

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

AUGUST 16, 2019

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

*Make a windowless room*

**SEEM BRIGHTER**

A4

*Protect your home*

**FROM RADON**

A10

*Make your laundry room*

**MORE EFFICIENT**

A14

## 43 DOAN AVENUE

### This is the Total Package!

Family Home with 2 Garages  
on a close in a desirable area!  
4 beds, 4 baths, large private  
back yard. **\$549,900**



**Nadine Marchand**

403-342-7700



**Royal Carpet Realty Ltd.**

See page 16 for more details

VIEW OUR E-EDITION ONLINE AT

**www.yourhouseyourhome.ca**





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



**GERALD DORÉ**  
403.872.4505



**230 POPLAR RIDGE | \$599,900**

Towering spruce trees & privacy on this 1.5 acre park-like setting just minutes from Red Deer. 1832 sq. ft., 5 beds, 3 baths, walkout bungalow - w/dbl. att., garage. MLS#CA0171902



**19 DIETZ CLOSE | \$409,900**

4 level split, dbl. att. heated gar., south exposure. 4 beds, 3 baths, larger lot, stunning park-like yard. MLS# CA0170912



**17 RYAN CLOSE | \$424,900**

Beautiful, classic large bungalow on a large lot in a quiet close. 5 beds, 3 baths, 2 fireplaces, space for RV. Over 1500 sq. ft w/ granite, hardwood floors. MLS#CA0160926



**NEW PRICE!**

**4756 56 STREET | \$889,000**

Riverfront luxury home! Custom-built Bowood home backing onto Red Deer River and the Waskasoo Park Trail system! 6 beds, 4 baths. MLS# CA0168316

FOR MORE INFORMATION ON THESE AND ALL MY OTHER LISTINGS PLEASE GO TO

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



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



**\$449,900**

**OPEN HOUSE: SAT 2-4 PM**

**39 HILL CRESCENT**

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

**Call Alex!**



**26 DALTON CLOSE**

Spectacular large walk out bungalow with triple car garage! Executive living!

**Call Alex today to view!**



**NOW \$292,000!**

**23 STEWART STREET**

Location is perfect for this Downtown Red Deer is the fabulous fully finished Sun-place to live, work, play and nybrook home just steps to do business - charming 613 the local school and parks. sq. ft. bungalow. Home comes with detached double garage!



**ONLY \$209,900**

**4607 49 STREET**

Call Alex!



**JUST LISTED!**

**100 INGLEWOOD DRIVE**

Fully finished show home with walk out basement is move in ready! This Beautifully finished home has much to offer

**Call Alex!**



**YOUR HOUSE YOUR HOME**

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

**CALL 403-314-4357 OR EMAIL [sales@yourhouseyourhome.ca](mailto:sales@yourhouseyourhome.ca)**  
**FOR MORE INFORMATION OR TO BOOK YOUR ADS.**





*Bett Portelance*



*120 Andrews  
Close*

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

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



# 10 tips to make your home more energy efficient

Would you like to pay less for utilities? Here are ten tips to help make your home more energy efficient and reduce your monthly costs.

Install a programmable thermostat. Set it to adjust the temperature whenever you're sleeping or away from home for more than a few hours.

Wash your clothes in cold water instead of hot.

Hang your clothes to dry instead of using the dryer.

Swap old lightbulbs for high-efficiency ones.

Use a timer for your outdoor lights.

Turn off your dishwasher's drying cycle. Instead, open the door and let your dishes air dry.

Make sure your dishwasher and washing machine

are full before running them.

Insulate your heating ducts so warm air can't easily escape.

When the outside temperature plummets, wear a sweater and slippers instead of turning up the thermostat.

Plant shrubs and trees near your house. They'll provide shade in the summer and help block cold air in the winter.

Implementing these simple changes can drastically reduce the energy your home consumes. Not only is using less power good for your wallet, but it's also kinder to the environment.



# How to make a windowless room seem brighter



Whether it's a powder room, a basement or an office, a room with no windows can be dark and hard to decorate. Here are a few tips to help you brighten your windowless room.

**Play with lighting.** Install overhead pot lights evenly across the whole ceiling. Set up a few table or standing lamps for times you don't want all the lights on.

**Use the right colours.** Opting for pastels or light neutrals will give the room an airy, open feel. Stick with a simple colour scheme and avoid contrasting shades.

**Hang a mirror or two.** Mirrors reflect light,

making the space seem brighter and bigger. Metallic, glass and other reflective surfaces have the same effect.

**Keep it simple.** To keep the space feeling open and light, choose streamlined furniture and avoid filling the room with too many decorations.

**Install interior windows.** If possible, replace a door or wall between two rooms with a frosted glass window or door. This will allow light from the adjoining room into your windowless space.

Even a windowless room can be light and airy. Follow these tips to make it a space you'll love to spend time in.





**www.AlexanderPlace.ca**

**Brand New Urban Living Suites**

**| ALEXANDER PLACE |**

Gorgeous Views | Pet Friendly  
Highly Secure Building | Social Lounge  
Live Close to Over 75+ Businesses  
Starting at \$1300 | Car Share Program  
Underground Parking

**Great for Professionals or Those Downsizing**

4712 47A Ave, Downtown Red Deer  
Call 587-377-6926

OPEN HOUSES: Friday, Aug. 23 at 10AM-4PM  
Friday, Sept. 13 at 10AM-4PM | Friday, Sept. 20 at 10AM-4PM



# How to choose the *perfect desk*

If you frequently work or study from home, creating the ideal workspace is a must. So what's the first step? Choosing the right desk, of course! Here's what you should do before making your pick.

## Measure the space you have

Some people have a whole room they can use, while others are allotted only a corner. Before heading out to look for desks, calculate the space you have, and don't forget to factor in room for a chair and other office furniture.

## Determine the way it will be used

Will you be working primarily on your computer, or do you need space to handle paperwork? Will your desk be kept clear, or do you need it to hold other office equipment like a phone or printer? Select a compact, rounded desk that allows you to reach everything you need without changing positions.

## Deduce what storage you need

If you need to keep books, papers and other supplies handy



while you work, consider a desk with drawers. Alternatively, filing cabinets and bookshelves can help keep you organized.

## Prioritize your comfort

Pick a desk that's the proper height, and if you suffer from back pain, a standing desk might be an ideal option. Things like foot rests,

keyboard wrist rests and monitor stands can make your workspace more comfortable.

In addition to these considerations, consider what style elements you want your desk to have. Traditional and stately or contemporary and chic? For a seamless fit, choose a desk that matches the design esthetic in your home.



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

4440 - 49 Avenue, Red Deer • 403.343.3020



**OPEN HOUSE August 17 2-4**

**DEVONSHIRE**  
**\$319,900**  
 CA0169578  
 105 Duckering Close  
 5 Beds/2 Bath  
 Bi-Level  
 Detached Garage  
 Huge Dbl Door Pantry  
 Corner Lot  
**PERFECT FOR A GROWING FAMILY**



**HOT NEW LISTING!!!**

**RURAL RED DEER Penhold Area**  
**\$479,900**  
 CA0174981  
 28113 HWY 592  
 3 Beds/2 Bath  
 Bungalow  
 3.03 Acres  
 Heated Red Barn  
 Lots of Privacy  
**NEW RENOS**  
**PERFECT LOCATION**



**JUST LISTED!!!**

**SUNNYBROOK S**  
**\$409,900**  
 CA0175128  
 7 Stephenson Crescent  
 4 Beds/3 Bath  
 Bi-Level  
 Heated Att. Garage  
 Air Conditioning  
 Former Fanta Show Home  
**IMMACULATE CONDITION**

**LET ME MOVE YOU**

**RE/MAX**  
 real estate central alberta

**Mitzi Billard (403) 396-4005**



**ERNIE SANDSTRA**  
 Associate  
 (403) 877-9144  
 www.erniesandstra.ca  
 erniesandstra@remax.net

**Welcome to SPRUCE VIEW**

**RE/MAX**  
 real estate central alberta  
 (403) 343-3020



**INVESTOR WANTED: PURCHASE ALL 4 PROPERTIES**

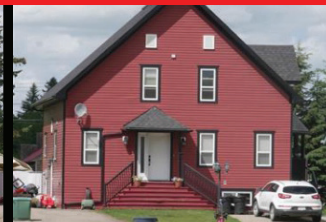


**R4 Zoned**

On 20 Street CA0171248  
**\$285,000 1.63 Acres**



829 20 Street #13 CA0171245  
**\$299,000 1,767 sqft**



829 20 Street #14 CA0171246  
**\$299,000 1,767 sqft**



829 20 Street #2 CA0171247  
**\$275,000 1,344 sqft**



**Ivan Busenius**  
**403.350.8102**  
**RE/MAX** real estate central alberta  
 4440 - 49 ave., red deer • 403.343.3020



**OPEN HOUSE**

**209 - 6 Michener Blvd | \$269,900**  
**JOIN ME Sunday from 1-3 pm** and let me show you this fantastic suite overlooking the trees and wildlife in one of the best 55 plus adult buildings in Red Deer. You will be glad you did.



**121 Waskasoo Estates | \$109,900**  
**LIVE LIKE KING FOR CHEAP!** This 1450 SQ Ft home is beautiful inside and out, and set in one of the best modular parks in Red Deer, walking distance to Costco and Gasoling Alley. Call for your private viewing.



**Barb McIntyre**  
**403.350.0375**  
**RE/MAX** real estate central alberta  
 4440 - 49 ave., red deer • 403.343.3020



**OPEN HOUSE**

**336 England Way | \$129,900 with garage!**  
**ADULT SECTION OF WASKASOO ESTATES** just off Hwy 2A South! Taste of country living here in this gorgeously renovated mobile. Quiet setting, perfect location for those wanting to escape the city and yet conveniently close. Check it out! **Open House Saturday 1-3 pm!**



**OPEN HOUSE**

**65 Lawford Avenue | \$234,900**  
**EXCELLENT STARTER**, revenue or downsizer. Immaculate! Quick possession can happen! **Open House Sunday 1-3 pm!**

**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**
**48 ISBISTER CLOSE**


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.

**6229 ORR DRIVE**


Fully developed 3 bedroom, 2 bathroom, 1/2 duplex with single att garage. Features newer flooring w/ceramic tiles in entry, kitchen, and baths, quality laminate in living and dining rooms, carpets in bdrms, hallway, and stairs, Lots of cabinet space. All appliances included!

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

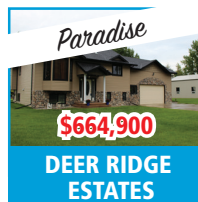

**Margaret  
Comeau**  
**403-391-3399**


Spacious 1040 sq. ft. 4 Bedrooms, 2 baths, windows & shingles replaced, fully redone inside out, lawn sprinklers.

**QUICK POSSESSION**



**MAIN LEVEL:** Master Bedroom, kitchen, Livingroom, Full Bath.  
**UPPER LEVEL:** Huge loft & balcony for morning coffee, large wrap around deck.



Private, 2.31 acres. 1292 sq. ft. bi-level, 3 beds, 3 baths, main flr laundry, open family room, Sorrento home. Shop 30x40, shop door 12x12 (garage 26x28), custom pond, covered patio & deck.

**OPEN HOUSE:**  
**Sunday, 3-5 pm**



**USE IT FOR A COTTAGE OR YEAR ROUND GET AWAY!** On its own lot, priced at assessed lot price. 3 bedrooms; 2 decks.



Quick possession, 5 bed bi-level, requires some TLC. Preliminary installation for 2nd full bath, stainless steel appliances, 27x27 garage, fenced yard, two layer deck.

# 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**





**CHRISTOPHER STEPHAN**  
Professional Corporation  
Barrister & Solicitor

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

RedDeerLawyer.com

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

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

**\$25 off** Individual Will / Package  
**\$50 off** Couples Will / Package  
**\$75 off** Real Estate Transaction

**587 272-2050**

\*Limit of one coupon per person \*Offer valid for Chris Stephan legal services only \*Cannot be combined with another coupon or promotion

**counterscapes**  
Cabinets & Kitchen Renovations  
Since 1997

**Countertop & Cabinet Professionals**

facebook.com/CounterscapesRD

Sinks | Faucets | Tile Backsplash  
Cabinets | Complete Renovations

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



# *Homebuyers beware:* get an air inspection before you make an offer

Are you in the market for a new home? If so, you may already know that having a property inspected before finalizing a deal is generally recommended. However, standard home inspections don't usually include an evaluation of the building's air quality. Since air quality can have a huge impact on the health of a home's inhabitants, forgetting to check this important aspect is a mistake.

## Testing indoor air quality

When testing the air quality in a home, the inspector will focus on several elements, including:

The building's history, including the year it was built and the materials used to insulate it. This information will offer insight into potential air contaminants.

The health of the current residents, including any symptoms that indicate an issue with the air in the home.

## The state of the home's ventilation system.

The inspector will also collect

samples of the air in the home to check for mould, bacteria and gases like radon and carbon monoxide.

Don't risk your health. Before

scheduling a home inspection, ask if the inspector is qualified to assess the air quality of the home and if they're comfortable drawing conclusions about potential health risks.





# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, AUGUST 17

### RED DEER

60 Erickson Drive .....	11:00 - 1:00 pm	Kim Lindstrand .....	MAXWELL REAL ESTATE SOLUTIONS .....	318-7178	\$317,500	Eastview Estates
#9, 4240 - 46A Ave Cres.	12:00 - 3:00 pm	Natalie Schnell .....	SUTTON LANDMARK REALTY .....	391-6422	\$219,900	Parkvale
120 Andrews Close .....	1:00 - 3:00 pm	Bett Portelance .....	ROYAL LEPAGE NETWORK REALTY CORP. ....	307-5581		Anderson Park East
59 Doran Crescent .....	1:00 - 3:00 pm	Kim Fox / Hayley Lauinger...	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	506-7552	\$490,000	Deer Park
53 Victor Close .....	1:00 - 3:00 pm	Bob Wing .....	CENTURY 21 ADVANTAGE .....	391-3583	\$339,900	Vanier Woods
32 Dowler Street, #46 .....	1:30 - 3:30 pm	Kim Lindstrand .....	MAXWELL REAL ESTATE SOLUTIONS .....	318-7178	\$419,900	Devonshire
105 Duckering Close .....	2:00 - 4:00 pm	Mitzi Billard .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	396-4005	\$319,900	Devonshire
148 Reichley Street .....	2:00 - 4:00 pm	Steve Cormack .....	ROYAL LEPAGE NETWORK REALTY CORP. ....	391-1672	\$424,900	Rosedale
39 Hill Crescent .....	2:00 - 4:00 pm	Alex Wilkinson .....	ROYAL LEPAGE NETWORK REALTY CORP. ....	318-3627	\$449,900	Highland Green
148 Vincent Close .....	2:00 - 4:00 pm	Mitzi Billard .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	396-4005	\$659,000	Vanier Woods

### SUNDAY, AUGUST 18

### RED DEER

6229 Orr Drive .....	1:30 - 4:00 pm	Dale Stuart .....	COLDWELL BANKER ONTRACK REALTY ...	302-3107	\$269,900	Oriole Park West
5870 - 41 Street Cres.	12:00 - 2:00 pm	Margaret Comeau .....	COLDWELL BANKER ONTRACK REALTY ...	391-3399	\$339,000	West Park
71 Addinell Close .....	1:00 - 3:00 pm	Tim Maley .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	550-3533	\$329,500	Anders
65 Lawford Avenue .....	1:00 - 3:00 pm	Barb McIntyre .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	350-0375	\$239,900	Lonsdale
#209, 6 Michener Blvd ..	1:00 - 3:30 pm	Ivan Busenius .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	350-8102	\$269,900	Michener Hill
78 Ivany Close .....	2:00 - 4:00 pm	Steve Cormack .....	ROYAL LEPAGE NETWORK REALTY CORP. ....	391-1672	\$404,900	Inglewood
181 Greig Drive .....	2:00 - 4:00 pm	Roger Will .....	MAXWELL REAL ESTATE SOLUTIONS .....	350-7367	\$235,900	Glendale
70 Lalor Drive .....	2:00 - 4:00 pm	Mike Phelps .....	CENTURY 21 ADVANTAGE .....	346-0021	\$424,900	Laredo
90 Osmond Close .....	2:00 - 4:00 pm	Len Parsons .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	350-9227	\$598,000	Oriole Park
212 Vancouver Crescent	2:00 - 4:00 pm	Mitzi Billard .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	396-4005	\$664,900	Vanier East

### SUNDAY, AUGUST 18

### OUT OF TOWN

27240 Township Rd 392 #238 ..	1:00 - 3:00 pm	Carol Clark .....	COLDWELL BANKER ONTRACK REALTY ...	350-4919	\$659,900	Red Deer County
14 Ravenscrag Crescent	2:00 - 4:00 pm	Jacqui Fletcher .....	ROYAL LEPAGE NETWORK REALTY CORP. ....	896-3244	\$599,000	Norglenwold
1 Sylvan Lane .....	2:00 - 4:00 pm	Jacqui Fletcher .....	ROYAL LEPAGE NETWORK REALTY CORP. ....	896-3244	\$659,900	Norglenwold
5 Deer Ridge Estates .....	3:00 - 5:00 pm	Margaret Comeau .....	COLDWELL BANKER ONTRACK REALTY ...	391-3399	\$664,900	Lacombe County

Find your **dream house** this weekend!

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



**YOUR  
HOUSE  
YOUR  
HOME**



# CENTURY 21 Advantage

4747 67 Street, Suite 905 | 403.346.0021 | Advantage@century21.ca



**BOB  
WING**

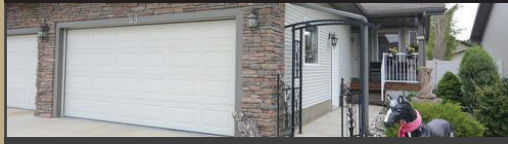
403-391-3583

## CENTURY 21 Advantage

21 photos of every property

Parkland Mall,  
Red Deer

OPEN HOUSE: SATURDAY, 1:00-3:00 PM



**\$339,900!**

### 53 VICTOR CLOSE

ADULT BUNGALOW IN VANIER WOODS!

Affordable, 12 yr. old 1/2 duplex in mint condition and on a quiet close. Fully finished, open design, vaulted ceilings, engineered hardwood, MF laundry, covered front deck, 2 tiered rear deck - close to walking paths.



**\$237,900**

### 30D, 32 DAINES AVENUE

GORGEOUS DEER PARK CONDO ... WITH A VIEW!

Spacious, quiet and absolutely spotless - in a friendly location with a view of the park, 2 roomy bdrms, 2 full baths, lots of natural light, heated floors, and attached garage. Come and check out our STAIRLIFT OPTION!

**SENIORS REAL ESTATE SPECIALIST (SRES)**

## Protect your home from radon

Radon is a radioactive gas that forms naturally when the uranium in rock and soil breaks down. When released into the outdoors, it poses no threat. However, if it seeps into a home, it can accumulate and cause serious health issues.

Radon gas is the second leading cause of lung cancer after cigarette smoking, and it's the leading cause of the disease in non-smokers.

While you can't see, taste or smell radon, you can test for it,

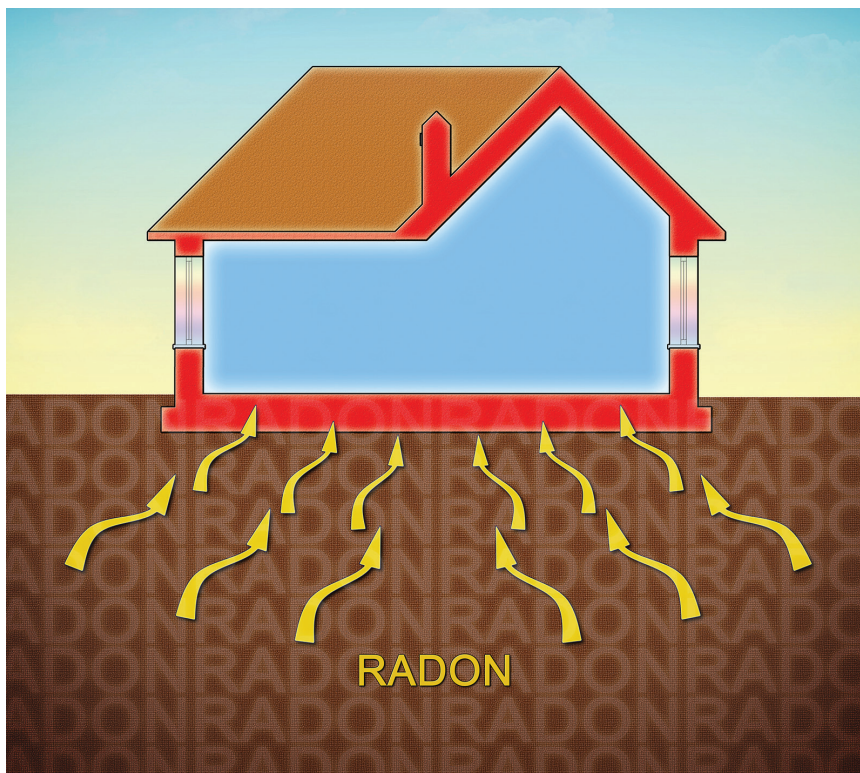
either by yourself or by hiring a professional.

If you decide to test your home yourself, be sure to follow the instructions carefully and to send your samples to a lab for analysis after the test period.

Alternatively, if you hire a professional, ensure that the individual is certified and that they conduct a long-term test over the span of at least three months.

A test that reveals radon quantities higher than 200 becquerels per cubic metre is concerning. In such a case, it's important to hire a professional to seal any leaks and reduce the level of radon in your home. A certified radon-mitigating contractor can assess your property and make changes that will stop the gas from entering your home.

Don't risk your family's health. Have your home tested for radon gas and take the steps necessary to guarantee clean air.





# 5 things to think about when designing an **easy-to-clean kitchen**



If you're thinking about updating your kitchen, it's worth considering your design choices in terms of how easy or difficult it will be to keep the renovated space clean. After all, the kitchen may be the heart of your home, but it's also the room most prone to spills and messes. Here are five aspects to carefully consider when redesigning your kitchen.

## **1. The floor**

Linoleum holds up well to frequent cleaning and has the advantage of having no grout lines to scrub. If you prefer ceramic, choose large tiles and make sure the grout lines are kept thin.

## **2. The paint**

Satin and high gloss paints are formulated to stand up to humid environments and are a cinch to wipe clean. Stay away from matte finishes, as they can stain easily.

## **3. The counter**

Manmade materials like laminate and engineered

stone can stand up to almost anything and require very little upkeep. Stay away from counters that are too pale or too dark, as these show dirt more than others.

## **4. The backsplash**

The area behind the stove tends to get stained and greasy and can be difficult to clean. If tiles are used in this space, the grout lines will require frequent scrubbing. Instead, opt for a covering like stainless steel or glass.

## **5. The cabinets**

Open storage may be trendy, but items kept on open kitchen shelves will quickly become grimy. Choose neatly organized cabinets with doors that are easy to wash instead. If you design them to reach right up to your ceiling, you'll never have to wipe down the tops.

Tidy spaces are easier to clean than cluttered ones, so try keep your counters bare. Store your pots, pans and small appliances in cabinets.

# How to avoid *indoor air pollution*



Many people think of air pollution as an outdoor problem. However, studies indicate that the air in most homes is two to five times more polluted than the air outside. Unfortunately, poor indoor air quality can cause serious health problems, especially when you consider that people spend up to 90 per cent of their time indoors.

## Causes

Sources of indoor air pollution include:

Mould, dust and pollen

Tobacco smoke

Gases such as carbon monoxide and radon

Additionally, volatile organic compounds (VOCs) are a leading cause of indoor air pollution. These gases are given off by many sources. Because they have a low boiling point, they can be released from products even at room temperature. They're found in cleaning materials, personal care products, new furniture, building materials and

even some fabrics.

## Solutions

Here are a few ways to keep the air in your home clean:

Choose products low in VOCs, and if possible, store new furniture, carpets and building materials outside of your home for a few weeks until they stop emitting gases

Avoid scented products like plug-in or aerosol deodorizers, candles and incense

Make sure your carbon monoxide and smoke detectors are working

If you have one, keep your air exchanger on at all times and clean the filters regularly

Help yourself and your family breathe easier by identifying the sources of indoor air pollution in your home and taking steps to reduce or eliminate it.



Real  
Estate  
Council  
Alberta

reca.ca

# ASK CHARLES

The authority for a positive real estate experience.

I saw a house for sale, and I want to check it out – will I have to sign a contract to get a real estate professional to show me the house?

The short answer is no. If you see a house for sale and you simply want a real estate professional to show you that house, you're not required to sign a contract.

Simply viewing a home with a real estate professional doesn't trigger a regulatory requirement to sign a contract with that real estate professional. However, if you start sharing confidential information such as your motivation for buying or your financial qualification, the real estate professional has a responsibility to clarify your working relationship, at which point they are going to provide you with some documents to review.

In the process of clarifying your working relationship, the first document a real estate professional should present to you is the Consumer Relationships Guide. The Consumer Relationships Guide is a mandatory document for real estate professionals when they begin working with a buyer or seller of residential real estate. It explains the different types of working relationships between real estate professionals and consumers.

The Consumer Relationships Guide is not a contract. It does not commit you to a specific ongoing working relationship with your real estate professional, but it is an essential information piece for consumers to understand what working with a licensed real estate professional entails. Among other things, it discusses responsibilities and obligations.

The Consumer Relationships Guide contains an acknowledgement that consumers have to sign indicating they've read the Guide, understand it, and have been provided with an opportunity to ask the real estate professional questions about it. Consumers need to review and sign the Guide before entering into any contract with a real estate professional.

Some real estate professionals may actually present the Consumer Relationships Guide and request that you sign the acknowledgement even before showing you a single property, but that specific practice is not a requirement.

---

"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).



## 5 ways to make your laundry room more efficient

Your laundry room may not be the most glamorous part of your home, but it's certainly a space that gets regular use. Here are five things you need to make your laundry room more efficient.

**A sorting station.** Instead of heaping piles of clothes on the floor, create a designated space for white, bright, dark and delicate clothes. This can involve placing laundry baskets on a shelf or even installing slide-out laundry drawers.

**A drying area.** Some clothes do fine in the dryer, but others need to air dry. To save space, mount a drying rack on the wall, or buy a folding rack and neatly tuck it away after the laundry's done.

**A folding surface.** A long counter that provides you with enough room to fold your clothes as soon as they come out of the dryer is ideal. Consider

building the counter over your washer and dryer to save space.

**A supply shelf.** Keep laundry supplies handy on a shelf near the washing machine. Store laundry detergent, stain remover and dryer sheets alongside a receptacle to hold things left behind in pockets.

**An ironing board.** Having a wall-mounted board that includes space to store an iron makes it easy to quickly iron your clothes when you're on the go.

For a laundry room that's as beautiful as it is functional, choose a colour scheme and apply it throughout the whole room. You could also use clear glass jars to hold your laundry supplies instead of storing them in their ugly, plastic containers.



# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

**AD COPY DEADLINE:**  
**Mondays at Noon**

**AD PROOFING DEADLINE:**  
**Tuesdays at 2:00 pm**

CALL 403-314-4357 OR EMAIL [sales@yourhouseyourhome.ca](mailto:sales@yourhouseyourhome.ca)  
FOR MORE INFORMATION OR TO BOOK YOUR ADS.

**VISIT US ONLINE AT**  
**[www.yourhouseyourhome.ca](http://www.yourhouseyourhome.ca)**



**Royal Carpet  
Realty Ltd.**  
**403.342.7700**  
**www.RCRRealEstate.com**



**Brad  
Granlund**  
Broker



**Nadine  
Marchand**  
Associate



**Nicole  
Dushanek**  
Associate



**RED DEER**

**\$179,900**

**Investment Property**

Zoned R3, downtown location for this 2 bdrm home w/1 bdrm contained suite, & garage, make \$ now while holding for future development.

**CALL NICOLE 342-7700**



**PENHOLD**

**\$219,900**

**Immediate Possession!**

3 Bedrooms/2bath townhome with no condo fees. Comes with all appliances, fenced yard.

**CALL BRAD 342-7700**



**SYLVAN LAKE**

**\$249,900**

**5 Bedroom/2 bath Updated Bilevel** with a fully fenced yard just blocks to school. Comes with all appliances. Great starter or revenue property. NEW Roof.

**CALL BRAD 342-7700**



**PENHOLD**

**\$399,900**

**Brand New!**

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

**CALL BRAD 342-7700**



**RED DEER**

**\$425,000**

**Updated Home**

on a HUGE lot across from greenspace in Bower. Lots of living space in this 3 bed (room for another)/3 bath home with attached garage.

**CALL NADINE 342-7700**



**RED DEER**

**\$469,900**

**Windows Windows Windows!**

Beautiful 3 bdrm, 3 bath 2 storey located in Vistas, quartz countertops, 6 appliances, fenced yard, room for RV parking. Sept 1/19 possession!

**CALL NICOLE 342-7700**



**RED DEER**

**\$499,900**

**Pick Your Colours!**

New home in Evergreen, You get to Customize Yourself! 3 bdrm, 3 bath, upper floor laundry, bonus room, upper deck, quartz countertops, 1828 sq ft 2 storey.

**CALL NICOLE 342-7700**



**RED DEER**

**\$529,900**

**EDGEhomes Showhome**

Stunning 1545 sq. ft. modified bilevel, open floor plan with 3 bdrms, 2 baths, micro office, gorgeous kitchen, custom shower, covered deck, heated garage & more!

**CALL NADINE 342-7700**



**RED DEER**

**\$549,900**

*Feature Home*

**2 Garages!**

Large family home with 4 bedrooms + den, 3 bathrooms on a close in a great location. Private mature yard in Deer Park.

**CALL NADINE 342-7700**



**SYLVAN LAKE**

**\$549,900**

**Brand New!**

3 bedroom/3bath home with bonus room, upstairs laundry, and 24x24 garage. Immediate possession available.

**CALL BRAD 342-7700**



**RED DEER**

**\$699,900**

**Huge 32x46 Shop**

plus a 5 bdrm/3bath walkout bilevel on a pie lot on a close in Anders

**CALL NADINE 342-7700**



**MERIDIAN BEACH**

**\$1,089,000**

**EAT FOR FREE! BBQ Sat 12-4 pm**

Brand new 2637sqft, w/triple garage, located right on the desirable part of canal. Park your boat in front of your home, & enjoy this custom 3 bdrm, 3 bath home, w/multiple decks, soaring 24' ceilings, 7 appliances, & Walk out Basement to your beautiful SW treed lot! Move in for Summer!

**CALL NICOLE 342-7700**