

YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

APRIL 19, 2019

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



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See page 7 for more details



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Happy Easter!
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Did you know?

Oxygen is essential for the roots of grass to breathe and grow strong enough to support healthy lawns. But according to the Center for Agriculture, Food and the Environment at the University of Massachusetts Amherst, compacted soil can produce a decrease in oxygen content that can make it hard for roots to thrive. Soil compaction can result from a number of activities, including walking on grass or driving or parking vehicles on grass. When soil is compacted, it breaks into small particles that reduce the amount of pore space in the soil. That makes it hard for water, oxygen and nutrients to get through, threatening the strength of the roots and putting the grass in jeopardy. Aerating a lawn can help homeowners foster strong root growth and healthy grass. When to aerate may be contingent upon local climate, so homeowners who suspect the soil in their yards is compact should consult with a local landscaping professional to determine the best time to aerate their lawns.



Bett Portelance



OPEN HOUSE: SAT, APR. 20, 1-3 PM

70 Ainsworth Crescent, RED DEER

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BI LEVEL, 4BDR, 3BATH
ATTACHED 22X24, 15X21
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Make Easter eggs last

Families gather on Easter to participate in many different traditions that have been passed down through time. One such tradition is coloring Easter eggs. Millions of eggs are harvested and sold this time of year to be included in Easter festivities. However, soon after egg hunts have been completed and family dinners are brought to the table, those colored eggs may be relegated to the trash.

When colored with food-grade dyes, such as those manufactured and readily available around Easter, the eggs remain safe to eat. Colored eggs that are stored in a refrigerator can last up to a week if their shells remain intact. Peeled eggs may last up to five days, says the USDA Food Safety and Inspection Service. Once eggs are boiled and dyed, they should be promptly put into the refrigerator to keep them fresh and edible.

It's advisable to use plastic, wood or papier-mâché eggs for Easter egg hunts, as eggs made of such materials will not spoil. Otherwise, hide and refrigerate hard-boiled eggs if this task can be completed within two hours. After that time frame, the eggs have the potential to spoil. By eating colored eggs, you can reduce waste and add a tasty appetizer to Easter meals.

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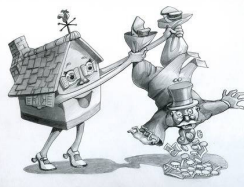
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How colour can affect your garden

Flower gardens can add color and awe-inspiring appeal to a property. The National Gardening Association notes that gardeners can find nearly every color of the spectrum in flowering perennials. So whether you prefer soft pink, are partial to bright red or want to relax in a garden and gaze at something deep blue, chances are you'll find a perennial to tickle your fancy.

The NGA offers the following breakdown of colors to help gardeners learn how their gardens can set the mood they're looking for.

Bright colours

A garden full of bright colors like red, orange, magenta, and yellow can provide a landscape with vigor and energy. The NGA notes that brightly colored flowers can withstand especially bright sunshine, meaning gardeners can marvel at their appearance even when the sun might be adversely affecting other plants and flowers.

Pastel colours

Pastels, which include soft pink, powder blue, lavender, and peach, create a tranquil feeling in a garden. This makes pastel perfect for those who want their gardens to be a relaxing, peaceful respite from the hustle and bustle of everyday life. The NGA notes that pastels may look washed out in the midday sun, so they might be best enjoyed early in the morning or late in the afternoon.

Complementary colours

Complementary colors are those that are opposite one another on the color wheel. Orange and blue are examples of complementary colors. According to the NGA, complementary colors can add creative energy and vitality to a garden.

Harmonious colours

These colors are those that are next to each other on the color wheel, such as orange and red. The NGA recommends harmonious colors for gardeners looking to create a unifying feel in their gardens without resorting to a monochromatic color scheme. Harmonious colors give off a gentle feeling that can make for a relaxing garden atmosphere.

Monochromatic colours

Monochromatic gardens can be awe-inspiring even though they stick to a single color and don't provide an array of awe-inspiring colors. The NGA notes that gardeners with monochromatic gardens make them interesting by using plants of various sizes and shapes.

When planting a garden, gardeners can choose whichever color scheme they prefer. To learn more about the effects of color on a garden, visit the National Gardening Association website at www.garden.org.





Fire up the smoker for Easter dinner this year

For much of the country, Easter Sunday typically falls during a time of year when the weather outside is still pretty chilly. But this year Easter falls on the third Sunday in April, increasing the chances that temperatures will be more spring-like and less reminiscent of winter.

Warmer temperatures on Easter Sunday means hosts tasked with cooking Easter dinner might be able to expand their culinary horizons and avoid the stove. Though they might not have considered it before, hosts might want to fire up their smokers to give their families something delicious and different to dine on this Easter Sunday. If the weather takes an unexpected turn for the worse, electric smokers can typically be used indoors, but check the manufacturer's instructions to confirm that.

Big meals are part and parcel for Easter Sunday, this recipe for "Pork Loin Roast with Hot Pepper Jelly Glaze" from Karen Putman and Judith Fertig's "Championship BBQ Secrets for Real Smoked Food" (Robert Rose) is a great way to take advantage of warmer Easter weather while still ensuring everyone has a full belly by the end of the meal.

Pork Loin Roast with Hot Pepper Jelly Glaze

Serves 4 to 6

- 1 boneless pork loin roast (about 2 lbs.)
- 4 cups apple juice
- 1/2 cup Brown Sugar Rib Rub (see below)
- 1 cup hot pepper jelly
- Additional apple juice for spraying

1. Rinse pork under cold running water and pat dry. Place in a large sealable plastic bag and

pour in apple juice. Seal bag and refrigerate for at least 8 hours and up to 12 hours.

2. Remove pork from marinade and pat dry. Discard marinade. Sprinkle dry rub over the surface of the meat, coating evenly. Set aside.

3. Prepare a fire in your smoker.

4. Meanwhile, in a small saucepan, melt hot pepper jelly over medium-low heat. Keep warm by the smoker.

5. Place pork directly on the smoker rack, add wood to the coals and close the lid. Smoke at 225 F to 250 F, spraying with apple juice every 30 minutes, for 2 hours. Brush with hot pepper jelly, close the lid and smoke, spraying with apple juice every 30 minutes, for 1 to 1 1/2 hours, or until a meat thermometer inserted in the thickest part of the pork registers 160 F for medium, or until desired doneness. Let rest for 15 minutes before slicing.

Brown Sugar Rib Rub

Makes about 3 1/2 cups

2 cups packed dark brown sugar or granulated maple

- sugar
- 1/2 cup fine kosher or sea salt
- 1/4 cup sweet Hungarian paprika
- 1/4 cup chili powder
- 1/4 cup ground lemon pepper
- 1/4 cup granulated garlic
- 1 tablespoon freshly ground black pepper
- 1 teaspoon dried basil
- 1 teaspoon dried thyme

In a medium bowl, combine brown sugar, salt, paprika, chili powder, lemon pepper, garlic, black pepper, basil, and thyme.

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Did you know?



According to the home improvement resource HomeAdvisor, adding square footage to a home can cost homeowners anywhere from \$7,000 to \$100,000. When adding square footage to a home, homeowners may need to knock down an interior wall or walls, the cost of which can vary widely depending on the walls being knocked down. Load-bearing walls are needed to support the home, and while such walls can be removed, homeowners may need to hire structural engineers at additional cost to orchestrate such removals. In addition, homeowners can expect to pay more when knocking down walls that contain ducts or electrical wiring. It also can be costly for homeowners whose homes are old to knock down walls. HomeAdvisor notes that the wall-removal process in old homes that contain lead paint or lath-and-plaster walls is more intricate and may cost homeowners more money.

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48 ISBISTER CLOSE

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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 bdrms, 3 baths, walk-in closet, underslab heat in bsmt, 22x24 attached garage.

80 DEMPSEY STREET

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\$239,500
**4715 47
AVENUE**

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**56 LARNE PLACE,
PENHOLD**

5 Bedroom Bilevel; Spacious kitchen; Large west facing living room; Family room 11x24, Mature yard; Quiet Close, faces a green. Huge Garage 27x27; Fenced. IMMEDIATE POSSESSION

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YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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Spring Lawn Care

Your house looks great but winter has probably not been kind to the lawn. The sun is finally coming out and now you want to get on that lawn tractor and start making your lawn green again. The first thing to remember is patience, even if the pooling water is gone the ground is most likely still saturated and frost roots are deep especially here in Alberta. General cleanup is usually needed, in the winter months your lawn easily collect branches, debris and all the toys that you didn't get to before the first snowfall. Check the PH of your soil, the PH will tell you it's acidity or alkalinity allowing you to choose the fertilizer that's best for your lawn. All that heavy Alberta snow can compact your soil, so aerating can help air get to the roots, keeping them healthy. Where grass is thin and has a hard time surviving, weeds will move in, be prepared to dig up the roots or use a strong weedkiller. For grass that is already struggling to grow, lopping it off is not the answer, when spring comes around refrain from instantly attacking the grass with the mower on it's lowest setting. The grass needs to re-establish itself so when you do cut it, make sure the mower is at its highest setting until it's thriving. Lastly is water, you need it, and so does the grass. Watering early in the day will make sure it gets to the roots and does not evaporate in the heat of mid-day. Happy spring and happy lawn care



Please forward your home building questions to
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Owner: Shawn Main | Ph: 1-403-348-7299 | Email: shawnmainedgehomes@gmail.com

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, APRIL 20

RED DEER

427 Jenkins Drive **11:39 - 2:39 pm** Deborah Hansen EXP REALTY **358-9999** Johnstone Park
 70 Ainsworth Crescent .. **1:00 - 3:00 pm** Bett Portelance ROYAL LEPAGE NETWORK REALTY **307-5581** \$449,900 Anders On The Lake
 85 Cameron Crescent..... **1:00 - 3:00 pm** Marina Kooman RE/MAX REAL ESTATE CENTRAL ALBERTA **341-0004** \$270,000 Clearview Meadows
 311, 300 Ramage Cres.... **1:00 - 3:00 pm** Barb McIntyre RE/MAX REAL ESTATE CENTRAL ALBERTA **350-0375** \$543,900 Rosedale Meadows
 78 Ivany Close..... **2:00 - 4:00 pm** George Smith ROYAL LEPAGE NETWORK REALTY **350-7038** \$423,000 Inglewood
 100 Irving Crescent..... **2:00 - 4:00 pm** Viviana Dal Cengio..... ROYAL LEPAGE NETWORK REALTY **598-4053** \$469,900 Inglewood

SATURDAY, APRIL 20

OUT OF TOWN

47 - 28364 TWP 384 **2:00 - 4:00 pm** Roxann Klepper RE/MAX REAL ESTATE CENTRAL ALBERTA **872-4546** \$645,000 Mountain View Estates

SUNDAY, APRIL 21

RED DEER

427 Jenkins Drive **11:39 - 2:39 pm** Deborah Hansen EXP REALTY **358-9999** Johnstone Park
 4617 - 44 Street **1:00 - 3:00 pm** Tim Maley RE/MAX REAL ESTATE CENTRAL ALBERTA **550-3533** \$239,500 Parkvale

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 publication ONLINE at
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Simple, inexpensive staging strategies



Staging has long been part of selling a home, and for good reason. When selling a home, it makes sense for sellers to make their homes as appealing as possible, even if a recent study indicates that staging may not compel buyers to offer more money.

Researchers at Old Dominion University and Johns Hopkins University found that staging did not have a significant effect on the actual revealed market value of a property. However, homeowners should not interpret that as a reason to skip staging. In fact, the study's authors note that staging gave buyers more favorable impressions of a property, which might accelerate the selling process.

Staging a home need not be difficult. In fact, homeowners can employ several simple and inexpensive staging strategies to entice buyers to make offers on their homes.

- **Clear out the clutter, especially in bathrooms and closets.** Clear out the clutter in each room in the house before hosting an

open house. Note that it's not just bedrooms and living rooms that should be made to look open, spacious and clutter-free. A luxurious, hotel-quality bathroom that's open and airy can impress buyers, as can organized closets that are not jam packed with clothing, shoes and other wardrobe items that have a tendency to take over closets the longer someone lives in a home.

- **Let the sun shine in.** A home that's bright and airy tends to appear more spacious and livable than one in which the windows and blinds are closed. Before hosting an open house, open the blinds and crack some windows if the weather permits.

- **Start right inside the front door.** A welcoming, clutter-free foyer or primary entryway makes a strong first impression, immediately giving buyers an idea of what it will be like to welcome their own friends and family into a home should they buy it. If you hang your coats on a coat rack in a foyer or entryway that does not have a closet,

remove the coat rack before hosting an open house. Coat racks can make the space feel cramped. If there's room, place a small table and bench just inside the door.

• **Take care of the yard.** You only get one chance to make a first impression, and the first thing buyers will see when they pull up outside your house is the exterior of your home. Landscaping is important, and a well-maintained yard suggests to buyers that owners have taken pride in their homes, and that may extend inside the home. Make sure the grass is freshly cut, shrubs and trees have been trimmed, bald spots in the lawn have been addressed, and exterior living spaces have been cleaned and cleared of clutter.

Staging a home sounds complicated. But there are various simple and inexpensive ways to make a home more attractive to prospective buyers.



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Lighting is a key component of curb appeal

Curb appeal can affect prospective buyers' perception of a home. When addressing curb appeal, homeowners may be inclined to focus on features that are easily seen from the street during the day. But what can a homeowner do to improve on his or her home's nighttime aesthetic?

Outdoor lighting is one aspect of curb appeal that is often overlooked, advises the home improvement experts at The Spruce. Homeowners may fail to recognize the importance of how proper illumination can provide their homes with a warm glow and make it look beautiful after the sun has set. For example, think of how cozy and inviting neighborhoods appear during the holiday season when homes are strung with twinkling lights. Homeowners can replicate that look all year long with lighting elements.

Lighting for evening hours also helps maintain a safe environment for people who are visiting the property. Illuminating walkways and doorways provides a clearly visible and safe path to and from the home.

The following are a few ways to improve outdoor lighting.

- **Focus on architectural features.** Outdoor lighting can focus on the external features of

the home's architectural style. Use light to draw attention to interesting gables, dramatic roof lines, dormers, or curved entryways.

- **Play up landscaping.** Stylish lighting can highlight trees, shrubs, pathways, gardens, and all of the elements of softscapes and hardscapes on a property. The lighting experts at Vernon Daniel Associates say that soft lighting can make homes feel warm and cozy. Uplighting trees or other elements can add a dramatic effect.

- **Light up all doors.** Make sure that doors, both entry and garage, are properly lit for ease of entry and egress from the home. Safety.com, a home and personal security resource, says a home burglary occurs every 15 seconds in the United States. Installing motion-activated lights or lights on timers can deter break-ins. Consider using home automation to control porch lights and other outdoor lights remotely, if necessary.

- **Create entertaining areas.** Outdoor lighting can be used to extend the hours residents can spend outside. This is great for entertaining and can be an excellent selling point.

Homeowners are urged not to overlook outdoor lighting as a vital part of their plan to improve curb appeal.

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I'm selling my home. I accepted a buyer's conditional offer, they didn't waive their conditions by the deadline – and now my real estate agent says I have to return their deposit. I thought, as the seller, I'd keep their deposit. Why do I have to refund it?

When a buyer writes a conditional offer, it generally means they're serious about purchasing a property, but they want a bit of time to do some due diligence. Sometimes their purchase conditions will include the ability to get a mortgage (financing condition), satisfactory home inspection, or maybe a review of condominium documents. They provide a deposit to show some level of commitment to the purchase.

If a buyer waives their conditions and then doesn't proceed with the purchase, the seller typically gets to keep the deposit (subject to the agreement with their listing real estate agent). In such a case, the buyer's deposit will provide some financial compensation to a seller who may have already purchased a new property and now needs to find a new buyer for their home.

However, if a buyer doesn't waive their conditions, their deposit will be returned to them. Remember that the conditional offer was just that, it was conditional on certain criteria. At that point in the process, the buyer has committed to buying your property only if other aspects of the transaction check out.

That being said, a buyer should not be walking away from their conditional purchase "for any reason." It should be based on one of the conditions they included in their offer. Buyers are expected to use reasonable efforts to satisfy their conditions and not doing so could lead to legal issues.

For example, if a buyer included a home inspection condition, never scheduled a home inspection, and didn't waive their home inspection condition, therefore not proceeding with the purchase – that could create a legal issue for them. If they didn't even schedule a home inspection, a seller may be able to make a legal case that the buyer didn't use reasonable efforts to satisfy their conditions, and therefore, the deposit shouldn't be returned to them.

Your real estate agent may be able to give you some information on what "reasonable efforts" include, but otherwise, this is a legal issue and you should seek legal advice.

Conditional offers should be made in good faith; buyers should use reasonable efforts to satisfy their conditions. If you believe your potential buyer did not do so, and you have proof, you can talk to a lawyer. In the absence of that, though, the deposit is returned to the buyer.

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

A spring craft combining fantasy and fun

Spring is a season of rebirth marked by flowers pushing through the soil and tender green leaf buds appearing on trees.

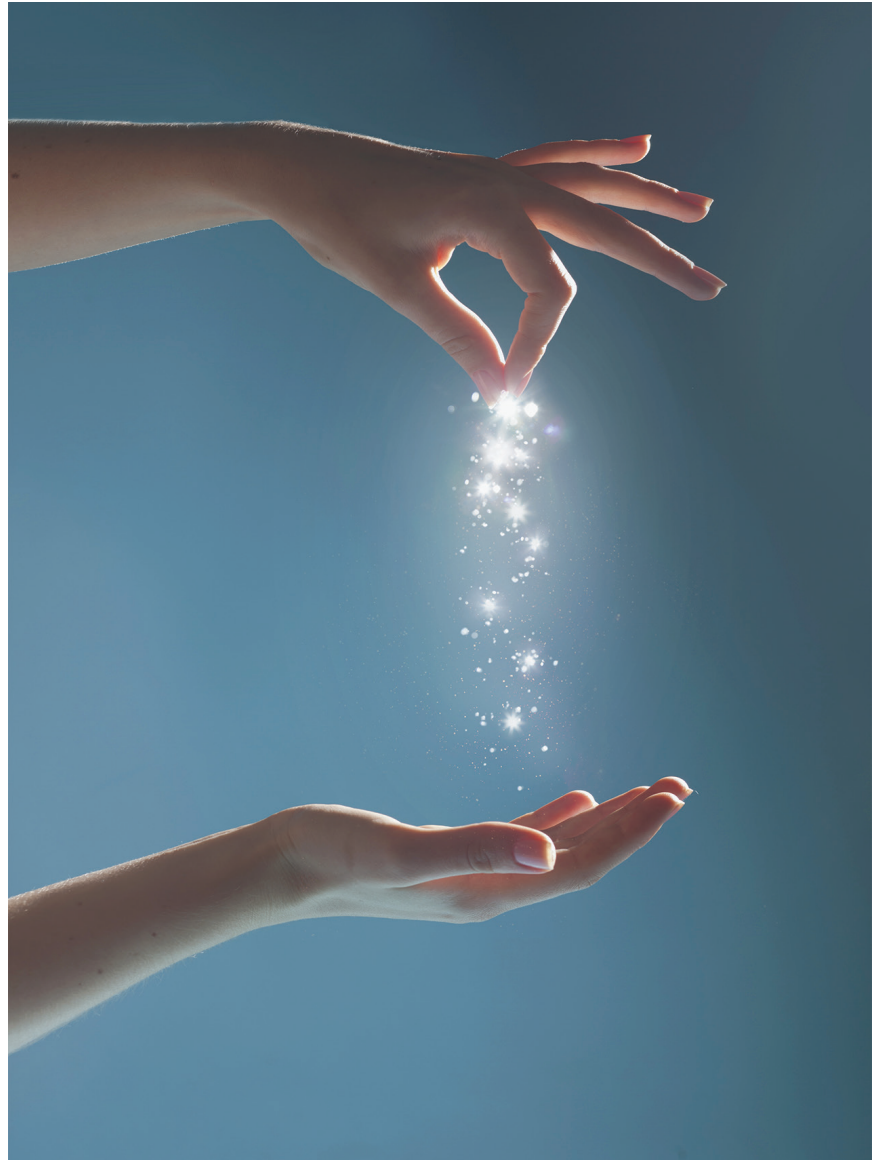
As adults begin tinkering in their gardens and clearing away the vestiges of another winter, children also can get into the spring gardening spirit — with a touch of whimsy mixed in. A fairy garden is the perfect project.

Fairies are mythical beings of romance and folklore that appear in ancient stories passed down by various cultures. Diminutive in size, fairies are often depicted as spiritual or supernatural beings in possession of magical powers who live in close proximity to mortals. Fairies tap into the imaginations of children, who may be enticed by fairies' mischievous and/or magical attributes. A desire to capture fairies can inspire a great spring crafting project.

Fairy gardens can be constructed in just about any container and make an enchanting addition to a home landscape, patio or child's bedroom. It's easy to get started today.

Begin by collecting the materials needed. Materials will vary depending on each individual project, but some good suggestions include:

- a container, such as a flowerpot, basket, wine barrel, or another vessel that will hold soil
- potting soil
- stones, pebbles and glass baubles
- pea gravel
- small plants, such as clover, moss and succulents



- twigs
- miniature garden accessories and figures

Begin by filling the container with the soil. Then arrange the plants as desired while still in their individual potting containers to get an idea of the layout. When the design is established, use a spoon or small trowel to plant the greenery.

Now is the time when the

whimsy can set in. The child can create a fairy home, a garden, walkways, and much more with natural materials. Many craft stores even sell ceramic and plastic fairy furnishings. Gravel and stones can add color and extra appeal. Some peat moss or trailing Spanish moss can serve as the finishing touches.

Once completed, it's time to wait to see if the fairies will come for a visit.



On The
Hunt
this Easter?

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Brand New!

1434 sq. ft., 3 bed, 2 bath bilevel with 24x26 attached garage. Spring possession, close to schools and multi-plex.

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Evergreen!

Brand new Modern 2 storey in East side of red deer, 4 bdrms, 4 baths, with Paint Ready Bsm! Upper floor laundry, 6 appliances, with a great layout for the family!

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