

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

MAY 10, 2019

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

## 188 ILLINGSWORTH CLOSE

**Located in Ironstone!** 4 bed, 3 bath bungalow w/walkout. Fully fenced, heated double garage. Main floor laundry, gas BBQ hookup. **\$569,900**



**Mitzi Billard**  
403-396-4005

**RE/MAX**  
real estate central alberta  
4440 - 49 Ave, Red Deer  
403-343-3020

See page 6 for more details

*The choice for*  
**STAYING PUT OR MOVING ON** **A4**

*How to manage*  
**RELOCATING FOR A NEW JOB** **A11**

*Outdoor improvements that*  
**BOOST HOME VALUE** **A15**

VIEW OUR E-EDITION ONLINE AT  
**[www.yourhouseyourhome.ca](http://www.yourhouseyourhome.ca)**




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

**NORM JENSEN**  
 403.346.8900

**Commercial Land for Sale**

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.

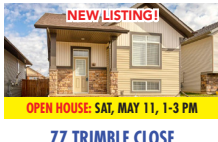

**Super Value, Business Only for Sale**

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


**Spacious Bungalow In Deer Park Estates!**

Boasting 4 bdrms, 3 baths, double attached garage, lots of upgrades and covered deck!

**TAKE THE 3D TOUR OF MY PROPERTIES AT [www.geraldldore.ca](http://www.geraldldore.ca) or call me at 403-872-4505**

**Gerald Dore**  
 403.872.4505

**77 TRIMBLE CLOSE**  
 4 beds, 3 full baths, fully finished and RV parking. **\$349,900**  
 MLS# CA0164310

**WHY RENT?**  
**7359 59 AVENUE**  
 MLS# CA0159068  
**\$229,900**
**GORGEOUS BUNGALOW**  
**17 RYAN CLOSE**  
 Luxurious 1506 sq. ft. bung. w/5 beds and 3 baths on quiet close. Main floor laundry, hardwood, granite, counters, MB w/ensuite. Fantastic home!  
**\$429,900** MLS# CA0160926

**RECREATIONAL LOT #41**  
**WHISPERING PINES**

 Near golf course and marina at Pine Lake.  
 MLS# CA0160643  
**A steal at \$49,900!**
**1464 SQ. FT. BUNGALOW**  
**#36 - 173 AUSTIN DR.**

 Adult, luxury, Lakeside Villas!  
 MLS# CA0152296  
**\$574,900!**
**2308 12B IRONSIDE ST**  
 2 bed, 2 bath, 2 parking stalls. MLS# CA0161957  
**\$199,900!**
**BUNGALOW**  
**19 VOISIN CLOSE**  
 MLS# CA0153944  
**\$649,900!**  
 OPEN HOUSE: SUN 1-3 PM

**RIVERFRONT**  
**4756 56 STREET**  
 MLS# CA0153943  
**\$949,900!**
**NEAR RIVER TRAILS**  
**74 WILTSHIRE BOULEVARD**  
 MLS# CA0156712  
**\$474,900!**
**CONDO ON PARK**  
**103 5110 36 ST**  
 MLS# CA0154027  
**\$229,900!**
**REDUCED!**  
**23 JENNER CRESCENT**  
 Stunning newer bi-level, 4 beds, 3 baths. MLS #CA0156534  
**\$389,900!**

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

**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!**

**88 TIMBERSTONE WAY**

Fabulous 2 storey backing onto park. This one has 4 bedrooms up plus bonus room!


**23 STEWART STREET**

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


**48 ARTHUR CLOSE**

 Fully developed and nicely updated home with attached garage. Close to all amenities! NO CONDO FEES! **Call Alex!**

**5816 65 STREET #14**

 Awesome one bedroom main floor condo with patio in front and back. **Call Alex!**

**Doug Wagar**  
 403.304.2747

**FULLY DEVELOPED!**

 1245 sq. ft. adult duplex. 3 beds, 3 baths, office and double garage. Priced to sell at **\$339,900!**

**STARTER? REVENUE?**

 2 bdrm, 807 sq. ft. condo, close to river and Bower Ponds. **\$90,000**

**ROCKY!**

 Just listed - 1206 sq. ft. mobile with double garage and on it's own lot. **\$190,000**

**BLACKFALDS!**

 Beautiful fully developed bi-level, pie lot, large double garage. A must see at **\$314,500**
**FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747**


# YOUR HOUSE YOUR HOME



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



*Joan Barnes*  
**403-896-5951**  
joanbarnes@royallepage.ca

**5030-51 Avenue, Rimbey**



**\$214,900**

Great Investment property!

**4925-51 Avenue, Bentley**



**\$314,900**

3 Bed, 4 Bath Bungalow

**12 Talbot Close, Lacombe**



**\$269,900**

4 Bed, 3 Bath single family 4 level split with a walk out

**5703 - 53 Street, Eckville**



**\$419,000**

4 Bed, 3 bath att. garage with oversized shop in the back

**19 Lamberton, Sylvan Lake**



**\$395,000**

4 bed, 3 bath Bungalow with a detached garage

## How to banish pet odors from a home

Dogs, cats, birds, and lizards have evolved from wild animals and outdoor companions to become beloved, largely domesticated members of the family. The number of pets in homes across the country continues to grow. According to Statista, as of March 2017, 94.2 million cats and 89.7 million dogs were estimated to live in the United States as pets. Canada's Pet Wellness report estimates that there are approximately 7.9 million cats and 5.9 million dogs in Canada.

Over time, pet owners grow accustomed to their pets' antics, messes and even their odors. Dealing with smells is par for the course for pet owners, and many become desensitized to certain common smells. But when company is on the way or people are thinking about selling their homes, pet odors must be addressed. Even though it will take effort, homeowners can freshen their homes and eliminate unpleasant pet-related smells.

- **Find ways to ventilate.** Odors can build up inside closed environments and prove overpowering. Opening windows when applicable, using exhaust fans and encouraging cross-breezes can air certain odors from the home.

- **Clean frequently.** Cats and dogs can leave behind fur, dander, food messes, and more. Eliminating the debris that pets create can reduce odors. Sweeping, vacuuming and mopping floors can help as well. Don't forget to vacuum draperies and furniture, and consider purchasing cleaning

appliances specifically designed for homes with pets.

- **Keep on top of accidents and litter boxes.** Puppies and even adult dogs may have their share of accidents. Cats may avoid litter boxes if they are not cleaned frequently and then soil around the house. Be sure to clean up pet waste messes promptly. Baking soda and vinegar solutions are all-natural ways to clean up and can help remove urine odors more readily. Also, look for safe deodorizing cleaning products that can be used on carpeting, flooring and upholstery.

- **Purchase an air purifier.** Air purifiers can help remove odors and allergens from the air. They're relatively inexpensive and can be placed in rooms that pets frequent.

- **Wash pet blankets and beds.** Launder pet beds, cloth toys, blankets, and any other items that pets lounge on. Sweat, saliva and dander can cause these fabrics to become stinky, and, in turn, make the house smell worse.

- **Keep pets clean.** Most pets are very good at self-grooming, but can benefit from a spa treatment once in awhile. Dogs that spend ample time outdoors or frequently get wet and dirty may need routine baths. Ask a professional groomer what he or she recommends to address potent pet odors.

Neutralizing pet odors takes effort, but it can make for a more pleasant-smelling home environment.





*Bett Portelance*



**OPEN HOUSE: SAT, 1-3 PM**

*120 Andrews Close*

1144 SQ. FT. 1/2 DUPLEX  
BUNGALOW, 5 BDR, 3 BATH,  
ATTACHED GARAGE



*6 Ladwig Close*

919 SQ. FT. BI-LEVEL,  
3 BDR, 2 BATH,  
LARGE DETACHED GARAGE



*70 Ainsworth Crescent*

1177 SQ FT BI-LEVEL, 4 BDR,  
3 BATH, ATTACHED GARAGE  
& 1 DETACHED

*Helping You Make The Right Move* **403-307-5581**



## The choice for **staying put** or **moving on**

Many home improvement television series showcase people deciding whether to improve upon their current homes to make them into the houses of their dreams or to put "for sale" signs in their lawns and move on to something new.

The question of whether to move or stay put depends on various factors. Such factors may include emotional attachment to a home, the current economic climate and the cost of real estate. Current data points to a greater propensity for people to invest and improve upon their current properties rather than trading up for something new.

According to information collected by John Burns Real Estate Consulting, the percentage of homeowners moving up to their next home is the lowest in 25 years. Many are opting to make starter homes permanent by expanding them and repairing homes for the long haul.

The National Association of Realtors said that, between 1987 and 2008, home buyers stayed in their homes an average of six years before

selling. Since 2010, however, NAR says the average expected length of time people will stay in their homes before selling is now 15 years.

Part of what's fueling this permanency is that many home buyers were able to acquire rock-bottom mortgage interest rates shortly after the 2008 recession. As a result, they're not inclined to walk away from those rates, even if doing so means getting more house. Also, a low inventory of available houses has stymied repeat buying for many people.

Those factors and others have led many homeowners to invest in renovations instead. The experts at Bankrate say realistic budgeting and comparing renovation project costs against mortgages and interests rates can further help individuals decide whether to remain in their current homes or move out. Very often a smarter layout and more efficient floor plan can make meaningful differences in spaces. Renovations and redesigns can make sense and often are less expensive and disruptive than moving.



**DEBORAH HANSEN**

**HANSEN REAL ESTATE TEAM**  
(since 1986)



**TEXT OR CALL**  
**403-358-9999**



**24 Nordegg Crescent**

**FOOTBALL FIELD BACKYARD**

This home has been pre-qualified for \$40,000 government approved additional cash to turn this home into your dream home. Everything is supersized in this home - southern exposed rear fenced yard - rv/trailer/boat parking - covered deck - 4 bedrooms - 4 baths - over \$25,000 spent on upgrades - central air - on crescent - faces treed reserve - all you will hear are the songbirds (not traffic) - and all this for only \$1,398.92 P1 per/month

**OPEN HOUSE: Sat & Sun, 11:39 AM - 2:39 PM**

**HANSEN**  
**REAL ESTATE TEAM**

**SINCE 1986**



**YOUR HOME SOLD  
GUARANTEED IN  
47 DAYS OR WE  
WILL SELL IT  
FOR FREE!**

**403.358.9999**



**WINNING BRAND  
WINNING PERFORMANCE**  
Solicitation not intended





info@counterscapes.ca  
**403.347.2115**  
# 9-4608 62<sup>nd</sup> Street  
Red Deer, AB



**Countertop & Cabinet Professionals**

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Sinks | Faucets | Tile Backsplash  
Cabinets | Complete Renovations



RedDeerLawyer.com



**CHRISTOPHER STEPHAN**  
Professional Corporation  
Barrister & Solicitor

**VOTED RED DEER'S FAVOURITE LAWYER IN 2018**

CStephan@JDLaw.ca  
Ph: 587.272.2050  
1.866.210.4130  
Fax: 403.754.5039

#110, 4909 - 49th Street,  
Red Deer, AB,  
T4N 1V1

**2018 A-LIST**

<b>\$25 off</b> Individual Will / Package	<b>\$50 off</b> Couples Will / Package	<b>\$75 off</b> Real Estate Transaction	<b>587 272-2050</b>
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\*Limit of one coupon per person \*Offer valid for Chris Stephan legal services only \*Cannot be combined with another coupon or promotion

# How builders can keep radon from entering a home

As the world has changed, so, too, have home buyers. The home buyers of today typically want homes that align with life in the 21st century. That means extra outlets for all of our devices and homes pre-wired for high speed internet access.

Housing starts, which refers to the number of new residential construction sites, reflect buyers' demand for newly built homes. According to the U.S. Census Bureau, there were slightly more than 1.2 million housing starts in September 2018, which marked a sizable increase from a year prior, when 1.158 million new residential constructions broke ground.

Though prospective buyers want a host of modern amenities, they also want something valued by homeowners since the dawn of time: safety. Security systems can safeguard homeowners and their families from criminals, but homeowners also must ensure steps are taken to protect a home's inhabitants from naturally occurring threats, including radon.

Radon is a radioactive gas that is produced from the natural breakdown of the uranium found in most rocks and soil. According to the U.S. Environmental Protection Agency, exposure to radon gas is the second-leading cause of lung cancer in the United States.

Because it's naturally occurring, radon can infiltrate any home. However, the EPA, working alongside state and federal geologists, has developed maps that predict the potential indoor radon levels for every county in the country. (Note: Radon can pose a health risk when breathed in through outdoor air, but such instances are unusual because radon is typically diluted in

open air.) Each county has been assigned a zone depending on its potential radon threat, and those that pose the biggest threat are designated as Zone 1, while those with the lowest threat are Zone 3. Homeowners building their homes can contact their state's radon office via [www.epa.gov](http://www.epa.gov) to determine which zone their property is in.

In addition to learning which radon zone they're in, homeowners building new homes can ask their builders to take the following measures so their homes' interiors are as resistant to radon as possible.

- Install a layer of clean gravel or aggregate beneath the slab or flooring system.
- Lay polyethylene sheeting on top of the gravel layer.
- Include a gas-tight venting pipe from the gravel level through the building to the roof.
- Seal and caulk the foundation thoroughly.









Learn more about radon, including how to determine radon levels in your home, at [www.epa.gov](http://www.epa.gov).



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

4440 - 49 Avenue, Red Deer • 403.343.3020

 <p><b>BLACKFALDS</b> <b>OPEN HOUSE</b> May 11 2-4</p>	 <p><b>OPEN HOUSE</b> May 12 2-4</p>	 <p><b>BLACKFALDS</b> <b>OPEN HOUSE</b> May 11 2-4</p>	 <p><b>LUXURY LIVING</b></p>
<p><b>COTTONWOOD ESTATES</b> <b>\$249,900</b> CA0159043 5602 Prairie Ridge Avenue</p>	 <p><b>JOHNSTONE CROSSING</b> <b>\$359,900</b> CA0159495 260 Jennings Crescent</p>	<p><b>PANORAMA ESTATES</b> <b>\$369,900</b> CA0164521 132 Paramount Crescent</p>	 <p><b>LAREDO</b> <b>\$1,189,900</b> CA0158425 53 Larratt Close</p>
<p><b>LET ME MOVE YOU</b></p>		<p><b>RE/MAX</b> real estate central alberta</p>	<p><b>Mitzi Billard (403) 396-4005</b></p>

 <p><b>Cell: 587.447.2770</b> <b>Office: 403.343.3020</b> dorindag@remax.net dorindag.remax.ca</p>	<p><b>DORINDA GALLANT</b></p>				
<p><b>OPEN HOUSES</b></p>		<p>32 Haliburton Crescent 2 pm - 4 pm May 11 \$315,000 37 Rowberry Court 2 pm - 4 pm May 12 \$285,000</p>			
<p><b>AWARD WINNING</b> <b>BUILDER</b></p>  <p><b>15 Sweetgrass Place</b> <b>SYLVAN LAKE</b> <b>\$639,900</b> <b>SORENTO SHOWHOME</b> CA0152821</p>	 <p><b>4413 Ryders Ridge Blvd</b> <b>SYLVAN LAKE</b> <b>\$497,500</b> <b>UNIQUE ELEVATIONS SHOWHOME</b> CA0158170</p>	 <p><b>37 Rowberry Court</b> <b>SYLVAN LAKE</b> <b>\$285,000</b> <b>BRAND NEW LISTING</b> CA0165296</p>	 <p><b>5300 60 Street #301</b> <b>SYLVAN LAKE</b> <b>\$598,500</b> <b>ADULT COMMUNITY MAINTENANCE FREE</b> CA0151895</p>	 <p><b>32 Haliburton Crescent</b> <b>RED DEER</b> <b>\$315,000</b> <b>WELL-KEPT HOME</b> CA0161081</p>	
 <p><b>6009 63A Street</b></p>	<p><b>RED DEER</b> <b>\$239,700</b> <b>REVENUE PROPERTY</b> CA0157769</p>	<p><b>RE/MAX</b> real estate central alberta</p>			 <p><i>happy</i> <b>MOTHER'S DAY</b></p>
<p><i>unlockyourhappy</i></p>					



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



# COLDWELL BANKER

## OnTrack Realty

# Going above and beyond

## Unit G, 2085 - 50<sup>th</sup> Ave, Red Deer

### www.coldwellbankerreddeer.ca

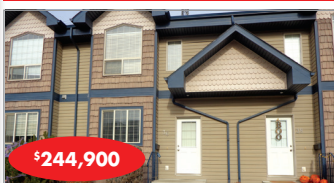
### 403-343-3344



**Dale  
Stuart**

403-302-3107

#36 369 INGLEWOOD DR



**\$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



**\$374,900**

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.

259 KENDREW DRIVE



**\$227,900**

This 1/2 Duplex is a great starter home. It offers 3 bdms, 2 baths, an open floor plan, main floor laundry, and all appliances included. Has fully fenced yard, nicely landscaped, two sheds & lots of rear parking. Close to two public playgrounds, schools, and a bus route.

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

**Ann Craft**  
AGENT



**Ann's List!**



**Just Listed!**

2 beds, 2 baths, hardwood floors, underground parking, located in Lacombe. Immediate possession!  
**THESE RARELY BECOME VACANT!**  
**\$254,900**



**FULL DUPLEX!**

**Rare Find!**  
Full Duplex, 2 titles, amazing renters. 3 beds, 2 baths, fenced yard, off-street parking.  
**CALL FOR A VIEWING!**  
**403-357-8628**



**Private Location!**

Amazing view and value! This 1/4 section is your own paradise, it's just simply crazy nice.  
**CALL FOR DETAILS!**  
**\$1,199,999**



**Just Sold!**

Running out of listings, Let Me Sell Your Home!  
**CALL FOR A FREE MARKET EVALUATION**

**THINKING OF BUYING OR SELLING? CALL ANN AT 403-357-8628 FOR YOUR REAL ESTATE NEEDS**



**Margaret  
Comeau**  
403-391-3399



**\$364,000**

**90 PINE CRESCENT,  
BLACKFALDS**

Open modern concept, nothing spared! Spacious kitchen with huge pantry, 4 beds, 3 baths, large family room, 22x24 garage, fenced, 2 large decks. Shed, fencing huge playground/reserve.



**\$128,500**

**30 PARKLAND DRIVE,  
SYLVAN LAKE**

Use it for a 'COTTAGE' or a 'YEAR ROUND GET AWAY!' 3 bedrooms, neat as a pin with sunny decks, huge family dining/living room, mature trees. Must see. Call today!



**REDUCED \$379,000**

**39310 RR 250,  
LACOMBE COUNTY**

HUGE METAL BARN {36X176} METAL SHOP {49X101} HOUSE updated 1168 sq. ft on main; 4 bedrooms, 3 baths, may have possibilities for fowl operation.

# COLDWELL BANKER

## OnTrack Realty

*Going above and beyond*

Unit G, 2085 - 50<sup>th</sup> Ave, Red Deer

[www.coldwellbankerreddeer.ca](http://www.coldwellbankerreddeer.ca)

**403-343-3344**



**SCOTT KEY 403-350-6817**

**COLDWELL  
BANKER**  
OnTrack Realty

[www.scottkeyrealestate.com](http://www.scottkeyrealestate.com)

*Serving Red Deer and Area  
for more than 27 years!*

**OPEN HOUSE: Sat 1-5 pm, 33 Athens Road, Blackfalds**



**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**



**403.872.3350**

**Peggy  
Lane**

**Associate  
Broker**

*Looking to get into the rental Market?  
This 2 bdrm condo might be the answer!*

**\$112,900**



**#4 6310 58 AVENUE**

**LOCATION: HIGHLAND ESTATES  
CONDO CORP**

Condo has 2 bedrooms & 1 bathroom, complete with 4 appliances. Tenant pays \$850 rent, owner pays \$225 condo fees month.

**"SENIORS REAL ESTATE  
SPECIALIST" DESIGNATION!**



**YOUR HOUSE YOUR  
HOME**

**OPEN  
HOUSE**

Make sure to check out the Open House Directory in the centre of the magazine and go see your new home!

**Call Stephanie at 403-309-5451**

**YOUR HOUSE YOUR  
HOME**

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

To advertise  
call **Stephanie** at  
**403-309-5451**

Central Alberta's  
**OPEN HOUSE  
LISTINGS**





# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, MAY 11

### RED DEER

56 Sullivan Close.....	11:00 - 1:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4546	\$345,000	Sunnybrook South
120 Andrews Close.....	1:00 - 3:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK REALTY CORP	307-5581		Anders Park East
4917 Doncaster Avenue	1:00 - 3:00 pm	Andrew Russell	RE/MAX REAL ESTATE CENTRAL ALBERTA	343-3020	\$185,900	Davenport Place
136 Garrison Circle.....	1:00 - 3:00 pm	Nadine Marchand	RCR ROYAL CARPET REALTY	358-0546	\$369,900	Garden Heights
41 James Street.....	1:00 - 3:00 pm	Allan Melbourne	RE/MAX REAL ESTATE CENTRAL ALBERTA	304-8993	\$274,900	Johnstone Park
6 Kerr Close.....	1:00 - 3:00 pm	Debra Kerr	RE/MAX REAL ESTATE CENTRAL ALBERTA	597-9134	\$318,000	Kingsgate
77 Trimble Close.....	1:00 - 3:00 pm	Elaine Wade	ROYAL LEPAGE NETWORK REALTY CORP	396-2992	\$349,900	Timberstone
250 Carrington Drive.....	1:00 - 4:00 pm	Alice An	SUTTON LANDMARK REALTY	392-6600	\$549,000	Clearview Ridge
116 Allwright Close.....	2:00 - 4:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4546	\$665,000	Aspen Ridge
15 Doherty Close.....	2:00 - 4:00 pm	Leanna Cowie	ROYAL LEPAGE NETWORK REALTY CORP	506-5266	\$298,500	Devonshire
32 Haliburton Crescent	2:00 - 4:00 pm	Dorinda Gallant	RE/MAX REAL ESTATE CENTRAL ALBERTA	587-447-2770	\$315,000	Highland Green
23 Stewart Street.....	2:00 - 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK REALTY CORP	318-3627	\$304,000	Sunnybrook
143 Vickers Close.....	3:00 pm	Jeff Glover	ROYAL LEPAGE NETWORK REALTY CORP	872-0123	\$344,900	Vanier Woods

### SATURDAY, MAY 11

### OUT OF TOWN

629 Oak Street.....	1:00 - 3:00 pm	Tony Sankovic	RE/MAX REAL ESTATE CENTRAL ALBERTA	391-4236	\$335,900	Springbrook
19 Lambertson Place.....	1:00 - 3:00 pm	Joan Barnes	ROYAL LEPAGE NETWORK REALTY CORP	896-5951	\$395,000	Sylvan Lake
33 Athens Road.....	1:00 - 5:00 pm	Scott Key	COLDWELL BANKER ONTRACK REALTY	350-6817	\$248,800	Blackfalds
132 Paramount Crescent	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$369,900	Blackfalds
117 Portway Close.....	2:00 - 4:00 pm	John Cloke	ROYAL LEPAGE NETWORK REALTY CORP	741-4222	\$339,900	Blackfalds
5602 Prairie Ridge Ave...	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$249,900	Blackfalds
1 Taylor Drive.....	2:00 - 4:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$329,900	Lacombe
100 Heartland Crescent	2:00 - 4:00 pm	Lori Loney	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-9700	\$383,900	Penhold
40 Perry Drive.....	2:00 - 4:00 pm	Sarah McDonald	ROYAL LEPAGE NETWORK REALTY CORP	350-9072	\$489,900	Sylvan Lake

### SUNDAY, MAY 12

### RED DEER

155 Issard Close.....	1:00 - 3:00 pm	Tim Maley	RE/MAX REAL ESTATE CENTRAL ALBERTA	550-3533	\$524,900	Inglewood
47, 939 Ramage Cre.....	1:00 - 3:00 pm	Debra Kerr	RE/MAX REAL ESTATE CENTRAL ALBERTA	597-9134	\$305,000	Rosedale Meadows
19 Voisin Close.....	1:00 - 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK REALTY CORP	872-4505	\$649,900	Vanier Woods
259 Kendrew Drive.....	1:30 - 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK REALTY	302-3107	\$227,900	Kentwood
61 Adams Close.....	2:00 - 4:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	346-0021	\$253,900	Anders South
15 Doherty Close.....	2:00 - 4:00 pm	George Smith	ROYAL LEPAGE NETWORK REALTY CORP	350-7038	\$298,500	Devonshire
260 Jennings Crescent	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$359,900	Johnstone Crossing
459 Jenkins Drive.....	2:00 - 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK REALTY CORP	304-2747	\$339,900	Johnstone Park
12 Barrett Drive.....	2:00 - 5:00 pm	Viviana Dal Cengio	ROYAL LEPAGE NETWORK REALTY CORP	598-4053	\$459,900	Bower

### SUNDAY, MAY 12

### OUT OF TOWN

37 Rowberry Court.....	2:00 - 4:00 pm	Dorinda Gallant	RE/MAX REAL ESTATE CENTRAL ALBERTA	587-447-2770	\$285,000	Sylvan Lake
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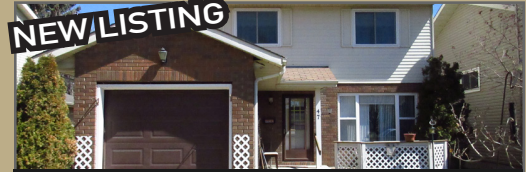
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## *Get the financial facts about timeshares*

Many people turn to timeshares as a way to enjoy annual vacations. But is investing in a timeshare a financially sound decision? That depends on who you ask.

Getting the facts about how timeshares work and learning a few tricks can help anyone make an educated decision about timeshares.

In a timeshare, individuals purchase a place to stay in vacation property. They typically can then use this room and the surrounding amenities once per year, and often must travel to the same location time and again. Timeshares long have held appeal because they are marketed toward people who may not be able to buy a vacation home, but still want to vacation each year.

There are some advantages to timeshares. They provide a guaranteed vacation destination each year in a familiar place. This is great for people who value familiarity. Timeshares also make it possible to afford a vacation in an expensive resort. Sometimes a person can trade times or locations with other timeshare owners, enabling more versatility and new destination experiences. For those who have to skip a year, it may be possible to sublet the timeshare or let family and friends use it if the agreement allows.

Timeshares have some notable drawbacks as well. Cost-efficiency is one notable drawback of

timeshares. The American Resort Development Association, a trade group for timeshare companies, offers that the average cost of a timeshare is around \$20,000, with an annual maintenance fee of \$660. Those fees are paid even if the resort isn't used that year. Chances are a person can get a comparable vacation elsewhere for a lower cost — especially with the abundance of vacation property rentals available from traditional hotels as well as sites such as Airbnb.

A timeshare is not like a traditional real estate investment. According to Investopedia, it is an illiquid asset that is likely to lose value over time. Those who decide to sell their timeshares often find they must do so at a deep discount. Furthermore, those who sell a timeshare at a loss may find the Internal Revenue Service doesn't let them claim a capital loss, which is often the case with other investments and property.

To make timeshares work, individuals can opt to buy used, which is often at a fraction of the cost offered new by resort developers. Also, realize that a timeshare is a lifestyle purchase, not exactly a real estate investment. Timeshares are not a way to turn a profit. Try to purchase in desirable locations as well. Doing so increases the likelihood of resale in the future.



# How to manage relocating for a new job

Moving can be a considerable undertaking. While working professionals who are single or married with no children may find it easier to move than men and women with families, it's fair to say that anyone who is moving in the near future has some significant work ahead of them.

In its Job Relocation Survey, the moving company Allied Van Lines found that people move for a variety of reasons. Fifty percent of the 3,500 respondents indicated they relocated for career advancement or money, and many more indicated they relocated because of a job transfer (12 percent), their companies moved (9 percent) and to be closer to family/relationships (8 percent).

Regardless of what's motivating men and women to relocate, and whether or not they're relocating on their own or uprooting their families, various strategies can make a forthcoming move go more smoothly.

- **Inquire about relocation assistance.**

The Allied survey found that 63 percent of companies offered relocation packages. That's a considerable perk, as moving can be expensive, especially for adults moving to different parts of the country. Asking about relocation expenses before being offered a job can be tricky, but some companies may mention such packages in their job ads or in their initial meetings with out-of-town candidates.

- **Ask what relocation packages cover.**

Relocation packages vary from company to company. The Allied Survey found that 54 percent of companies that offered such packages covered moving expenses, while 21 percent gave new hires a lump sum of money to use as they deemed necessary. One in five companies even sponsored trips to search for homes. Adults who are offered relocation packages should get the specifics so they can start creating moving budgets.

- **Emphasize organization.** Much of the stress associated with relocating can be traced to the logistics of uprooting oneself and one's family. Men and women who are unaccustomed

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to making lists may want to start, as doing so can help keep track of all the tasks that need to be completed before hitting the road. Various unique tasks, from canceling utilities to changing insurance policies, must be completed before moving, and it's easy to lose track of what's been done and what hasn't. Maintaining a to-do list and checking off tasks as they're completed can simplify the relocation process.

- **Rent your first home.** The Allied survey found that 31 percent of respondents indicated the most challenging part of relocating for a job was finding a home, while 29 percent felt acclimating to their new community was the most challenging aspect of their relocation. Adults who rent their first homes upon relocating can remove some of the pressure to find the perfect home, knowing full well their first home in their new community will be temporary. If possible, rent in a location that makes it easy to immerse yourself in your new community, which should make the adjustment easier. In addition, place items that are unnecessary for day-to-day life in storage. Having some of your possessions already packed should make your next move less stressful.

Relocating for a job can be exciting and stressful. But there are ways to make moving go smoothly.

# Preparing garden beds for spring and beyond

Gardening enthusiasts may have been thinking about their landscape plans throughout the winter, eager to once again get their hands dirty with soil. Whether a home gardener is making preparations for edible crops or beautiful flowers, he or she must take time to make the soil amenable to planting. To establish hearty, durable plants, gardeners can focus on three main areas: addressing soil composition, cultivating and adding nutrients.

## Soil composition

Many gardeners prefer growing a variety of plants in their gardens. Such an approach requires taking inventory of the type of soil in one's garden and making the necessary modifications so that the types of vegetables, herbs, shrubs, or flowers that will be planted can grow in strongly. In fact, according to the plant company Proven Winners, the most important step to developing good roots is preparing the soil.

Take a sample of the soil and examine it to see what is present. If the soil is too full of clay, too sandy, too dense, or too loose, that can lead to problems where plants cannot grow in strong. Work with a garden center to add the right soil amendments to make a rich soil. This may include organic compost or manure, which will also add nutrients to the soil.

## Cultivation

Cultivating the soil can involve different steps. Removal of weeds, errant rocks, roots, and other items will help prepare the soil. Mother Earth News suggests working on garden soil when the soil is damp but never wet; otherwise, garden soil can become messy and clumpy. Use a digging fork or shovel to lightly turn the soil when it's mostly dry. Gentle tillings also can open up the soil to incorporate the nutritional amendments and relieve compaction that likely occurred from freezing temps and snow pressure. Tilling also helps with drainage and oxygen delivery to roots. The DIY Network suggests turning over soil at a depth



of 12 inches to work the soil — about the length of a shovel spade. However, the resource Earth Easy says that existing garden beds have a complex soil ecosystem and simply top-dressing with compost or manure can be enough preparation for planting. Gardeners can experiment with the methods that work best for their gardens.

## Nutrition

Testing the pH and the levels of certain nutrients in the soil, namely nitrogen, phosphorous and potassium, will give gardeners an idea of other soil additions that may be needed. Soils with a pH below 6.2 often can benefit from the addition of lime several weeks before planting. Soil tests will determine just how much fertilizer to add to the soil. Complete fertilizers will have equal amounts of nitrogen, phosphorous and potassium. Individual fertilizers can amend the soil with only these nutritional elements that are needed.

Top-dressing empty beds with a layer of mulch or compost can prevent weed growth and preserve moisture until it is time to plant. If existing shrubs or plants are in garden beds, use more care so as not to disturb roots or dig too deeply.

Preparing garden beds takes some effort initially, but can be well worth the work when plants flourish throughout the growing season.

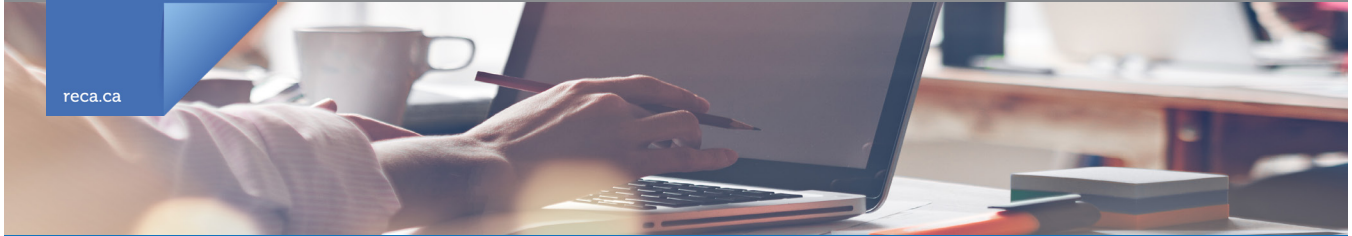


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I just listed my home, and my real estate agent told me we had to hire someone to professionally measure my home. The measurement was done, and now my agent sent me the bill. What should I do?

The first thing you need to do is check your Seller Representation Agreement (listing agreement). That agreement outlines your responsibilities and the responsibilities of your real estate professional, including who is responsible for costs that may arise during the listing.

If the agreement you signed states the seller is responsible for additional costs, or it states the seller is responsible for paying third-party services, such as measurement companies or photographers, it means you're going to pay that bill.

More and more residential real estate professionals are hiring professional measurement companies to measure their listings, but it's not a requirement. There is a requirement to measure residential properties before listing them, but real estate professionals are allowed to do the measuring themselves.

If, for whatever reason, your real estate professional doesn't want to do the measurement themselves, that's fine. There are services out there that will do property measuring according to the required standards, but those professional measurement services come with a cost.

Some real estate professionals may pass the cost on to their seller clients and set that out in the listing agreement, while others will see it as a business expense, for which they will eventually be compensated through the commissions they earn on the sale.

If your agreement doesn't specifically indicate you, as the seller, will have to pay for or otherwise reimburse your real estate professional for third-party services, your real estate professional cannot require you to pay for such a service.

If your real estate professional continues to request payment or otherwise attempt to force you to pay, please discuss it with their broker.

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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).*



## 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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