

YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

JULY 5, 2019

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

84 THOMPSON CRESCENT

Timberstone Park!

Fully finished 1,342 sq. ft.
walkout on a quiet crescent
with 5 bdrms and 2 baths.
Open concept main floor!
\$457,000



Alex Wilkinson
403-318-3627



Royal LePage Network Realty
403-346-8900

See page 2 for more details

Vacation activities for
BIKE ENTHUSIASTS

A4

Exterior renovations for
CURB APPEAL

A12

Blueberry
CRUMBLE CAKE

A15

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www.yourhouseyourhome.ca



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



Les Anderson
403.350.1932



ADULT GATED COMMUNITY IN ANDERS ON THE LAKE!
Custom bungalow with open plan with spacious kitchen onto great room. Master bdrm has 5 pc ensuite. Front den & main floor laundry makes this a perfect main floor. Basement fully dev. with 2 bdrms & large family room. 2 gas fireplaces, all for only **\$534,900**



IMMEDIATE POSSESSION
on this immaculate 1/2 duplex! Double att. heated garage plus a large RV parking area. Bright open plan, vaulted ceiling, huge master bdrm, basement totally completed with 2 bdrms, huge family room & 4 pc bath. All for only **\$309,900**



OPEN HOUSE SUN, 2-4 PM | 30 32 DOWLER ST

RARE FIND! EXECUTIVE 1/2 DUPLEX
in an adult gated community in Deer Park. Backs onto a park reserve. Open kitchen, granite counter tops, huge island, front den, main floor laundry. Bsmt is totally dev. with family room, games room, bdrm & 3 pc bath! Air cond. It doesn't get any better than this! Only **\$469,900!**

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



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



\$449,900

39 HILL CRESCENT

Large 2 storey, 4 Bdrms up! Backing onto the trees! A must see! - Fully finished with Att double Garage!

Call Alex



\$457,000

84 THOMPSON CRESCENT

This fabulous walk out home is fully finished with nice upgrades and bright open plan.

Call Alex!



Reduced! \$499,900

88 TIMBERSTONE WAY

Great space with 4 bedrooms and a bonus room up!!! Backing onto park.

Call Alex!



NOW \$297,000!

23 STEWART STREET

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



\$209,900

4607 49 STREET

Downtown Red Deer is the place to live, work, plan and do business - charming 613 sq. ft. bungalow. **Call Alex!**



Bob Gummow
403-598-7913



**OPEN HOUSE:
SAT & SUN, 2-4 PM**

174 ASMUNDSEN AVENUE

Beautiful inside and out. Open floor plan with high ceilings and top end finishes, a real must see. CA0165019. **\$629,900**



35358 RR 283

Great potential land 100 acres across Hwy 11 from Alberta Golf, Pavement to your driveway. CA0157626. **\$1,199,900**



0 RR 282

Between Penhold and Innisfail, 4 acres, just off pavement, great place to build. Great views to the west. CA0162156. **\$269,900**



2101 19 AVENUE

Great starter home in Delburne, 1500 sq. ft. double wide, large lot, 3 bedrooms. CA0170860. **Only \$169,900**

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YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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Central Alberta's
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LISTINGS**





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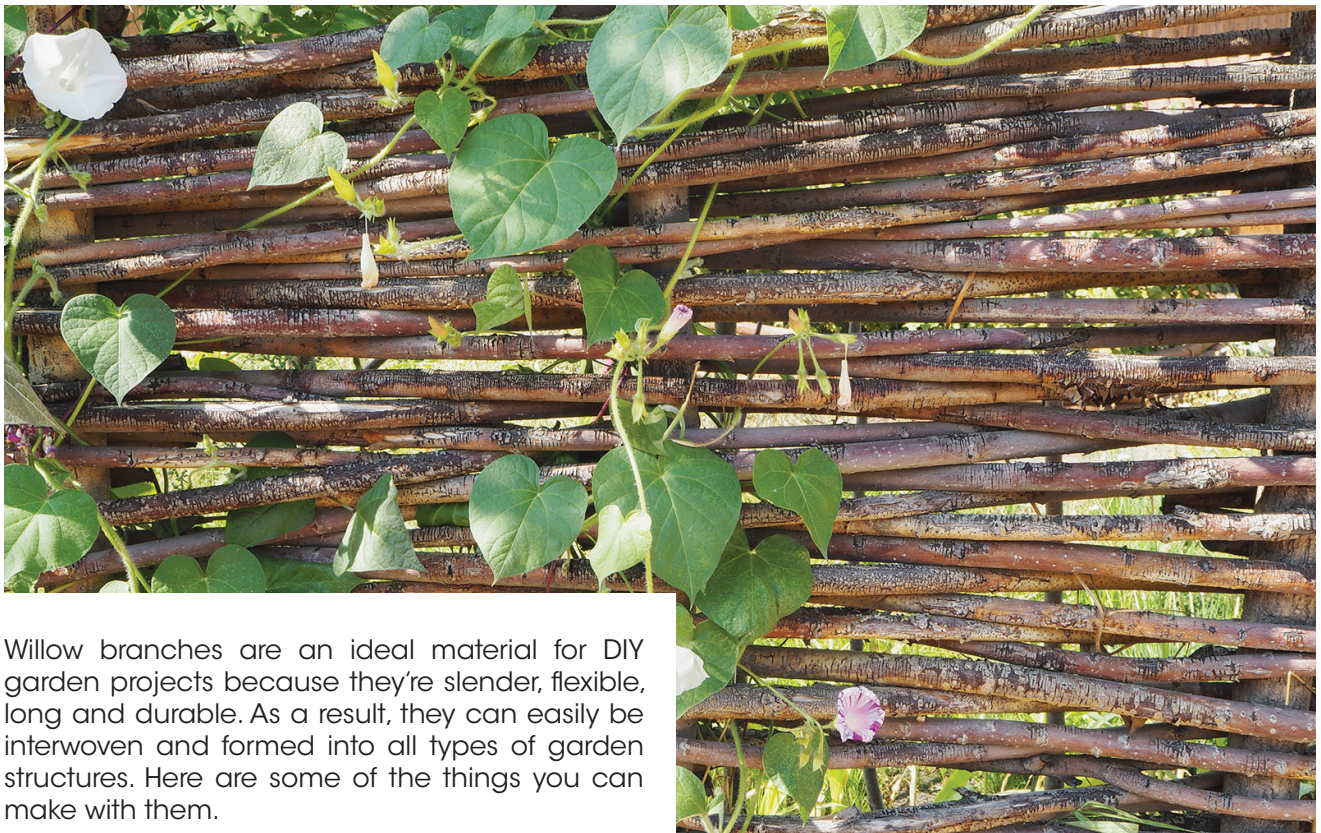
1149 SQ. FT. 1/2
DUPLEX BUNGALOW,
5 BDR,
3 BATHS, ATTACHED
GARAGE.

\$320,000.

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Landscaping with willow branches



Willow branches are an ideal material for DIY garden projects because they're slender, flexible, long and durable. As a result, they can easily be interwoven and formed into all types of garden structures. Here are some of the things you can make with them.

Fences and hurdles

If you're ambitious, you can build a unique fence for your property with woven willow branches. A little too large-scale? You can also make woven hurdles and use them to make a wall around a garden bed or to conceal less attractive elements in your yard such as a compost or water heater for a pool.

Willow structures can be expected to last between 10 and 15 years. They age gracefully, retaining their strength and appearance, even through rain, snow and high winds.

Trellises, gazebos and more

Willow branches are also perfect for making trellises and other support structures for climbing plants, including simple stick teepees and elegant latticework. And if you really develop a knack for working with willow branches, you can even make gazebos and sculptures.

Willow branches are a great addition to a DIY gardener's toolkit. Moreover, they're a highly sustainable resource, as snipped-off branches from weeping willow trees grow back quickly.

A person is riding a mountain bike on a dirt trail. The bike is dark blue with orange accents. The rider is wearing white leggings and white sneakers with orange accents. The background shows a blue ocean and a clear sky. The text "Vacation activities for bike enthusiasts" is written in a white, cursive font over the image.

Vacation activities for bike enthusiasts

If you love cycling when you travel, here are a few ways to incorporate biking into your next vacation.

Wine country bike tours

On a bike tour through wine country, you'll enjoy sampling the local vino while exploring picturesque vineyards and countryside vistas.

Tours can be arranged in just about any wine region: the Niagara Peninsula, the Okanagan Valley, California, Argentina, Chile and Western Europe, to name a few.

Some bike tours are also ideal for sightseeing. For instance, tours in Italy, France and Spain often include visits to historic churches, castles and villages.

Bicycle camping

If roughing it is more your style, look for a campground that caters to cyclists. You'll want a place that's surrounded by bike trails and that offers the following services and amenities:

- Secure lock-up areas for bikes
- Cycling information, including route maps

- Bicycle repair toolsets
- Staff who are knowledgeable about local cycling routes and can supply weather information
- Healthy food and beverage options

Some campgrounds provide bike rental facilities on-site. Alternatively, there may be a bike rental shop in the vicinity.

Party bikes

If you're looking for a creative way to explore a new city with a large group, consider touring around on a party bike. Also known as a fietscafé, bierfiets, pedal crawler, pedal pub, beer bike or bierbike, a party bike is a vehicle resembling a trolley car that is powered by up to sixteen pedalling passengers. It's a sort of pub-on-wheels and is always hired with a trained driver.

These are just a few of the ways that cycling and travelling happily combine, and there are bike tours suited to fans of gastronomy, shopping, visiting museums and more. Whatever your interests or budget, there's a biking adventure that's just right for your next vacation.

This design trend is coming back



Wood paneling can add a rustic feel to a bathroom.

Design trends come and go, but some have a funny way of resurfacing years after they first became popular. Homeowners who may have been considering renovating their home to remove a design element they believe to be passé might want to see if that feature has experienced a resurgence in popularity. In fact, one of the more derided home decor trends of yesteryear has slowly crept back into style, albeit in moderation.

Wood paneling is back and better than ever, advise many design professionals. It's the formerly ugly duckling that filled homes starting in the 1950s, creating drab dens and faux-wood family rooms.

Paneling had long been an element of choice because it is relatively easy to install and can camouflage problem walls in a home, like those covered in boisterous wallpaper prints.

Wood paneling reach the peak of its popularity in the 1970s, and since then homeowners have been tearing down these faux offenders for years or masking them in paint to brighten up spaces. However, the experts at Apartment Therapy report that wood paneling in shades of brown are making a comeback in cozy spots such as dens or studies. The warm tones of wood paneling elicit

a retro vibe. But unlike their fake predecessors, today's paneled walls are being outfitted in real wood, making them more eco-friendly and stylish than ever before.

Designers have flocked to reclaimed wood and veneer panelings to incorporate them into design elements. And while wood paneling used to be hung vertically, designers now experiment with hanging paneling.

Many people no longer use paneling to cover an entire space. Paneling is used sparingly as an accent wall or another feature for character. Wood walls can be stained in a rich mahogany to look upscale or be weathered and rustic.

Homeowners ready to re-embrace wood paneling can choose to enhance one wall in a room. Think about the space above a fireplace or a strip of wall behind a sitting chair and side table. Paneling also can serve as a headboard behind a bed in a master suite. Painted horizontally, paneling can add dimension and texture to walls, even in a bathroom.

Wood paneling is slowly making a comeback, proving that no design trend every truly goes away.

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OPEN HOUSE July 7 2pm-4pm



5 Beds/4 Baths 2 Storey on Pie Shaped Lot
2 BEDROOM LEGAL SUITE w/Garage
Counter Top Gas Range & Wall Oven
No CARPETS: Light Hickory Hardwood
Valid New Home Warranty

\$689,900

CA0171621

43 Veronica Close

Mitzi Billard (403) 396-4005

MODERN!



5 Beds/4 Baths Bi-level 4 Car Heated Garage
Chef's Dream Kitchen Spa-Like Ensuite
Silk Strand Stain Free Carpet
Fully Developed Basement



\$1,089,900

CA0158425

53 Larratt Close

RE/MAX
real estate central alberta



OPEN HOUSE July 6 2pm-4pm



5 Beds/2 Baths Bi-Level on Corner Lot
Double Door Pantry 14'x8' deck
Oversize Single 16'x20' Garage
Lovely 3 piece Bath w/soaker tub in Basement
Close to Several Parks

\$319,900

CA0169578

105 Duckering Close

LET ME MOVE YOU



Barb McIntyre

403.350.0375

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central alberta

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OPEN HOUSE!



57 Prospect Close,
Blackfalds

\$317,900

EXCELLENT VALUE!

**OPEN HOUSE:
Saturday 1-3 PM!**



Ivan Busenius

403.350.8102

RE/MAX real estate
central alberta

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NEW LISTING!



OPEN HOUSE

209 - 6 Michener Blvd | \$269,900

SIERRA OF MICHENER

Let me introduce you to this fantastic 40+ building. This suite overlooks the trees and wildlife, and is in fantastic condition.

Come and view it Sunday from 1-3 PM



22 Richards Crescent | \$309,900

TERRIFIC PRICE! This 1180 sq. ft. modified Bi-level is fully dev., set on quiet crescent, large pie shaped yard & 26x26 ft. heated garage. You cannot beat this price in this area. **Call me for your private viewing.**



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**Dale
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#36 369 INGLEWOOD DR

\$239,900

A well priced and great starter or empty nester home. This immaculate two storey condo offers 3 bdrms (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

\$369,900

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

259 KENDREW DRIVE

\$225,000

This 1/2 Duplex is a great starter home. It offers 3 bdrms, 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.

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**Margaret
Comeau**
403-391-3399

\$349,900
5870-41 STREET CRES

Call and I will send a walk through, 1040 sq. ft bungalow/4 bed/2 baths updated paint inside & out; rv parking, double detached; meticulous yard.

CALL TO VIEW!

\$329,000
23 PINE CRES. BIRCH BAY

Open concept family room/ kitchen/main level master bed & laundry [18x19] loft bed with balcony, wrap around deck, backing to natural reserve, shed.


\$260,000
56 LARNE PLACE PENHOLD

5 bedroom bilevel 1015 sq ft. full bath & one partly finished; newer appliances, spacious family room 2 level deck, 27x27 heated garage fully finished, quiet close.


\$369,000
NEAR JOFFRE

IMMEDIATE POSSESSION {11.91 ACRES} Reduced, home updated, Great condition, 4 beds, 3 baths, family room, newer washer and dryer. Large metal barns and shop, mature trees and landscaping, two approaches.


**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



RedDeerLawyer.com



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8 steps for getting perfectly grilled burgers at home

To wow your guests with perfectly grilled burgers at your next cookout, follow these eight steps.

Use medium ground beef instead of lean for a tastier burger. You can also mix different meats like pork or lamb.

Season your meat with enough salt and pepper to give it some flavour. Add other seasonings as desired.

Make your patties the same size to ensure they cook within an identical timeframe. Using a kitchen scale or measuring cup will help. A hundred grams (or approximately half a cup) is ideal for creating patties.

Flatten the patties before grilling them and use your finger to make shallow divots in the middles. This will prevent your burgers from becoming

dome shaped.

Get a good sear on the outside of your patty by getting the grill very hot before putting the burgers on.

Only flip them once. Rotating, squashing or moving them around will cause your meat to become tough.

Cook for three minutes on each side for medium rare (not recommended when using pork), four minutes a side for medium or five minutes a side for well-done burgers.

Allow your burgers to sit for five minutes before eating.

Toast some buns, garnish with your favourite toppings and enjoy!

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JULY 6

RED DEER

174 Amundsen Avenue.....	2:00 - 4:00 pm	Bob Gummow.....	ROYAL LEPAGE NETWORK REALTY.....	598-7913.....	\$629,900.....	Anders South
110 Cornett Drive.....	10:00 - 12:00 am	Josh Remillard.....	REALTY EXPERTS GROUP.....	505-4081.....	\$219,999.....	Clearview Meadows
27 Carlson Place.....	12:30 - 2:00 pm	Josh Remillard.....	REALTY EXPERTS GROUP.....	505-4081.....	\$309,900.....	Clearview Ridge
83 Cooper Close.....	1:00 - 3:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK REALTY.....	598-3338	\$349,800.....	Clearview Ridge
177 Carrington Drive.....	1:00 - 3:00 pm	Roxanne Klepper.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	872-4546	\$537,400.....	Clearview Ridge
83 Ellis Street.....	11:00 - 1:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE SOLUTIONS.....	318-7178	\$200,000.....	Eastview Estates
60 Erickson Drive.....	2:00 - 4:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE SOLUTIONS.....	318-7178	\$325,000.....	Eastview Estates
698 Lancaster Drive.....	1:00 - 3:00 pm	Len Parsons.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	350-9227	\$309,900.....	Lonsdale
117 Baille Close.....	1:00 - 3:00 pm	Len Parsons.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	350-9227	\$209,900.....	Bower
#46 4240 46A Ave Cres.....	2:00 - 4:00 pm	Marina Kooman.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	341-0004	\$234,600.....	Parkvale
7 Tory Close.....	2:30 - 4:00 pm	Marina Kooman.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	341-0004	\$520,000.....	Timber Ridge
105 Duckering Close.....	2:00 - 4:00 pm	Mitzi Billard.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	396-4005	\$319,900.....	Devonshire
28 Botterill Crescent #3.....	11:00 - 1:00 pm	Nadine Marchand.....	RCR ROYAL CARPET REALTY.....	342-7700	\$369,900.....	Bower
68 Ironstone Drive.....	2:00 - 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK REALTY.....	391-1672	\$354,900.....	Inglewood
12 Barrett Drive.....	2:00 - 4:00 pm	Elaine Wade.....	ROYAL LEPAGE NETWORK REALTY.....	396-2992	Bower	
2816 Botterill Cres #74.....	2:00 - 4:00 pm	Wendy Hayes.....	CIR REALTY.....	350-7555	\$274,900.....	Bower
112 Van Slyke Way.....	2:00 - 4:00 pm	Larry Hastie.....	CIR REALTY.....	550-3984	\$490,000.....	Vanier East

SATURDAY, JULY 6

OUT OF TOWN

57 Prospect Close.....	1:00 - 3:00 pm	Barb McIntyre.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	350-0375.....	\$317,900.....	Blackfalds
45 Reynolds Road.....	1:30 - 3:30 pm	Cindy Dooley.....	REALTY EXECUTIVES RED DEER.....	597-0284.....	\$328,500.....	Sylvan Lake

SUNDAY, JULY 7

RED DEER

174 Amundsen Ave.....	2:00 - 4:00 pm	Bob Gummow.....	ROYAL LEPAGE NETWORK REALTY.....	598-7913	\$629,900.....	Anders South
4607 49 Street.....	2:00 - 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK REALTY.....	318-3627	\$209,900.....	Downtown
5510 36 Street.....	1:00 - 3:00 pm	Allan Melbourne.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	304-8993	\$299,900.....	West Park
209-6 Michener Blvd.....	1:00 - 3:00 pm	Ivan Busenius.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	350-8102	\$269,900.....	Michener Hill
97 Vintage Close.....	2:00 - 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK REALTY.....	598-3338	\$399,800.....	Valley Ridge
32 Dowler Street #46.....	2:00 - 4:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE SOLUTIONS.....	318-7178	\$429,900.....	Deer Park Estates
90 Osmond Close.....	2:00 - 4:00 pm	Len Parsons.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	350-9227	\$598,900.....	Oriole Park
39 Richards Close.....	2:00 - 4:00 pm	Len Parsons.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	350-9227	\$424,900.....	Rosedale
43 Veronica Close.....	2:00 - 4:00 pm	Mitzi Billard.....	RE/MAX REAL ESTATE CENTRAL ALBERTA.....	396-4005	\$689,900.....	Vanier East
68 Ironstone Drive.....	2:00 - 4:00 pm	Maddison Bellamy.....	ROYAL LEPAGE NETWORK REALTY.....	391-1672	\$354,900.....	Inglewood
30 32 Dowler Street.....	2:00 - 4:00 pm	Les Anderson.....	ROYAL LEPAGE NETWORK REALTY.....	350-1932	\$469,900.....	Deer Park

SUNDAY, JULY 7

OUT OF TOWN

49 Woodland Drive.....	2:00 - 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK REALTY.....	391-1672	Lacombe
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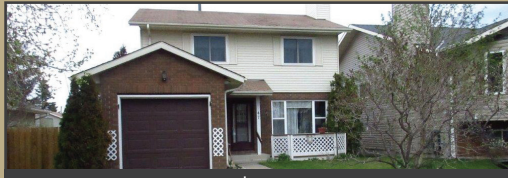


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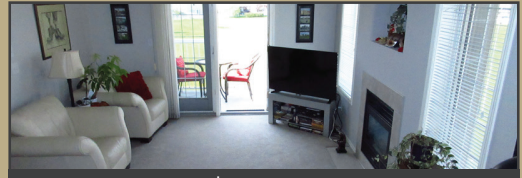


ONLY \$232,900!

47 GOODALL AVENUE

DON'T LET THE PRICE FOOL YOU!!

This attractive, 3 bed/3 bath, 2 storey in Glendale on a quiet street has vinyl windows, main floor laminate, attached garage, fenced yard and near schools, parks, transit and brand new Northside Community Center!



\$237,900

30D, 32 DAINES AVENUE

GORGEOUS DEER PARK CONDO ... WITH A VIEW!
Absolutely spotless unit in a quiet, friendly location overlooking the park with 2 roomy bedrooms, 2 full baths, open design with lots of natural light, heated floors, attached garage, spacious - come and see!!

SENIORS REAL ESTATE SPECIALIST (SRES)

Where to go to see animals this summer

Do you and your family love learning about animals? From aquariums to zoos, there's no shortage of ways to examine the world's most unique creatures and critters. If you're looking to arrange an animal encounter this summer, visit these attractions.

Aquarium

See marine animals up close at an aquarium. Pet a stingray, watch the otters and learn about the many life forms that live underwater.

Bird reserve or sanctuary

A bird reserve is a type of wildlife refuge designed to protect and foster bird species. Visit one and you're sure to see a variety of birds in their natural habitat. Don't forget the binoculars.

Farm

If you prefer domestic animals to wild, visit a local farm. You'll be able to meet the cows, sheep, chickens and other creatures that clothe and feed us.

Insectarium

If you love creepy and crawly creatures, visit an insect zoo. You'll learn fascinating facts about insects and arachnids and why they're so



important to the Earth's ecology.

Whale watching tour

Take a whale watching tour to see these marine mammals in their natural habitat. You'll be amazed at their size and grace as they swim and dive through the water.

Zoo

You'll see many types of animals in one place and learn about conservation efforts around the world.

Remember to treat animals with respect, no matter where you are. Give them a healthy amount of distance and don't do anything to provoke them.

House powerwashing tips

Powerwashing, also known as pressure-washing, utilizes a high-velocity water spray to remove dirt and residue from the exterior surfaces of a home. It is frequently used on vinyl siding, concrete and sometimes wood decks to treat mildew and other growth that accumulates over time.

Powerwashing can be a great way to remove grime without having to scrub by hand. But it requires a delicate touch to get it right. Sometimes it is best to leave the job to professionals. But homeowners willing to give it a go can try powerwashing themselves, as various stores rent power washers.

The home improvement website ImproveNet says that, until very recently, pressure washers were almost exclusively commercial machines sold to professionals or rented to do-it-yourselfers. Lately manufacturers have targeted homeowners looking to buy with lightweight options. For those who see powerwashing as a routine venture, purchasing a unit may be worth the investment.

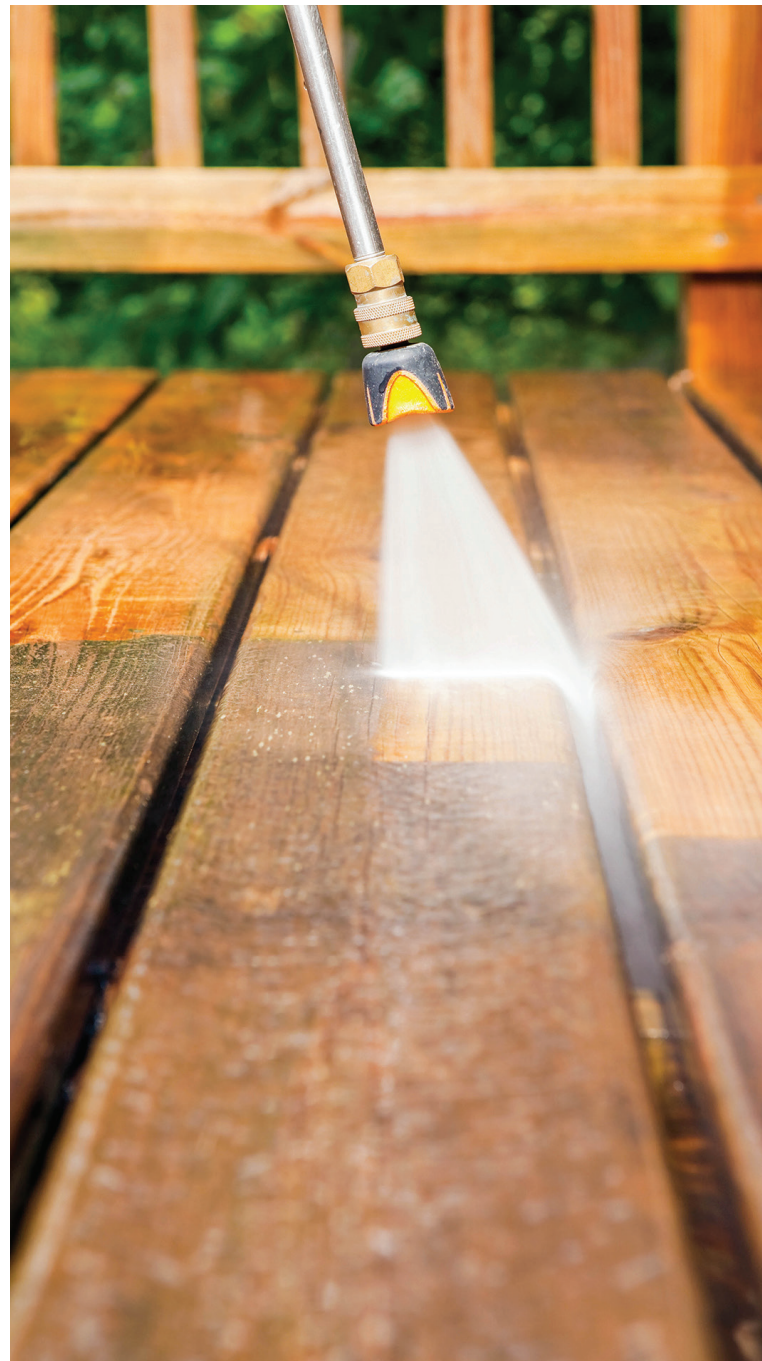
It is important to exercise caution when operating a powerwashing machine. The high-velocity spray can tear through skin. It is key to get a feel for the washer, and try less pressure first to get a handle on the magnitude of the tool.

Don safety gear prior to using a pressure washer. Gloves, eye protection and ear protection can be handy. Most units will connect to a standard garden hose. Choose old clothing and expect to get wet. Never point a powerwasher hose at anyone and do not attempt to rinse feet or hands in the spray.

The renovation resource The Family Handyman suggests starting with a wide-degree nozzle to test out the spray on the surface that needs to be cleaned. A 15- or 25-degree nozzle is usually the wand for general cleaning and paint stripping without damaging the surface of the home. Experiment with an optimal distance of the washer wand to get the desired cleaning effects without causing any damage. Work using a horizontal and slightly downward angle to avoid driving water up under the siding of a home.

Avoid spraying any electric wires or components on the home. Also, try not to spray upward, and angle the spray away from doors, windows and vents.

Some washers have reservoirs that will hold a detergent solution. Choose the right detergent for the job. Keep in mind that cleansers containing bleach can damage surrounding plants, so they



may need to be covered while the washing takes place.

Avoid the use of ladders when operating a powerwasher. The push-back from the wand can cause falls. Instead, opt for an extension wand to address the upper reaches of a home.

Powerwashing a home is an effective way to remove stubborn grime and refresh the look of a home's exterior.

Exterior renovations that improve curb appeal



Neglecting a home's exterior can be a disservice to homeowners, particularly those looking to increase the value of their homes. Curb appeal is important, as a home's appearance can greatly affect prospective buyers' perceptions.

Knowing which projects can offer the most bang for their remodeling buck can help homeowners make the right choices when improving the exterior of their homes. The following are some areas where homeowners can direct their focus if their end goal is a great-looking home with added value, as determined by the 2019 "Cost vs. Value Report" from Remodeling magazine. This report compares the average cost of 22 remodeling projects with the value those projects retain at resale across 136 markets.

- **Garage door replacement:** Homeowners can recoup 97.5 percent of their investment on a new garage door. This remodel tops the list for good looks and value. The average cost of \$3,611 is for replacing an existing two-car garage.

- **Manufactured stone veneer:** Replacing a portion of vinyl siding with stone veneer can greatly improve curb appeal, adding style that can set a home apart. Homeowners can expect to recoup a 94.9 percent return on their investment.

- **Wood deck addition:** A wooden deck on the rear or side of a home enhances homeowners' ability to enjoy the outdoors year-round. A wood deck addition recoups 75.6 of the cost of homeowners' initial investment.

- **Siding replacement:** Not only does old or weathered siding look unsightly, it can impact the energy efficiency of a home. Even though a siding replacement project is costly — at roughly \$16,000 — it offers a 75 percent return and peace of mind that the home is being well-protected from the elements.

- **New entry door:** Replacing an existing door with a 20-gauge steel door complete with clear dual-pane half-glass panel, jambs and an aluminum threshold with composite stop gets homeowners 75 percent of their initial investment back at resale. Improving the door isn't all about good looks, either. A door that isn't well-insulated or secure can be problematic.

In addition to these improvements, homeowners would be wise to focus on some upgraded landscaping, an upgraded roof, new windows, and improved exterior lighting as surefire ways to add curb appeal and potential value to their homes.



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Factors to consider when choosing a hiking trail

Have you ever gone on a hike only to find that it was too challenging? Or been bored on a trail that wasn't demanding enough? To choose the perfect route for your next hike, take these factors into consideration.

Difficulty rating. Hiking trails usually have their difficulty level clearly marked and the designations range from easy to hard. However, there's no universal standard for evaluating trails so the classifications are open to interpretation.

Distance. It's best to consider the total length of the trail and whether it's a loop or a one-way route. If it's not a circuit, determine the distance to your destination and back.

Grade. How steep the trail is, or the difference between its lowest and highest points, will impact the difficulty of the hike.

Time. Most hiking trails are marked with an estimation of how long it takes to complete. Keep in mind that it may take you more or less time than indicated, depending on your abilities.

Terrain. It's harder to walk on loose sand than it is on hard, packed earth.

Consider these factors together to get an idea of what you can expect overall. If you're new to hiking, start out with short hikes on flat terrain. As you gain experience, you can take on more challenging trails.

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ASK CHARLES

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I'm selling my home, and the potential buyers also want to use my real estate professional to represent them. Is that allowed?

Yes, that's allowed. The situation you're referring to is called transaction brokerage. Transaction brokerage is a service option when your real estate professional represents a buyer client interested in purchasing the property in which you are the seller client. The reverse is also true – transaction brokerage is a service option when you're interested in buying a property and the property's seller is also represented by your real estate professional.

When a real estate professional works on behalf of only one client in a transaction – the buyer or the seller – they have legal responsibilities, which include:

- undivided loyalty to their client
- acting in their client's best interest at all times
- the duty to avoid conflicts of interest
- the duty to disclose conflicts of interest when they arrive

Transaction brokerage changes the services your real estate professional is able to provide to you and to the other party in the transaction. A real estate professional who is working with both the buyer and the seller in a transaction cannot fulfill all of their legal responsibilities because there is a conflict between the best interests of the buyer and those of the seller. The buyer wants to pay as little as possible for the property, while the seller wants to sell their property for the highest possible price. It is impossible for a real estate professional to advocate for and represent the best interests of a buyer client

AND seller client in the same transaction.

This is when and why transaction brokerage becomes an option. In transaction brokerage, the real estate professional will provide facilitation services to you and the other party. These services include:

- helping the buyer and seller negotiate an agreement
- giving the buyer and seller property statistics and information, including comparative information from listing services and local databases
- providing and preparing agreements of purchase and sale, and other relevant documents according to the buyer and seller's instructions

A transaction facilitator has to treat both parties in an even-handed, objective, and impartial manner. They must remain neutral, not advocate for either you or the buyer, and they cannot provide confidential advice.

Before a real estate professional proceeds with transaction brokerage, both the buyer and the seller need to provide their informed consent by signing an *Agreement to Represent both Buyer and Seller*. Informed consent means each client understands the facts, implications, and future consequences of providing their consent. You do not have to consent to transaction brokerage. If you don't consent to it, or the other party doesn't, there are other options available to you such as seeking representation from a different real estate professional.

"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.



SUMMER EATS

Dining made easy

Blueberry Crumble Cake



With its juicy blueberries and crunchy topping, this cake is perfect for serving to company — or eating for breakfast!

Start to finish:

1 hour, 20 minutes (20 minutes active)

Servings: 10

Ingredients

Crumble

- 1/2 cup rolled oats
- 1/2 cup brown sugar
- 1/3 cup all-purpose flour
- 1/4 cup melted butter

Cake

- 1-1/4 cups all-purpose flour
- 1/2 cup white sugar
- 1/2 tablespoon baking powder
- Pinch of salt
- 1/2 cup melted butter
- 1/2 cup brown sugar
- 2 eggs
- 1 teaspoon vanilla extract
- 2/3 cup milk
- 1-1/2 cup frozen or fresh blueberries



Directions

1. Preheat oven to 350 °F (175 °C). Line a 9-inch square cake pan with parchment paper.
2. In a medium bowl, combine the dry crumble ingredients and then add the butter. Mix and set aside.
3. In another bowl, combine flour, white sugar, baking powder and salt.
4. In a third bowl, cream the butter and brown sugar. Gradually mix in the vanilla, eggs and milk until smooth.
5. Add a third of the flour mixture at a time, gradually combining the ingredients until you have a uniform batter. Add the blueberries and stir.
6. Pour the batter into the prepared cake pan and top with the crumble.
7. Bake for about 1 hour, or until a tooth pick inserted in the middle of the cake comes out dry.

Serve as is or with a scoop of vanilla ice cream.



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