

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

MARCH 22, 2019

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

## 56 COSGROVE CLOSE

### AFFORDABLE ADULT

**BUNGALOW!** 3 bed/2 bath,  
MF laundry, nat. gas FP, pie lot,  
dev. basement, garage and  
NO CONDO FEES! **\$244,900**

**OPEN HOUSE:** Saturday, 12-2 pm

## Inside:

*Spring Cleaning Tips  
and Current Home Trends!*



**Bob Wing**

Seniors Real Estate Specialist  
403-391-3583

**CENTURY 21**

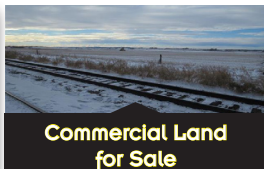
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See page 10 for more details



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**NORM  
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**Commercial Land  
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130 acres. Ideal property for various types of industries requiring rail service.


**Land For Sale  
Downtown Sylvan Lake**

Excellent location with a view of the lake! Seller has plans for a 10 unit apartment.


**Super Value,  
Business Only for Sale**

Superb location on Gaetz Ave. Very high traffic area. Store includes bakery and meat counter. Very long standing profitable business.


**Cozy Bi-Level Located  
In Quiet Area of Penhold**

3 Bdrms, 2 Bths, air conditioning, new paint throughout, alarm, new hot water tank and furnace, lots of room for garage and RV parking.


**Alex  
Wilkinson**  
 Follow or  
contact me on  
 f 403-318-3627 t

**\$624,900!**
**206 - 28470 HWY 592**

Fabulous updated acreage just minutes to Red Deer on pavement! 4 bdrms, 4 baths with double attached garage situated on 1.6 acres.

**Call Alex to view!**

**REDUCED! \$239,000**
**120 HENDERSON CRES  
PENHOLD!**

 Awesome 3 bdrm fully fin. & updated townhome. Yard is fully fenced with 2 car parking pad. Upgraded flooring & stainless appliances! **Call Alex**

**ONLY \$319,900!**
**23 STEWART STREET**

Location is fabulous for this fully finished Sunnybrook home just steps to the local school and parks. Home comes with detached double garage!


**\$375,000!**
**21 CHURCHILL CRES  
JUST LISTED!**

 This awesome fully finished home. Great location. Close to schools! **Call Alex!**

**\$119,000!**
**14 - 5816 65 STREET**

 Main floor for easy access! Here is a cute little one bedroom main floor unit, ready to move in. **Call Alex!**
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**ANDERS PARK**
**OPEN HOUSE:  
SUN, MAR 24, 1-3 PM**
**4 ANDERS STREET**  
 4 beds, 2 baths, many upgrades, 2 car gar., big, fenced yard. MLS# CA0159254. Incredible value at **\$274,900!**

**WHY RENT?**
**7359 59 AVENUE**  
 Tidy 4 bed, 2 bath home with many renos - newer bathroom and kitchen, wet bar, wood stove. MLS# CA0159068 **\$229,900**

**SIERRA  
GRAND**
**418 4805  
45 STREET**

 Facing south, 1100 sq. ft., 2 beds, 2 baths, 4th fl. MLS# CA0157045 **\$337,500!**

**CONDO**
**56 CARROLL CRES #315**  
 2 bed, 2 bath condo! MLS# CA0152387 **\$209,900!**
**1464 SQ. FT. BUNGALOW**  
**#36 - 173 AUSTIN DR.**  
 Adult, luxury, Lakeside Villas! MLS# CA0152296 **\$574,900!**

**BUNGALOW - NEW PRICE!**
**19 VOISIN CLOSE**  
 MLS# CA0153944 **\$649,900!**  
**OPEN HOUSE: SUN, 1-3 PM**
**NEAR RIVER TRAILS**  
**74 WILTSHIRE BOULEVARD**  
 MLS# CA0156712 **\$474,900!**

**RIVERFRONT**
**4756 56 STREET**  
 MLS# CA0153943 **\$949,900!**
**NEW LISTING**  
**23 JENNER CRESCENT**  
 Stunning newer bi-level, 4 beds, 3 baths. MLS# CA0156534 **\$409,900!**

**MORRISROE ON A PARK**
**151 METCALF AVE**  
 4 beds, 2 baths. MLS #CA0156713 **\$324,900!**  
**OPEN HOUSE: SAT, 2-4 PM**
**112 DANIEL CRESCENT**  
 Bungalow, 4 beds, 3 baths. MLS# CA0154546 **\$419,900!**

## Reclaimed wood: More than just a design trend

Using reclaimed timber when building or renovating a home benefits the environment in various ways. According to GreenBusinessWatch.org, building and renovating with reclaimed timber helps to preserve forests by greatly reducing the need to cut down trees. In addition, when using reclaimed timber to build or renovate a home, contractors and homeowners tend to use locally sourced reclaimed wood, reducing the need to transport wood from afar to complete the projects. That reduced reliance on transportation reduces fuel consumption and air pollution.

Processing reclaimed timber is often less taxing on the environment than processing virgin wood. However, reclaimed timber may provide more than just environmental benefits. Virgin timber typically

comes from commercially grown trees that are not always afforded enough time to reach full maturity.

Timber that is reclaimed from old buildings and vessels may very well have reached full maturity before it was cut down to use as building material. Reclaimed timber that grew to full maturity is likely stronger than virgin wood taken from commercially grown trees that were not given enough time to mature.

Reclaimed timber also may prove more durable than virgin wood because the former has already dried out after years of contracting and expanding, making it less likely to warp and split than virgin wood that has yet to endure such exposure.



# Spring Cleaning



Spring cleaning is a ritual in many homes, though some might be forgetting to address an area of their homes that can be especially vulnerable to insect infestations. According to PestWorld.org, kitchen cabinets and pantries used to store spices and baking items, such as flour, can make for inviting hideouts for various types of pests. These unwelcome guests include beetles, Indian meal moths and ants. To remedy this issue or prevent insects from becoming an issue, discard stale spices or dated baking items. Once such items have been removed from the cabinets and pantry and discarded, wipe down the interior of the spaces before installing fresh shelf paper. If the critters didn't make their presence known in the cabinets, that doesn't mean they haven't made your kitchen home over the winter. Some might have opted to spend their winters behind appliances, including the stove and the refrigerator. As a result, it's best to pull these appliances off the wall each spring, sweeping or vacuuming the dust and crumbs you find before mopping the floors.





**COLDWELL  
BANKER** **OnTrack Realty***Going above and beyond***Unit G, 2085 - 50<sup>th</sup> Ave, Red Deer****www.coldwellbankerreddeer.ca****403-343-3344****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.

**48 ISBISTER CLOSE \$384,900****NEW LISTING!****OPEN  
HOUSE****SUNDAY, MARCH 24,  
1:30-4:00 PM**

This fully finished modified Bi-Level is located on a quiet close with a pie lot & a walkout basement. Features inc. vaulted ceilings, hardwood flooring, ceramic tiles, 3 bdms, 3 baths, walk-in closet, underslab heat in bsmt, 22x24 attached garage.

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

*GOING ABOVE AND BEYOND***COLDWELL  
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**ONTRACK REALTY****SCOTT KEY 403-350-6817****COLDWELL  
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OnTrack Realty[www.scottkeyrealestate.com](http://www.scottkeyrealestate.com)**Serving Red Deer and Area  
for more than 27 years!****Sparkling New Town Homes in Blackfalds!**

Open main floor featuring large kitchen w/island and 1/2bath. Lower level offers 3 bedrooms and 2 full baths. **Starting at \$248,800**

**YOUR  
HOUSE  
YOUR  
HOME**



# Reasons to hire an interior designer

How many times have you sat on the sofa pouring over a home magazine wishing your rooms could be ripped from its pages? Some people are gifted with a natural talent to impart a space with perfectly balanced colors and schemes that fit with one's lifestyle and design preferences. Others are not as equipped. But that doesn't mean design has to suffer. An interior designer with knowledge and resources who's in your corner can make all the difference.

Many people are hesitant to bring in professional designers because of cost. But contrary to popular belief, working with an interior decorator is not something reserved for the rich and famous. Designers actually can save homeowners money in the long run. A good designer will choose the right amount of high-quality elements that will be durable and timeless. This means less money will ultimately be spent on replacing cheap materials or redesigning rooms that have gone out of style.

According to the design experts at Homepolish, utilizing a designer to transform a space can create rooms that are more in tune and balanced



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with homeowners' needs — helping to improve mood and functionality. That can extend to other areas of a person's life and well-being. Putting the task of designing a home's interior in someone else's hands frees up time to focus on other projects as well.

Designers can look at a space with a careful eye and not be influenced by items that have sentimental attachment. He or she can help decide if anything should be repurposed or removed. Plus, an interior designer can help homeowners stay on budget.

Designers also can serve as liaisons for clients who have difficulty communicating with builders and architects. Designers are trained to think about things that homeowners tend to overlook, such as placement of lighting, outlets and room flow. He or she also likely has contacts within the industry that can be utilized, saving even more time and money.

A good designer can be worth the investment. The end results will be an interior that homeowners will be proud to call home.



# RE/MAX<sup>®</sup> real estate central alberta

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**BRAND NEW LISTING!**

**\$254,900**

**5602 Prairie Ridge Avenue BLACKFALDS**



**\$1,189,900**

**EXQUISITE MODERN LUXURY**

**53 Larratt Close RED DEER**

**LET ME MOVE YOU**



**RE/MAX** Mitzi Billard (403) 396-4005  
real estate central alberta



**Len Parsons**

**403.350.9227**

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**37470 RR 265 #18 | \$729,900**

**SPRING IS COMING!**

Enjoy the tranquil setting, this custom built home has modern features like open concept, vaulted ceilings, hardwood floors, granite counter-Tops, double attached garage plus double detached garage 26x36 and RV parking, pavement to your door.

**Directions:** East on 595 to RR 265, turn right, follow signs to 37470 RR 265 Country Lane Estates.

**Your host, Len Parsons, 403-350-9227**

**OPEN HOUSE SUN, MARCH 24, 2-4 PM**



**Barb McIntyre**

**403.350.0375**

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**57 Prospect Close, Blackfalds**


**\$324,900**

**SUPER VALUE!**

Fully developed, freshly painted and move in ready!

**OPEN HOUSE:**  
Saturday, Mar. 23, 2-4 PM!







**Ivan Busenius**

**403.350.8102**

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**OPEN HOUSE**

**524 Waskasoo Estates | \$99,900**

**ADULTS ONLY**, this is a great price for your retirement. You get a great 1200 sq. ft. home with carport set in a great location, walking distance to Costco.  
**Come see Sunday from Noon to 3 pm!**

**27 Opal Avenue | \$371,500**

**TED OLSON BUILT HOME**, completely renovated and updated, set in a beautiful location across from a park and close to schools. PLUS oversized double garage. This is one home to see!

# RE/MAX<sup>®</sup>



# 6 home trends to consider



Home design and real estate trends come and go, but once in awhile certain concepts exhibit considerable staying power. Staying abreast of what's hot and what's not can be a bit overwhelming. This list breaks down some of the trends that have made a splash and figure to be around for some time.

**1. Open concept spaces:** Watch the DIY Network or HGTV and you'll quickly understand that open floor plans remain highly coveted. Many modern, newly built homes have a large multi-purpose area that blurs the borders of the kitchen, dining area and family room. These homes make it easy to entertain and keep an eye on youngsters.

**2. Patterned fabrics and upholstery:** Solids will always have their place in home decor, but patterned furnishings are making a name for themselves as well. Today's homeowners are not afraid to experiment with geometric and floral patterns alongside neutral colors to showcase their personalities, advises the real estate industry resource The Lighter Side of Real Estate.

**3. Farmhouse chic:** Many people want the ambiance of a rustic, antique farmhouse even if they live miles away from the country. Reclaimed wood on the walls, exposed beams, eclectic accessories, and a big wood table in the dining

room are hallmarks of farmhouse style. This is a fun design trend that can be personalized for cozy appeal.

**4. Hidden appliances:** Making appliances disappear into the background is a growing trend. This is achieved with products that blend in with or are hidden behind cabinetry.

**5. Row homes:** Popularized in the 19th century and then again in the 1960s and 1980s, townhouses are making another comeback. Townhomes made up about 12.4 percent of all new construction in the single-family home market last year, according to data from the U.S. Census Bureau. According to a Realtor.com® survey released in October 2017, townhouses were the most popular form of housing after single-family homes. They were especially popular among millennial buyers, about one-third of whom planned to purchase a townhouse in 2017.

**6. Multigenerational homes:** Buyers between the ages of 53 and 62 are increasingly looking at homes that can accommodate children older than 18, with a room or apartment available to care for an aging parent, states the National Association of REALTORS®.

Home trends continue to evolve, and some trends have exhibited more staying power than others.



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# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, MARCH 23

### RED DEER

61 Adams Close.....	1:00 - 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE.....	346-0021	\$264,900	Anders South
140 Webster Drive.....	1:00 - 3:00 pm	Tim Maley	RE/MAX REAL ESTATE CENTRAL ALBERTA -	550-3533	\$539,500	Westlake
2 Arnold Close .....	1:00 - 3:00 pm	Allan Melbourne	RE/MAX REAL ESTATE CENTRAL ALBERTA..	304-8993	\$327,900	Anders
37 Lundberg Crescent ...	1:00 - 3:00 pm	Nadine Marchand	RCR ROYAL CARPET REALTY.....	358-0546	\$579,900	Laredo
78 Ivany Close.....	2:00 - 4:00 pm	Steven Cormack	ROYAL LEPAGE NETWORK REALTY... 391-1672		\$423,000	Inglewood
100 Irving Crescent.....	2:00 - 4:00 pm	John Cloke	ROYAL LEPAGE NETWORK REALTY... 741-4222		\$469,900	Inglewood
14 Chism Close .....	1:00 - 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS... 506-7171		\$264,900	Clearview Meadows
818 Mustang Acres .....	2:00 - 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE.....	304-5265		Glendale
85 Cameron Crescent....	1:00 - 3:00 pm	Marina Kooman	RE/MAX REAL ESTATE CENTRAL ALBERTA..	341-0004	\$275,000	Clearview Meadows
147 Douglas Avenue .....	1:00 - 3:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK REALTY... 350-5502			Deer Park Estates
151 Metcalf Avenue.....	2:00 - 4:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK REALTY... 872-4505		\$324,900	Morrisroe
56 Cosgrove Close.....	12:00 - 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE .....	346-0021	\$244,900	Clearview Meadows

### SATURDAY, MARCH 23

### OUT OF TOWN

57 Prospect Close .....	2:00 - 4:00 pm	Barb McIntyre	RE/MAX REAL ESTATE CENTRAL ALBERTA..	343-3020	\$324,900	Blackfalds
652 Robinson Avenue....	1:00 - 3:00 pm	Kim Fox	RE/MAX REAL ESTATE CENTRAL ALBERTA..	506-7552	\$364,900	Penhold
21 Churchill Crescent .....	2:00 - 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK REALTY... 318-3627		\$375,000	Blackfalds

### SUNDAY, MARCH 24

### RED DEER

15 Carter Close .....	1:00 - 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE.....	346-0021	\$429,900	Clearview Ridge
2 Denison Crescent.....	1:00 - 3:00 pm	Tim Maley	RE/MAX REAL ESTATE CENTRAL ALBERTA..	550-3533	\$499,500	Deer Park
524 Waskasoo Estates....	12:00 - 3:00 pm	Ivan Busenius	RE/MAX REAL ESTATE CENTRAL ALBERTA..	350-8102	\$99,900	Waskasoo Estates
48 Isbister Close .....	1:30 - 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK REALTY ...	302-3107	\$384,900	Ironwood
37 Lundberg Crescent ...	1:00 - 3:00 pm	Nadine Marchand	RCR ROYAL CARPET REALTY.....	358-0546	\$579,900	Laredo
198 Lalor Drive .....	3:00 - 5:00 pm	Nadine Marchand	RCR ROYAL CARPET REALTY.....	358-0546	\$524,900	Laredo
42 Landry Bend .....	1:00 - 3:00 pm	Kim Fox	RE/MAX REAL ESTATE CENTRAL ALBERTA..	506-7552	\$429,900	Lonsdale
63 Landry Close.....	1:00 - 3:00 pm	Kim Fox	RE/MAX REAL ESTATE CENTRAL ALBERTA..	506-7552	\$495,000	Lonsdale
148 Reichley Street .....	2:00 - 4:00 pm	George Smith	ROYAL LEPAGE NETWORK REALTY... 350-7038		\$439,900	Rosedale
66 Dobler Avenue .....	2:00 - 4:00 pm	Steven Cormack	ROYAL LEPAGE NETWORK REALTY... 391-1672		\$459,900	Deer Park
63 Livingston Close.....	1:00 - 4:00 pm	Cindy Dooley	REALTY EXECUTIVES RED DEER ... 597-0284		\$358,783	Laredo
67 Vanier Drive .....	2:00 - 4:00 pm	Deanna Zunti	ROYAL LEPAGE NETWORK REALTY... 396-9937		\$359,900	Vanier
5826 38 Street Close.....	1:00 - 3:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK REALTY... 350-5502			West Park
15 Ratcliffe Street .....	2:00 - 4:00 pm	Rob White	CENTURY 21 ADVANTAGE.....	346-0021	\$349,900	Rosedale Meadows
4 Anders Street .....	1:00 - 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK REALTY... 872-4505		\$274,900	Anders Park
19 Voisin Close.....	1:00 - 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK REALTY... 350-6023		\$649,900	Vanier

### SUNDAY, MARCH 24

### OUT OF TOWN

37470 RR265 #18 .....	2:00 - 4:00 pm	Len Parsons	RE/MAX REAL ESTATE CENTRAL ALBERTA..	350-9227	\$729,900	Red Deer County
5308 44 Street.....	1:00 - 4:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS... 506-7171		\$164,900	Clive

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# CENTURY 21 Advantage

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WING**

403-391-3583

## CENTURY 21 Advantage

21 photos of every property

Parkland Mall,  
Red Deer



### 56 COSGROVE CLOSE

FULLY FINISHED, ADULT BUNGALOW: CLEARVIEW A 2 + 1 bedroom, 2 bath, end unit in clean condition that features a nat. gas fireplace and vaulted ceilings in the living room, oak kitchen, finished basement, garage, and a covered deck with a view of the park!



### 405, 4522 - 47A AVENUE

ADULT CONDO IN GOOD DOWNTOWN LOCATION! This 2 bed/2 bath unit with Euro cabs and open design is right across from The Golden Circle and Rec. Centre swimming pool, walking distance to shopping, transit, etc., well built/maintained with 2 indoor parking stalls!

**"SENIORS REAL ESTATE SPECIALIST" Designation!**

## CENTURY 21 Advantage Milena Toncheva | 403.304.5265



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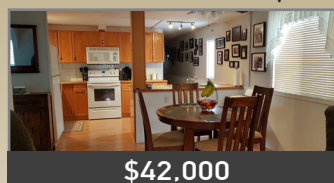
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Aquí encontrará a un dedicado y experimentado agente de bienes raíces que puede ayudarle en cada paso de las transacciones de compra-venta de inmuebles. ¡Llámemme hoy!



### 62 KIDD CLOSE

Move-in Ready on a Quiet Close Fully finished in immaculate condition, offering 4 beds and 2 baths, fenced yard and a large lot.



### 6834 59 AVENUE #818

This Affordable and Fully Renovated Home has much to offer for the price. 2 bed + a den, large bathroom and 2 sheds. Impressive renos. Great Price!

OPEN HOUSE: SAT 2-4 PM



### 56 LISTER CRESCENT

Fully Developed Bungalow in Impressive Condition and all the major renovations are complete! 4 bedrooms, 3 baths and 24x24 insulated garage.

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

To advertise  
call **Stephanie** at  
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Central Alberta's  
**OPEN HOUSE  
LISTINGS**





# Freshen up your home for the spring season

After a few months of chilly temperatures, come spring, many homeowners are eager to throw open their windows and doors and breathe new life into their homes. Simple changes made now — even before the weather begins to warm up — can improve interior spaces and brighten the atmosphere of a home.

- **Go plant shopping.** Research from NASA suggests adding at least one plant in your home per 100 square feet is efficient enough to clean air. Fresh foliage also makes a home feel warm and inviting. Watering and misting plants introduces moisture into indoor air, which can make rooms overcome with dry air from heating systems feel comfortable. Just be sure to avoid overwatering plants, which can lead to mold growth.

- **Swap out throw pillows.** Accent pillows on beds and sofas are quick and inexpensive ways to add new bursts of color to rooms. You may be able to make over a room's entire color scheme with new pillows. Invest in pillows that you can switch with each season so your decor will never look tired or dull.

- **Clean existing light fixtures.** Another way to brighten the mood in a home is to periodically clean light fixtures to make sure they are working effectively. Spend time dusting them and cleaning off any accumulated debris. If need be, switch out old lamp shades for newer ones that let more light shine through. If inadequate lighting is a problem no matter how many lamps you have, consult with an electrician about installing more overhead

and accent lighting.

- **Give rugs and floors a deep cleaning.**

Recirculated air may be full of dust and other microscopic particles that end up blowing throughout your home. Also, it's easy to track in dirt and other materials on your shoes that become imbedded in carpeting. At least once a year, rent or enlist the services of carpet and upholstery cleaners to give floors a thorough cleaning. You may be surprised at how clean and fresh a home looks and smells once rugs and carpets are deep-cleaned. You also can make a dry carpet cleaner using baking soda, corn starch and desired fresh herbs for fragrance. Sprinkle and then vacuum up after a few hours.

- **Color-coordinate bookshelves.** Group all books with similarly colored covers together for an instant and eye-appealing look.

- **Simmer some homemade home deodorizer.** In a large pot, boil water and some scented herbs, such as rosemary, citrus rinds, vanilla, or lavender. The aroma will waft through the home, creating a pleasing scent.

- **Invest in new window treatments.** Lightweight draperies or new blinds or shades can transform the look of a room. Be sure to keep curtains and blinds open during the day to maximize the hours of sunlight.

Homeowners can make some simple changes while they're stuck indoors and reap the benefits when the weather warms up again.




**Rob White**  
403.350.1070  
**CENTURY 21 Advantage**  
www.robwhiterealestate.com



**OPEN HOUSE: SUN 2-4 PM**  
**15 RATCLIFFE STREET, ROSEDALE**  
Stop by to view this delightfully unique fully finished bilevel in a great location. **HOST: ROB WHITE \$349,900**



**74 TYSON CRESCENT**  
Incredible value. Fully finished two storey backing onto pond and walking trails.  
**\$450,000**



**55 LITTLE CLOSE**  
Premium adult retirement home with all the extras. Built by Truline.  
**\$895,000**



**89 AZTEC CRESCENT, BLACKFALDS**  
Brand new 2 bdrm bilevel. It's gorgeous and only **\$285,000!**  
**CALL ROB TO VIEW**

# Outdoor improvements that boost home value

Whether home improvement projects are design to improve the interior or exterior of a house, focusing on renovations that make the most financial sense can benefit homeowners in the long run. The right renovations can be assets if and when homeowners decide to sell their homes.

So how does one get started? First and foremost, speak to a local real estate agent who is knowledgeable about trends in the community. While a swimming pool may be something coveted in one area, it may impede sales in another. It also helps to study generalized trends and data from various home improvement industry analysts to guide upcoming projects.

The following outdoor projects are just a few renovations that tend to add value.

- **Fire pit:** A fire pit is a great place to gather most months of the year. Bob Vila and CBS news report that a fire pit realizes a 78 percent return on investment, or ROI.
- **Outdoor kitchen:** Many buyers are looking to utilize their yards as an extension of interior living areas. Cooking, dining and even watching TV outdoors is increasingly popular. Outdoor living areas can be custom designed and built. In addition, prefabricated modular units that require a much smaller commitment of time and money are available.
- **Patio:** Homeowners who do not already have a patio will find that adding one can increase a home's value. Patios help a home look neat, add useable space and may help a home to sell quickly. The experts at Space Wise, a division of Extra Space Storage, say that refinishing, repairing and building a new patio offers strong ROI.
- **Deck:** Deck can be as valuable as patios. A deck is another outdoor space that can be used for entertaining, dining and more. Remodeling magazine's 2018 "Cost vs. Value" report indicates

that an \$11,000 deck can add about \$9,000 in resale value to the home, recouping around 82 percent of the project's costs.

- **Door update:** Improve curb appeal with a new, high-end front door and garage doors. If that's too expensive, a good cleaning and new coat of paint can make an old door look brand new. These easy fixes can improve a home's look instantly.

- **New landscaping:** The National Association of Realtors says an outdoor makeover that includes well-thought out landscaping can net 105 percent ROI. Installing a walkway, adding stone planters, mulching, and planting shrubs are ideas to consider.

Many different outdoor projects can add value to a home.





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**I heard that if someone calls themselves a "contractor," they don't need to have a licence to provide property management services. Is that true?**

No, that's not true. The truth is it doesn't matter what a person calls themselves. If they are providing property management services and they are not the owner of the property or an employee of the owner, they require a licence from the Real Estate Council of Alberta (RECA).

The Real Estate Act, which RECA administers, defines property management as:

1. leasing, negotiating, approving or offering to lease, negotiate or approve a lease or rental of real estate;
2. collecting or offering or attempting to collect money payable for the use of real estate;
3. holding money received in connection with a lease or rental of real estate; and,
4. advertising, negotiating or any other act, directly or indirectly for the purpose of furthering the activities described in items 1-3.

Licensed property managers can find suitable tenants, deal with nuisance tenants, draft lease agreements, and regularly inspect and maintain property on behalf of a property owner. It is up to property managers and the property owners to negotiate the specific tasks the property manager will provide, but ultimately, before providing property management services, the property manager needs a licence. Property manager licensing provides vital

protection for property owners. Individuals must complete comprehensive education before becoming licensed as a property manager, they must also provide a Certified Criminal Record Check to RECA prior to receiving a licence, and there are ongoing education requirements.

If a property owner is working with a licensed property manager, they have the added protection of the Consumer Protection Fund. The Fund compensates consumers who suffer a financial loss as a result of fraud, breach of trust, or a failure to disburse or account for money held in trust by an industry member in connection with a real estate trade, mortgage deal, or property management services.

If you work with an unlicensed property manager, and the property manager disappears and takes rental payments or damage deposits with them, your only recourse is through the courts.

As a property owner, you're not required to hire someone to manage your rental or investment property, but if you do, take steps to protect yourself. Ensure that the company and individual you hire are licensed to provide property management services in Alberta. You can check if someone is licensed through RECA's website at [www.reca.ca](http://www.reca.ca).

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*"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](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).*

# Basement remodeling tips



A basement remodeling project can add valuable and usable space to a home. For many years, homeowners overlooked the potential of a basement remodel, perhaps thinking it would not be a smart return on investment. But that's no longer the case.

The latest "Cost vs. Value" report from Remodeling magazine says the average basement remodel can cost around \$61,000 with a 70.3 percent recoup rate. In addition, HGTV says architects and contractors indicate the cost of redoing a basement is roughly one-third to one-half less than the price of putting an addition on a home.

Before remodeling a basement, homeowners should think about how they want to use the space. Homeowners also must focus on some potential obstacles in a basement that will need to be addressed so that the area can be as

functional as possible.

Basements can be chilly and damp. That means moisture issues and heating and cooling needs must be addressed prior to any construction. Homeowners may have to consider the installation of a dehumidifier and run venting through the basement to allow for proper climate control. If a basement takes on water, either through the walls or a concrete slab, a professional waterproofing company can come in and fix these issues so they will not damage drywall and flooring afterwards.

The presence of insects and pests also must be addressed. Exterminators can help homeowners figure out which insects are in their basements and how to make the space less hospitable to these unwelcome guests so that the room will become comfortable for human occupants.



Space is often at a premium in basements, which may contain HVAC units, water heaters, filtration devices, ductwork, pipes, and the other appliances. Qualified contractors can suggest solutions for cordoning off appliances and camouflaging pipes and wires so they won't detract from the finished product. However, building access panels into the design will make it easier to service or repair features as necessary. Homeowners also may want to wrap pipes before drywall is installed to quiet noisy drainage pipes.

Uneven basement flooring will need to be smoothed out and flattened before carpeting or tile can be laid down. A self-leveling underlayment can be applied to fill in gullies, while larger crack and holes will need to be patched.

Once the structure of the basement is addressed,

then the design work can begin. Many professionals advise against drop ceilings, which can take away from ceiling height and look cheap. Basements can be dark, so the addition of plenty of lighting can help brighten the room. Small basement windows can be replaced with larger ones to add more light as well.

Homeowners can mimic built-ins and architectural details from elsewhere in the home so the basement is aesthetically cohesive and doesn't seem like an addition. Bookcases and shelving can add valuable storage space as well. Decorate the basement with bright, neutral colors so they make the space feel more inviting.

With some effort and financial investment, basements can be as beautiful and functional as other rooms in a home.







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