

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | NOVEMBER 30, 2018

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



**OPEN HOUSE:** *Saturday, December 1, 2:00 - 4:00 pm*

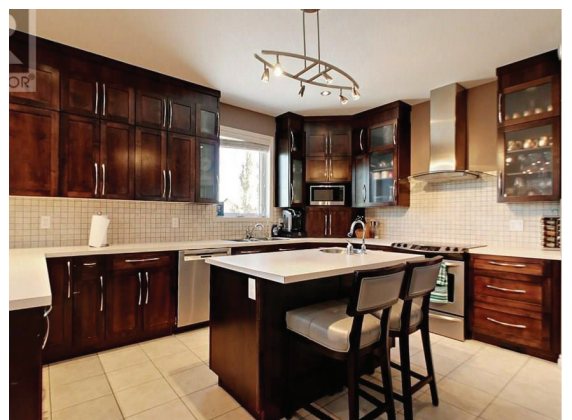
**46 Fieldstone Way,  
Sylvan Lake**

## WELCOME TO FIELDSTONE!

Magnificent large fully finished home next to a green space. Beautiful great room with gas fireplace. 5 beds, 4 baths.

**\$644,900**

*For further info on this multiple listing service home, see page 2 or contact a member of the Red Deer Real Estate Board.*



View our complete publication ONLINE at [www.yourhouseyourhome.com](http://www.yourhouseyourhome.com)



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



**206 - 28470 HWY 592**  
 Fabulous updated acreage just minutes to Red Deer and Penhold on pavement! 4 bdrms, 4 baths with double attached garage situated on 1.6 acres. **Call Alex to view!**



**46 FIELDSTONE WAY**  
 Magnificent large fully finished home is located on one of largest and picture perfect yards next to a green space. 3 car garage, walkout! **Call Alex**



**120 HENDERSON CRES.**  
 PENHOLD!  
 Awesome 3 bdrms fully finished townhome. Yard is fully fenced with 2 car parking pad. Upgraded flooring and stainless appliances! **Call Alex**



**21 CHURCHILL PLACE**  
 Great fully finished home with DBL att Garage. Large fully fenced yard. Great location, close to school, great home! **Call Alex**



**226 WESTRIDGE DRIVE**  
 REDUCED!  
 WELL MAINTAINED & FULLY DEVELOPED spacious bi-level home within walking distance to the new Abbey Center. Bright spacious living room. **Call Alex**



**Donna Empringham**

Red Deer Realtor®  
 with Royal LePage  
 donnaempringham.ca

**Call / Text**  
**403-872-0105**

**OPEN HOUSE: SATURDAY, DEC 1 FROM 2-4 PM**  
**3814 - 58 AVENUE, RED DEER, AB**



the Red Deer College and all amenities. Large yard with extra parking in back. **CALL OR TEXT RED DEER REALTOR DONNA EMPRINGHAM OR VISIT MY WEBSITE.**

**JUST REDUCED TO**  
**\$199,000**

Come view this 3 bedroom bungalow, across from an elementary school in West Park, great location close to

**OPEN HOUSE: SUNDAY, DEC 2 FROM 2-4 PM**  
**145 WILTSHIRE BOULEVARD, RED DEER, AB**



23 x 25 on a quiet crescent in West Park.

**CALL OR TEXT RED DEER REALTOR DONNA EMPRINGHAM OR VISIT MY WEBSITE.**

**JUST REDUCED TO**  
**\$339,000**

Come view this fully finished bungalow, 3 bedrooms up and 1 in the lower level, over-sized garage approx



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



**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](http://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



**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.



**RIVERFRONT!**  
**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



**GRANDVIEW BEAUTY!**  
**Only \$269,900!**  
**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



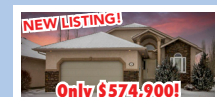
**REVENUE PROPERTIES!**  
**Only \$379,900!**  
**132 & 140 BOWMAN CIRCLE**  
 Mortgage helper/ investment opportunity! Two almost brand new 1000 sq. ft. home with legal suite - separate entrances and utilities with parking. Ease to rent near schools and parks. MLS#CA147003



**A Steel 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



**NEW LISTING!**  
**Only \$209,900!**  
**#315 LEGACY ESTATES**  
 56 CARROLL CRES  
 2 beds, 2 baths, walk-in bath and shower! New appliances! Many upgrades! Tiled, heated parking stall! Meal options 5 days a week! Low condo fees covering all utilities. MLS#CA0152387.



**NEW LISTING!**  
**Only \$574,900!**  
**#36 - 173 AUSTIN DRIVE**  
 Lakeside Villas - An Exclusive Adult Community! No mowing or shovelling for a low fee! Almost 1500 sq. ft. of luxury living in fully loaded bungalow w/3 beds 3 baths - absolutely mint condition! MLS#CA0152296 Only \$574,900 a must see!

*Find your dream home in*  
**YOUR HOUSE YOUR HOME**




**Bett Portelance 403-307-5581**

**OPEN HOUSE: SAT, DEC. 1, 1-3 PM**
**295 BARRETT DRIVE**

 1557 SQ FT BUNGALOW, 4 BDR, 2 BATH, 24X26 GARAGE. **\$389,900.**

**65 ABEL CLOSE**

 1201 SQ FT, 2 STOREY TOWNHOUSE 3 BDR, 2 BATHS. **\$249,000.**
**HELPING YOU MAKE THE RIGHT MOVE**


# Expect the unexpected when renovating a home

Tackling any renovation project is an exercise in patience. Renovations can impede on daily activities and cause a certain level of upheaval in homeowners' lives. Homeowners planning renovations also may find that they must have some wiggle room when it comes to both their budgets and their expectations. Remodeling, particularly with regard to older homes, may unveil unforeseen issues that only arise in the face of the renovation.

So what can homeowners expect during a renovation? The following are a few issues that might arise during home improvement projects.

- **Dirt and noise:** Homeowners can count on dust, debris and noise throughout the renovation process. Dust appears when walls come down or go up, and construction teams typically erect temporary walls or tarps to contain the debris. Air filtering systems also can limit dust particles. Noise is unavoidable. If it becomes troublesome, arrange to be outside of the home when the bulk of the construction is taking place.

- **Delays or schedule changes:** Even the best contractors cannot control every aspect of

the job. They rely on subcontractors and vendors to do portions of the work. Materials may not always arrive on time, or they may fall short of homeowners' expectations. This can push back the project schedule. Homeowners should hope for everything to be done on time, but it can be less stressful if homeowners anticipate delays and be a pleasant surprise if there are no delays.

- **Hidden issues:** Contractors may uncover all sorts of issues that need to be addressed before a project can progress. Examples include the presence of asbestos (common in older homes), plumbing problems, incorrectly wired electrical systems, and leaks or moisture issues. These problems also can impact the cost of the project, so set aside some money in the budget for unforeseen expenses. Chances are you are going to need some extra money to handle a few surprises during the project.

It's important to expect the unexpected when embarking on home renovations. Budgeting for hidden costs, expecting delays and coping with the upheaval to daily schedules are par for the remodeling course. However, the end result is often well worth the time and effort.





of Red Deer



**Call  
Barb  
Munday**

**403-598-7721**

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

**19 LARK CLOSE, SYLVAN LAKE**



**OPEN HOUSE: Sun, Dec 2, 2-4 pm**

**NUMEROUS RENOVATIONS** from the new engineered flooring throughout, newly designed and renovated kitchen, new 2 pc bath complete with tiled flooring, walls, light fixtures. Newer Hot water tank, shingles replaced in 2015, all new light fixtures. In a quiet close with an attached single garage. IMMEDIATE POSSESSION so you could be HOME FOR CHRISTMAS! **\$279,000**

**GATED COMMUNITY!**



**FULLY DEVELOPED INSIDE UNIT**, this adult condo has everything on the main floor including laundry! Finished basement & attached garage. Open design with formal dining area, living room with corner gas fireplace and a spacious master bedroom. Condo fee \$181.62/mo. You have access to community club house, RV storage.

**\$294,000**

**THIS IS IT - INVESTORS!**



**...RETIRED, SINGLE OR JUST STARTING OUT.** Condo has been completely painted up and down, newer carpet and laminate, newer hot water tank, furnace has just been cleaned and serviced, new light fixtures. One parking stall has been assigned to this unit. Immediate possession possible, just move in and enjoy your new home.

**\$107,900**

**Your family's home awaits  
...it's here in our pages**



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HOME**

**Call Jamie at 403.309.5451 to advertise  
sales@yourhouseyourhome.ca**





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BROKER**



**NADINE  
MARCHAND**



**NICOLE  
DUSHANEK**



**JENNIFER  
O'SHEA**



**ARIEL  
DAVID**



**CHEAPER THAN RENTING!** Updated 3 bedroom/3 bathroom condo in great location. Immediate possession. **\$149,900**  
**CALL BRAD 342-7700.**



**IMMEDIATE POSSESSION.** Brand new 3 bdrm/3bath 2 storey with oversized garage. laminate flooring, upstairs laundry, master w/large walk in closet, come with 6 appliances. **\$389,900** **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.**



**\$512,900** Fabulous home with LEGAL suite in Garden Heights! 3 beds upstairs and 2 beds in lower suite. Exceptional rental property!  
**CALL JENNIFER 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.**



**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 JENNIFER 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.**



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



**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**



**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.**



**BRAND NEW DUPLEX!** Buy 1 side or both! Built by Asset Builders, this 1490 sqft, 3 bdrm, 3 bath ½ duplexes come with 6 appliances, fenced yard, & south facing deck! Immediate possession! **\$319,900**  
**CALL NICOLE 342-7700.**

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



**Sutton Landmark  
Realty**

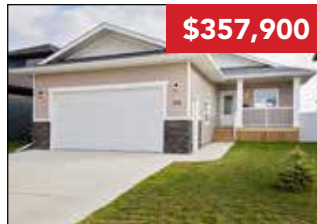
**BONNIE MEANEY 403-392-7350**



**\$165,000**

**BLACKFALDS**

3 bedroom, 2 bath condo.  
Immediate Possession -  
Cheaper than Renting!



**\$357,900**

**BLACKFALDS**

"Walkout Bungalow" 3 beds,  
2 baths. Immediate Poss. - 2  
yrs old - Fenced Yard



**\$327,900**

**BLACKFALDS**

Fully Developed, Quick  
Possession. 4 beds, 3 baths,  
fenced yard

# Laundry room renovation ideas

To former apartment dwellers or those who have never enjoyed the benefit of a dedicated laundry area, even the smallest washer and dryer space can seem like a luxury.

The benefits of dedicated laundry rooms abound. However, disorganized laundry rooms can nullify such benefits. Depending on the needs and preferences of each homeowner, laundry room designs can be customized for convenience.

## Employ vertical space

Floor space may be at a premium in a laundry room, especially for those who want to devote as much space as possible to bulk-size washer and dryer units. Therefore, utilizing wall space is key. Use shelving, wire racks, hooks, and other organizational tools to store items on the wall. Shelves can be tucked into just about any space, and there are different options that can fit into corners or shallow areas. These are a great option for keeping detergent or other laundry essentials nearby.

## Clean designs reduce clutter

Simple, clean designs can be an asset in a laundry room. If budget and space permits, cabinetry built into the design will help keep items out of sight in the laundry room. Cabinets hung directly above the appliances can store detergent, bleach and fabric softener. Use cabinets elsewhere in the room as catch-alls for cleaning supplies used in various other rooms around the house.

## Incorporate a sink in the design

Some older laundry room setups have a slop

sink to drain discharged water from the washing machine. However, newer homes may have plumbing installed directly through the floor or walls. It is still a worthwhile idea to have a sink in the laundry room for rinsing out stains, handwashing items and having a go-to sink for messier cleanup.

## Utilize a tension rod

A rod installed between two cabinets or across a narrow width of space in the laundry room is a handy spot to hang shirts or pants to prevent wrinkling. Repurposing a ladder and suspending it from the ceiling also creates a spot to hang clothes.

## Consider laundry room flooring

It's important to select flooring materials that will not be damaged by contact with moisture or spills. Vinyl, tile and some composite products often make good laundry room floor materials. Resilient flooring that mimics the look of hardwood may add a classy touch, and give the appearance of wood without having to worry about damage. To alleviate fatigue while spending long moments in the laundry room, invest in a memory foam mat that can be placed underfoot.

## Keep lighting in mind

Lighting can be important in the laundry room. Rely on task lighting, under-cabinet strip lighting and overhead lights as needed for efficiency.

Laundry room design can maximize the space available and make it more convenient to launder and sort clothes.



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**COLDWELL  
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**Margaret  
Comeau**  
403-391-3399



**\$239,000**

**4715 47 AVE, LACOMBE**

**QUICK POSSESSION**

LOCATION, CHARM, VALUE, IN LACOMBE!  
Well Maintained 3 bedroom bi-level with Galley Kitchen, 2 Baths, Spacious Family Room, Large Laundry, possible 4th bedroom. Large mature yard facing a green. 14x22 Garage.



**\$295,000**

**56 LARNE PLACE, PENHOLD**

**QUICK POSSESSION**

QUIET LOCATION, 5 BEDROOM IN PENHOLD! 3 Bedrooms on main, two in basement level, Large family room, 2 levels of decking, Huge 27x27 Garage, Fenced, Mature yard.



**\$339,000**

**27008 HIGHWAY 597**

**QUICK POSSESSION**

RURAL LACOMBE COUNTY, {8.85 ACRES} 1401 SQ. FT Includes additions, 2 baths, 3 bedrooms, wood stove in living room, large entry, Large deck. Mature trees, private location.



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.



**\$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**



**NEW  
LISTING!**



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**



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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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or for advertising space!*

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# YOUR HOUSE YOUR HOME





# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, DECEMBER 1

### RED DEER

29 Ireland Crescent.....**2:00 – 4:00 pm**..... Bob Gummow..... ROYAL LEPAGE NETWORK..... **598-7913**..... \$299,900..... Inglewood  
 3814 58 Avenue.....**2:00 – 4:00 pm**..... Donna Empringham..... ROYAL LEPAGE NETWORK..... **872-0105**..... \$199,000..... West Park  
 56 Carroll Crescent.....**11 am – 2 pm**..... Kim Fox..... RE/MAX REAL ESTATE..... **506-7552**..... Clearview Meadows  
 11 Ohio Close.....**4:00 – 5:00 pm**..... Kim Fox..... RE/MAX REAL ESTATE..... **506-7552**..... \$284,900..... Oriole Park  
 4617 44 Street.....**1:00 – 3:00 pm**..... Tim Maley..... RE/MAX REAL ESTATE..... **550-3533**..... \$239,500..... Parkvale  
 80 Reichley Street.....**1:00 – 3:00 pm**..... Gord Phillips..... MAXWELL REAL ESTATE..... **357-7720**..... \$384,900..... Rosedale Meadows  
 295 Barrett Drive.....**1:00 – 3:00 pm**..... Bett Portelance..... ROYAL LEPAGE NETWORK..... **307-5581**..... \$389,900..... Bower South  
 6312 61 Avenue.....**2:00 – 3:00 pm**..... Bob Wing..... CENTURY 21 ADVANTAGE..... **391-3583**..... \$257,900..... Highland Green

### SATURDAY, DECEMBER 1

### OUT OF TOWN

46 Fieldstone Way.....**2:00 – 4:00 pm**..... Alex Wilkinson..... ROYAL LEPAGE NETWORK..... **318-3627**..... \$644,900..... Sylvan Lake  
 76 Chinook Street.....**2:00 – 4:00 pm**..... Steve Cormack..... ROYAL LEPAGE NETWORK..... **391-1672**..... \$439,900..... Blackfalds

### SUNDAY, DECEMBER 2

### RED DEER

4614 47A Avenue #304..**2:00 – 4:00 pm**..... Bob Gummow..... ROYAL LEPAGE NETWORK..... **598-7913**..... \$239,900..... Parkvale  
 145 Wiltshire Boulevard **2:00 – 4:00 pm**..... Donna Empringham..... ROYAL LEPAGE NETWORK..... **872-0105**..... \$339,000..... West Park  
 3 Imbeau Close.....**11 am – 1 pm**..... Roxann Klepper..... RE/MAX REAL ESTATE..... **872-4546**..... \$315,000..... Inglewood  
 #2 7124 Gray Drive.....**2:00 – 4:00 pm**..... Roxann Klepper..... RE/MAX REAL ESTATE..... **872-4546**..... \$145,000..... Glendale  
 3421 43 Avenue.....**1:00 – 3:00 pm**..... Lori Loney..... RE/MAX REAL ESTATE..... **350-9700**..... \$359,900..... Mountview  
 143 Vickers Close.....**2:00 – 4:00 pm**..... Kevin Glover..... ROYAL LEPAGE NETWORK..... **396-2706**..... \$349,900..... Vanier Woods  
 4127 47 Street.....**1:00 – 3:00 pm**..... Elaine Wade..... ROYAL LEPAGE NETWORK..... **396-2992**..... \$329,900..... Grandview

### SUNDAY, DECEMBER 2

### OUT OF TOWN

14 Aurora Heights Blvd..**2:00 – 4:00 pm**..... Al Sim..... RE/MAX REAL ESTATE..... **391-1771**..... \$334,900..... Blackfalds  
 120 Henderson Cres.....**2:00 – 4:00 pm**..... Alex Wilkinson..... ROYAL LEPAGE NETWORK..... **318-3627**..... \$243,500..... Penhold  
 521 Wedgewood Ave.....**12:00 – 3:00 pm**..... Ivan Busenius..... REMAX REAL ESTATE..... **350-8102**..... \$99,900..... Waskasoo Estates  
 30 Aurora Heights Blvd..**2:00 – 4:00 pm**..... Steve Cormack..... ROYAL LEPAGE NETWORK..... **391-1672**..... \$334,900..... Blackfalds



Find your  
**dream**  
**house**  
 this weekend!

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Please note the following important information regarding our holiday issues and deadlines:



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YOURHOUSE  
YOUR HOME





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21 photos of every property

**Parkland Mall,  
Red Deer**



**Bob  
Wing**

**403-391-3583**



**6312 - 61 Avenue**

**CALLING ALL INVESTORS!**  
Raised bungalow with a large legal suite, newer kitchens, windows and bathrooms, 3+1 bdrms, 24x30 garage, fenced yard, near the Dawe Centre.



**1310 Lucina Street**

**PENHOLD STARTER HOME**  
Well maintained, 2 bedroom, 2 bath raised bungalow with a large eat-in kitchen, jet tub, central AC, and a huge fenced yard with RV parking.



**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!

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

# Complete these home improvements over the weekend

Large-scale renovations can greatly affect a home, but smaller projects can yield impressive results and be completed over the course of a single weekend.

If time is of the essence, these weekend or one-day projects may satisfy homeowners' desires to fix up their homes.

- **Create an accent wall.** Painting a focal wall in a home can create a serious impact. The bonus is it will not take as long or require as many materials as painting an entire room. Accent walls frequently feature a bold color, so decide on placement and tackle this project in less than a day.

- **Install stair runners.** Dress up hardwood stairs with decorative carpet runners. Runners come in elongated pieces of carpeting or individual pieces that can be placed on each step. If carpeting doesn't fit with the home's design, painting individual stair treads also can create visual appeal.

- **Dress up the entryway.** An entryway is a guest's first impression of a home. Many entryways can use a minor overhaul, both inside and outside. Paint the front door a different color so it pops from the curb. Install a new mailbox or decorative house numbers. A new welcome mat can change the look as well. Inside, consider laying a new floor. Resilient vinyl tiles come in many different patterns and can mimic the look of wood, travertine or marble. Installing a floor can take a day or two.

- **Install a new faucet.** Instantly improve a kitchen or a bathroom with new fixtures. New faucets can provide aesthetic appeal and low-flow faucets can help conserve water.

- **Create a gallery on the staircase.** Gather and arrange framed photos, artwork or wall accents so that they ascend the wall of a staircase. This creates a designer touch and can dress up an often barren area of wall space.

- **Install a fresh light fixture.** Improve drab spaces with a little illumination. Better Homes & Gardens suggests replacing an existing fixture with something new and vibrant. If hanging a new fixture is not within one's skill set, free-standing table or floor lamps also can cast a new glow on a space.

- **Add molding.** Molding can add instant aesthetic appeal to a room. Molding is appropriate near the floor, at the top of walls where they meet the ceiling, or even mid-wall as a chair rail. Some homeowners like to create framed molding on walls in formal living spaces.

- **Update kitchen or bathroom hardware.** Replacing hardware is a fast and easy project, but one that can have immediate impact. Swap out tired or outdated hardware for newer brushed metals and more impactful shapes and designs.

Home renovations do not need to take weeks or months. Many projects can be completed over the course of a weekend.

# How to transform a fixer-upper



The real estate market will always have its ups and downs, but real estate is an oft-profitable investment. Real estate investors do their investing for various reasons. Some see a house as a place to hang their hats for years and years, while others look at properties as nothing more than investments.

Buying a home with the intent to fix it up and resell it is called a “fix and flip.” In such situations, investors buy homes at below-market prices before refurbishing the homes with the goal of recouping their initial investment and then some when the homes are ultimately put back on the market. Flipping has become popular for both expert remodelers and novice investors. RealtyTrac®, the nation’s leading source for comprehensive housing data, noted in its “Year-End and Q4 2015 U.S. Home Flipping” report that 5.5 percent of all single family home and condo sales during the year were flipped properties. This marked an increase from the same time the previous year.

Investing in a fixer-upper requires a leap of faith and a vision of what the home can look like in the future. Turning a real estate lemon into lemonade requires certain skills and a good measure of patience. The following are some guidelines to get anyone started.

- **Don’t bite off more than you can chew.**

Make an honest assessment of your abilities and which renovations, if any, you can handle. If you are unskilled or inexperienced working with your hands, then it can be easy for an investment property to quickly become a money pit. Before purchasing a property, hire a trained home inspector to tour the home with you and point out all of the areas that will need renovation. With this list, begin getting estimates on how much money the work will entail. Determine if this fits with your budget or not. You do not want to invest so much that it exceeds what you could feasibly recoup when it comes time to sell.

- **Overlook cosmetic things when visiting properties.**

Cosmetic issues include all of the easily replaceable items in a home, such as carpeting, appliances, interior paint colors and cabinetry. Focus on the bones of the house — the architectural integrity and those little touches that you envision having a “wow” factor.

- **Seek the help of experts.**

Some flippers think they’ll save the most money by doing all of the work themselves. This isn’t always the case. Professional architects, designers and contractors may help you save money. Contractors have



an intimate knowledge of where to buy materials and may be able to negotiate prices based on wholesale or trade costs. In addition, experts can help you avoid common pitfalls because they've already done this type of work time and again. It's smart to rely on expert advice, even if it means investing a little bit more.

- **Save money by doing some work yourself.** While the pros may tackle the more complex parts of a given project, such as rewiring electricity or changing the footprint of a home, you can still be involved. Ask to participate in demolition, such as taking down walls or removing old materials from the home. Such participation may be fun, and it can save you substantial amounts of money on labor.

- **Recognize that not everything must be completely redone.** Realize that, in some

instances, a coat of paint and some new accents may be all you need to transform a space. For example, if kitchen cabinets are in good condition, see if they can be refaced or painted instead of replaced entirely. Install new door pulls/handles to add visual interest. Look for some ready-made items, such as bookshelves, instead of installing custom carpentry.

- **Think about what the buyer wants and not what you want.** Renovate with an eye toward prospective buyers' needs. Keep things neutral and accommodating. Research the latest trends to understand what buyers might be seeking in a home. You want potential buyers to envision themselves moving right in.

Renovating a fixer-upper takes time, but it can be a worthwhile project, and one that can help anyone turn a profit in a booming real estate market.



# Ask Charles

***I recently found a house listed at a price that seems too good to be true. I discovered the house is a court-ordered sale as the result of foreclosure proceedings. Are there any risks when buying a foreclosure?***

Yes, there can be risks associated with buying a foreclosure property. Foreclosure properties may be offered at a lower than expected price, but you need to know what you're getting into.

A foreclosure sale, which may be labelled "as-is," "where-is" or judicial sale, is the sale of a property under the supervision of the Court of Queen's Bench. In a typical foreclosure sale, the owner of a property is behind on their mortgage payments and the lender requests that the Court order the home to be sold. The sale of the property is arranged through the courts in order for the lender to recoup the money owed to it.

In a foreclosure sale, there is no guarantee of the property's condition, no warranties, and a potential buyer can't submit an offer that is conditional on anything – such as a home inspection or financing. In some cases, when buying a foreclosure, you can't even see the inside of the property. This can create significant risk for a buyer.

In a foreclosure sale, the seller typically won't provide documents that are associated with the property, such as a Real Property Report and/or condominium documents. Without a Real Property Report, the buyer may not know the true location of the structures and the legal boundaries on the property.



Likewise, without condominium documents, a buyer might not even know what the monthly condominium fees are.

That being said, there are things you, as a buyer, can do to learn more about a property. Searching the address online may uncover something. Likewise, in the case of a condominium, you can find out the name of the condominium management company and pay to obtain condominium documents from the company rather than from the seller. But remember that any offer you make for the property cannot be conditional on receiving and/or reviewing those documents.

A court-ordered sale can be a very long process because it has to go through the Court. It's not as simple as a seller accepting or rejecting an offer from a buyer; the Court ultimately makes those decisions. There's also the possibility

that the sale could fall through at the last-minute in the event the property is no longer in foreclosure, for example if the owner gets caught up on mortgage payments. It is important to remember that nothing is guaranteed with a court-ordered sale.

Even though foreclosures come with some risk, they can be a good option for some buyers – just make sure before proceeding you know the risks.

*"Ask Charles" is a question and answer column by Charles Stevenson, Registrar of the Real Estate Council of Alberta (RECA), [www.reca.ca](http://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](mailto:askcharles@reca.ca).*



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# Safeguard roofs against snow damage

Snow may delight young children itching for a day off from school. But for many homeowners, the sight of snow means their time will soon be spent clearing paths and plowing driveways rather than building snowmen and sledding with friends.

The sight of falling snow also may inspire some homeowners to think about the roofs of their homes. The Insurance Institute for Business & Home Safety warns that it is important to understand the risk of roof collapse due to the weight of snow on the roof. Roof structures that are in good condition can support roughly 20 pounds per square foot. IIBHS says this equates to around four feet of new snow before a roof will become stressed.

Total snowfall is not the only factor to consider. Homeowners also must check the type of snow that has fallen. According to House Logic, six inches of wet snow is equal to the weight of about 38 inches of dry snow. That means it may take much less sodden snow to weigh down a roof.

Roof condition and the shape of the roof bear consideration as well. Popular Mechanics says the ideal pitched roof is smooth and steep so that the snow slides off. Closely spaced rafters improve the strength of the roof. A flat or slightly pitched roof may accumulate snow more readily.

Homeowners are urged to inspect roof rafters to see if they are cracked from previous snowstorms or damaged from insects or rot. Snapping or popping sounds while snow is on the roof is not a good sign.

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House Logic also says that homeowners can tell if the snow load on the roof is too much by paying attention to interior doors. If such doors begin to stick, that may be a signal that there's enough weight on the center of the house to distort the door frames. Houses that had improper renovations or homes in which load-bearing walls were removed may be more susceptible to this problem.

Removing snow from a roof is not an easy job — and may be a task best left to professionals. The safest way to remove snow from the roof is to use a snow rake with an extension arm that enables users to push and pull off the snow while standing on the ground. One should not climb onto a snowy or icy roof to remove snow. Shovels, which can damage roof shingles, should never be used.

IIBHS says that hiring a professional roof contractor is one way to safely remove snow from the roof. Licensed and insured contractors will have the experience to get the job done correctly and safely. Homeowners can expect to pay between \$250 and \$500 for this job.

Roof snow removal is a priority for those who live in mountainous or extremely snowy areas. If unsafe amounts of snow are left on rooftops, leaks, damage and collapse may result.



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