by homeowners who don't often host dinners at home. As a result, such rooms may just be wasted square footage. With an open concept floor plan, homeowners have the flexibility to make dining areas as big or small as they see fit and can even adjust the rooms on the fly on those occasions when people are coming over.

Open concept floor plans continue to be popular among home buyers and might prove to be the most lasting home design trend of the early 21st century.

Ask Charles

I saw a house for sale, and I want to check it out - will I have to sign a contract to get a real estate professional to show me the house?

The short answer is no. If you see a house for sale and you simply want a real estate professional to show you that house, you're not required to sign a contract.

Simply viewing a home with a real estate professional doesn't trigger a regulatory requirement to sign a contract with that real estate professional. However, if you start sharing confidential information such as your motivation for buying or your financial qualification, the real estate professional has a responsibility to clarify your working relationship, at which point they are going to provide you with some documents to review.

In the process of clarifying your working relationship, the first document a real estate professional should present to

you is the Consumer Relationships Guide. The Consumer Relationships Guide is a mandatory document for real estate professionals when they begin working with a buyer or seller of residential real estate. It explains the different types of working relationships between real estate professionals and consumers.

The Consumer Relationships Guide is not a contract. It does not commit you to a specific ongoing working relationship with your real estate professional, but it is an essential information piece for consumers to understand what working with a licensed real estate professional entails. Among other things, it discusses responsibilities and obligations.

The Consumer Relationships Guide contains an acknowledgement that consumers have to sign indicating they've read the Guide, understand it, and have been provided with an opportunity to ask the real

estate professional questions about it. Consumers need to review and sign the Guide before entering into any contract with a real estate professional.

Some real estate professionals may actually present the Consumer Relationships Guide and request that you sign the acknowledgement even before showing you a single property, but that specific practice is not a requirement.

"Ask Charles" is a 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.





Tips for finding a home services provider

Homeowners who are good with their hands can tackle many minor home improvements on their own. However, more complicated projects often require the services of professional contractors to ensure the renovations are done right, completed on time and within budget.

Choosing a home services provider requires careful consideration on the part of homeowners. The wrong contractor can cost homeowners time and money, so homeowners must exercise due diligence when vetting contractors before going forward with a home improvement project.

Types of contractors

The Federal Trade Commission notes that the scope of a project may necessitate hiring various types of contractors. The more complex a project is, the more likely it is that homeowners will need to hire contractors who specialize in certain areas. Understanding the differences between contractors can help homeowners make informed decisions.

- **General contractor:** General contractors manage home improvement projects. This includes hiring subcontractors and supervising their work. General contractors also secure building permits and schedule inspections.
- **Specialty contractors:** Specialty contractors focus on specific areas of a project. For example, homeowners who are remodeling their kitchens may need new cabinets installed by a contractor who specializes in cabinets and cabinet installation. That contractor is a specialty contractor.
- **Designer or design/build**

contractor: The FTC notes that these contractors both design and build projects.

- **Architects:** Architects design homes as well as any additions or major renovations to homes. Architects are often necessary when projects involve structural changes to existing homes.

Hiring a home services provider

Once homeowners determine which type of contractor they need, they can then begin researching local professionals.

- **Speak with neighbors, family and friends.** Neighbors, family members and friends who have worked with contractors in the past are great resources. Seek recommendations from people you trust, even asking to see completed projects if possible.
- **Utilize the internet.** Websites such as HomeAdvisor and Angie's List are free of charge and can be great resources when homeowners are looking for contractors. Each site includes reviews of contractors from past customers and contact information for local contractors.
- **Confirm qualifications.** The FTC advises homeowners to confirm contractors' licensing and qualifications before hiring anyone. Some areas may not require licensing, but many do. Homeowners can contact their local building department or consumer protection agency to determine the licensing requirements for their area.

Hiring a home services provider is a complicated process that can be made easier by homeowners who do their research and take the decision seriously.

Look Who's joined our team!



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w/3 Garages. Fully Fenced. FEATURES: A/C, Gas Fireplace, Vaulted Ceiling, M/F Laundry, Close to Pond/ Trails. CA0147459 **\$524,900**

28126 TWP RD 411 #152, GULL LAKE



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Give *Mitzi Billard* a call to set up a personal viewing of these properties



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#66 - 2816 Botterill Cres - Bower Place | \$269,900 - THIS ADULT CONDO TOWNHOUSE in Horizon Village is perfect. So many upgrades, and priced to sell, you must come see this wonderful home **Saturday from 2- 4 PM**



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27 Opal Avenue | \$384,900
Open house Sunday 2-4 PM
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Ways to make your house more saleable:

There are a lot of things that you can do to help which could make for a quicker sale at a better price. They are all little things that cost you little or nothing, but they can make a big difference in the prosepct's first impression . . .

Call a member of the Red Deer Real Estate Board — their expertise in real estate can help you during the complex process of selling a home.





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7 MORNING MEADOWS DR
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Ponoka County

424035 RANGE ROAD 254
\$635,500
MLS #CA0142813



Wolf Creek Estates

29 CREEK ROAD
\$499,000
MLS CA#0143025



Lacombe

20 WESTVIEW DRIVE
\$530,000
MLS #CA0141108



19.99 Acres

422013 RANGE ROAD 20
\$349,585
MLS CA#0119996



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9 PARKLAND ACRES
\$119,900
MLS #CA0149546



Rimbey

4906 53 AVENUE
\$165,000
MLS #CA0134834



Lacombe

9 EBONY STREET
\$429,900
MLS #CA0151137



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70 VALLEY CRESCENT
\$325,000
MLS CA#0146379



5.98 Acres

41512 RANGE RD 255
\$289,000
MLS CA#0112748



Ponoka

Feature Home
OPEN HOUSE SAT. NOV. 17, 1-3 PM
#1 - 3903 45 STREET
\$199,900
MLS CA#0147728



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\$105,000
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Clive

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\$350,000
MLS #CA0151008



Red Deer County

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\$69,400
MLS #CA0143846



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261052 TWP ROAD 422
\$1,490,000
MLS CA#0136686



Ponoka County

3 CENTRE STREET
\$599,900
MLS #CA0143887



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4719 47 AVENUE
\$289,900
MLS CA#0151497



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4 SPRUCE DRIVE
\$319,900
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131 MCLEVIN CRESCENT
\$380,000
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204 SAND BELT DRIVE
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