

YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

AUGUST 23, 2019

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

100 INGLEWOOD DRIVE

Former Show Home!

1,100 sq. ft. walkout bungalow on a quiet street, close to elementary school. This home features 4 beds and 3 baths. A must see home! **\$307,000**



Alex Wilkinson
403-318-3627



Royal LePage Network Realty
403-346-8900
See page 2 for more details

The best options for
HOME FLOORING **A4**

Fall cleaning
CHECKLIST **A10**

3 things to know before
INSTALLING A FIREPLACE **A14**

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www.yourhouseyourhome.ca



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3608-50 Ave www.networkrealtycorp.ca



5816 65 STREET #15
Awesome 1 bedroom main floor condo! Patio on front and back!
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26 DALTON CLOSE
Spectacular large walk out bungalow with triple car garage! Executive living!
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23 STEWART STREET
Location is perfect for this fabulous fully finished Sun-nybrook home just steps to do business - charming 613 the local school and parks. Home comes with detached double garage!
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4607 49 STREET
Downtown Red Deer is the place to live, work, play and sq. ft. bungalow.
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1516 sq. ft. fully developed bungalow in "The Falls" near Red Deer Golf & Country Club & Red Deer River Valley! 4 beds, 3 baths - west-facing on a park & in mint condition! No mowing or shovelling! MLS# CA0175749



1464 sq. ft. bungalow in gated community of "Lakeside Villas" loaded with features, luxury at its finest in one of Red Deer's finest neighborhoods! 3 beds, 3 baths in a private location with west-facing yard! MLS# CA0160642.



1173 sq. ft. half duplex at an unbelievable price with all the amenities that the Montfort Heights Condos offer - everything but power! 3 beds, 3 baths, dble. att. garage! Shut the door and head south! CA0175525



Condo in Legacy Estates with meal plans available - handicap friendly with walk-in shower and a walk-in tub system! Underground parking close to the elevator! 2 beds, 2 baths at a very affordable price! All amenities and utilities included in a low condo fee! MLS# CA0174321

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

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174 ASMUNDSEN AVENUE
Beautiful inside and out. Open floor plan with high ceilings and top end finishes, a real must see. CA0165019. **\$619,900**



35358 RR 283
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0 RR 282
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2101 19 AVENUE
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YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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Central Alberta's
OPEN HOUSE LISTINGS





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What is the *KonMari Method?*

Are you tired of living in a home filled with items you rarely use? In the best-selling book *The Life-Changing Magic of Tidying Up*, Japanese author and expert organizer Marie Kondo outlines her technique for turning a cluttered home into a tidy and peaceful place.

The KonMari Method differs from other decluttering methods in that it recommends cleaning by category rather than room by room. There is an order to "Konmaring" your home:

Commit yourself to tidying up the whole home within a timeframe of a few weeks.

Tidy by category, not by room. The categories are clothes, books, paper, komono (miscellaneous goods) and sentimental items.

Touch each item and ask yourself if it sparks joy. The answer will help you determine whether you should keep it.

Discard items before beginning to organize what's left.

The third step may be confusing to people who are just starting with the KonMari Method. Kondo herself admits that this can be awkward at first, but that people get used to it quickly. Think of it as choosing what to keep instead of choosing what to discard.

In addition to outlining a way of decluttering your home, Marie Kondo also advocates new ways of organizing and storing what you've kept, including her own techniques for folding clothes.

If you'd like to know more about the KonMari Method, pick up the book at your local bookstore or library, or watch the Netflix series of the same name.



Flooring: the best option for every room in your house



If you're renovating your home, choosing which flooring materials to use is probably a priority. Here are some recommendations for the various rooms in your house.

Kitchen. This high-traffic area needs a floor that can stand up to spills and heavy use. Ceramic tiles, engineered wood and vinyl are all durable choices that are easy to clean and won't be damaged by water.

Bathroom and laundry room. The floors in these rooms are likely to get wet more often than other rooms in the house. Ceramic, porcelain and vinyl tiles are the best choices here.

Living and dining room. Hardwood is a common choice for living and dining room floors. You can also choose engineered wood or

laminate flooring that mimics the look of wood. Alternatively, opt for wall-to-wall carpeting you love.

Bedrooms. Hardwood works very well in bedrooms, but some people prefer a soft surface, like carpeting. If you don't like the look of wall-to-wall carpeting, area rugs laid over hardwood can provide you with the best of both worlds.

Basement. Since they're underground, there's a risk that basement floors will get flooded. Vinyl and laminate planks are the best type of flooring for this potentially damp environment.

When choosing flooring for different rooms, remember the rule of three: you shouldn't be able to see more than three types of flooring at any one time.



4440 - 49 Avenue, Red Deer
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HUGE REDUCTION

39235 C & E Trail #76
\$619,900 CA0168548

OPEN HOUSE
August 25 2-4 pm
HOT NEW LISTING!!!

342 Viscount Drive
\$485,000 CA0175719

188 Illingworth Close
\$564,900 CA0164518

OPEN HOUSE: 10 Vista Close Aug 24 2-4 pm

54 Valentine Crescent
\$649,900 CA0171372

OPEN HOUSE: 28113 HWY 592 Aug 25 2-4 pm

5129 53 Street Lacombe
\$950,000 CA0175133

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4758 56 Street
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August 25 2-4 pm

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6229 ORR DRIVE

NEW LISTING!



\$269,900

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!

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Comeau*
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Family Comfort
Reduced!



\$339,900

**5870-41 STREET
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QUICK POSSESSION

Birchbay Retreat
Reduced!



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**23 PINE CRES.
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MAIN LEVEL: Master bed, kitchen, Living room, Full Bath. UPPER LEVEL: Huge loft & balcony for morning coffee, large wrap around deck.

**OPEN HOUSE:
Saturday, 2-4 pm**

Paradise



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**DEER RIDGE
ESTATES**

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.

Old Fashion Charm



\$369,900

**39310 RANGE
ROAD 250**

11.91 acres, 1168 sq.ft. home, fully finished, 36x176 barn and 49x101 shop. The land value alone is \$369,000 (appraised and surveyed).

Hidden Treasure
Reduced!



\$235,000

**56 LARNE PLACE
PENHOLD**

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.

Ann Craft
AGENT



Ann's List!



FULL-DUPLEX!

Revenue Buyers!

**6068 & 6070
Orr Drive**

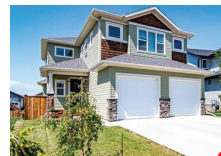
Full duplex with each side 3 bdrms, 2 baths, vaulted ceilings, in-floor heating in bsmt, off-street parking.

**\$294,900 per side
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How to use a blower door test to fix air leaks

Do you find it challenging or expensive to keep your home at a steady, comfortable temperature? Or maybe you want to make sure the house you're building is as energy efficient as possible? In either case, a blower door test can determine how airtight the building is and whether outside air is getting in.

What is it?

A blower door is a special type of fan attached to a flexible frame and panel that fits into the doorway of a home. During the test, all exterior doors and windows are closed but interior doors are opened to ensure proper air flow.

How does it work?

When the fan is turned on, it pulls all the air out of the building. This allows the outdoor air with its higher pressure to flow in through any gaps, cracks or holes. The technician may use a tool like a thermal image camera or a smoke pencil to pinpoint where the leaks are.

Fixing leaks

If leaks are found in a new construction, they can be fixed before the walls are closed. This ensures the structure is as energy efficient as possible.

In existing homes, the test helps to pinpoint the exact place where outdoor air is getting in. These are often easy to fix on your own with new caulking or weather stripping around your windows and doors. Larger leaks may need to be repaired by a professional.



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, AUGUST 24

RED DEER

5816 65 Street #15 **11:00 - 12:30 pm** Alex Wilkinson ROYAL LEPAGE NETWORK REALTY CORP. **318-3627** \$99,000 Highland Green
 100 Inglewood Drive **2:00 - 4:00 pm** Alex Wilkinson ROYAL LEPAGE NETWORK REALTY CORP. **318-3627** \$307,000 Inglewood
 10 Vista Close **2:00 - 4:00 pm** Mitzi Billard/Dorinda Gallant RE/MAX REAL ESTATE CENTRAL ALBERTA **309-2010** \$545,000 Vanier East
 68 Ironstone Drive **2:00 - 4:00 pm** Steven Cormack ROYAL LEPAGE NETWORK REALTY GROUP **391-1672** \$344,900 Inglewood
 174 Asmundsn Avenue **2:00 - 4:00 pm** Bob Gummow ROYAL LEPAGE NETWORK REALTY CORP. **598-7913** \$619,900 Aspen Ridge
 83 Gish Street **3:00 - 5:00 pm** Kelly Jones COLDWELL BANKER ONTRACK REALTY **392-0382** \$229,900 Glendale
 3 Jessup Avenue **12:30 - 2:00 pm** Marina Kooman RE/MAX REAL ESTATE CENTRAL ALBERTA **341-0004** \$331,900 Johnstone Park
 184 Inglewood Drive **2:30 - 4:00 pm** Marina Kooman RE/MAX REAL ESTATE CENTRAL ALBERTA **341-0004** \$309,900 Inglewood
 32 Dowler Street **1:00 - 3:00 pm** Kim Lindstrand MAXWELL REAL ESTATE SOLUTIONS **318-7178** \$419,900 Deer Park Estates
 92 Halliburton Crescent **1:00 - 3:00 pm** Good Ing RE/MAX REAL ESTATE CENTRAL ALBERTA **341-9995** \$329,900 Highland Green
 4917 Doncaster Avenue **1:30 - 4:00 pm** Jake Warkentin REALTY EXECUTIVES ALBERTA ELITE ... **342-4455** \$169,900 Davenport Place

SATURDAY, AUGUST 24

OUT OF TOWN

14, 10 Harrison Road **1:00 - 3:00 pm** Joan Barnes ROYAL LEPAGE NETWORK REALTY CORP. **896-5951** \$199,900 Sylvan Lake
 23 Pine Crescent **2:00 - 4:00 pm** Margaret Comeau COLDWELL BANKER ON TRACK REALTY ... **391-3399** \$319,000 Lacombe County
 39235 C&E Trail #104 **12:00 - 2:00 pm** Carol Clark COLDWELL BANKER ONTRACK REALTY **350-4919** \$599,900 Red Deer County
 4094 Ryders Ridge **1:30 - 3:30 pm** Nicole Dushanek RCR ROYAL CARPET REALITY **342-7528** \$264,900 Ryders Ridge
 27240 Twshp Rd 392 #238 **2:30 - 4:30 pm** Carol Clark COLDWELL BANKER ONTRACK REALTY **350-4919** \$659,900 Valley Ridge Estates
 27054 Twshp Rd 364 #146.. **12:00 - 2:00 pm** Kelly Jones COLDWELL BANKER ON TRACK REALTY ... **392-0382** \$749,900 Red Deer County

SUNDAY, AUGUST 25

RED DEER

56 Valentine Crescent **2:00 - 4:00 pm** Mitzi Billard/Dorinda Gallant RE/MAX REAL ESTATE CENTRAL ALBERTA **309-2010** \$649 900 Vanier Woods
 35 Dodge Avenue **2:00 - 4:00 pm** Lori Loney RE/MAX REAL ESTATE CENTRAL ALBERTA **350-9700** \$424 900 Deer Park
 342 Viscount Drive **2:00 - 4:00 pm** Mitzi Billard RE/MAX REAL ESTATE CENTRAL ALBERTA **309-2910** \$485 000 Vanier Woods
 66 Dobler Avenue **2:00 - 4:00 pm** Steven Cormack ROYAL LEPAGE NETWORK REALTY GROUP **391-1672** \$429 900 Deer Park
 83 Gish Street **10:00 - 1:00 pm** Kelly Jones COLDWELL BANKER ONTRACK REALTY ... **392-0382** \$229 900 Glendale
 32 Diane's Avenue #26A **1:00 - 3:00 pm** Ed Katchur MAXWELL REAL ESTATE SOLUTIONS **506-7171** \$264 900 Deer Park Estates
 37 Richards Crescent **2:00 - 4:00 pm** Len Parsons RE/MAX REAL ESTATE CENTRAL ALBERTA **350-9227** \$399 900 Rosedale
 60 Erickson Drive **1:00 - 3:00 pm** Kim Lindstrand MAXWELL REAL ESTATE SOLUTIONS **318-7178** \$317 500 Eastview Estates

SUNDAY, AUGUST 25

OUT OF TOWN

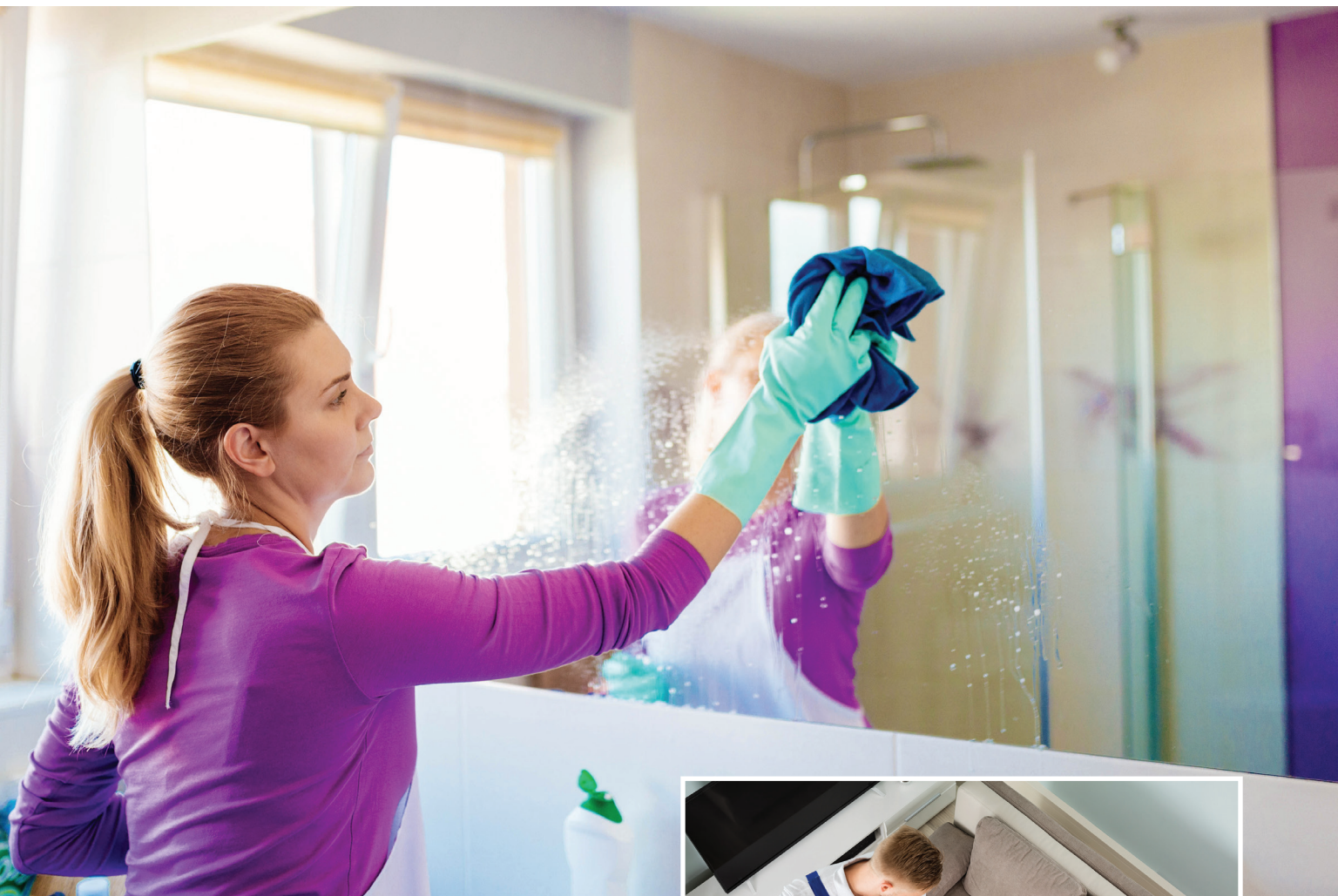
27054 Twshp R 354 # 146... **1:00 - 3:00 pm** Carol Clark COLDWELL BANKER ON TRACK REALTY ... **350-4919** \$749,900 Red Deer County
 6 Artemis Place **2:00 - 5:00 pm** Kelly Jones COLDWELL BANKER ON TRACK REALTY ... **392-0382** \$309,900 Blackfalds
 28113 HWY 592 **2:00 - 4:00 pm** Mitzi Billard RE/MAX REAL ESTATE CENTRAL ALBERTA **309-2910** \$479,900 Red Deer County

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**YOUR
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HOME**

Fall cleaning checklist



Are you ready to winterize your home? Then here's a room-by-room checklist of the fall cleaning you'll want to do this season.

Bedrooms

- Clean out all drawers
- Get rid of clothes that don't fit or you don't wear anymore
- Clean and put away summer clothes and prepare your winter wardrobe
- Wash duvets, comforters and pillows
- Vacuum and flip the mattress

Kitchen and bathroom

- Clean and organize all cabinets
- Wash the shower curtain and liner
- Check the caulking around the sink, tub and shower and reapply if necessary
- Scrub the grout between tiles
- Clean all appliances
- Seal and polish natural stone countertops



The whole house

- Hire a carpet cleaner or steam clean the rugs and carpets yourself
- Spot clean furniture upholstery
- Wash all windows and windowsills
- Clear cobwebs from ceilings and walls
- Clean baseboards
- Disinfect light switches and doorknobs

It may seem like a lot of work, but by tackling one room at a time over the course of a few weekends, your fall cleaning will feel manageable.



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



How to remove **old wallpaper**



Removing wallpaper is a home improvement project that seems challenging. However, with the right tools and a little know-how, it's a task that almost anybody can complete. Here's everything you need to know about removing old wallpaper using either water, solvents or steam.

What you'll need

No matter which method you use to remove your wallpaper, you'll need a few tools. These include:
A wallpaper scorer to perforate the paper and allow the solvent, water or steam through.
A scraper to separate the wallpaper from the wall.
A spray bottle to apply solvents and water.
A steamer, which can be rented or purchased.
You can also use a clothes steamer.

How to do it

Gather your supplies and get to work. You'll need to do the following:
Prep the area. Cover anything you don't want damaged by moisture, like your floors, baseboards, light fixtures and plugs.
Peel off the facing. If the wallpaper is coated in vinyl or plastic, start by peeling it off, if possible.

Perforate the wallpaper. Using your wallpaper scorer, make holes all over the surface of the paper.

If you're using a commercial solvent (wallpaper stripper) or water, do this next:

Moisten a section. Spray the surface liberally with the liquid. Allow it to sit for 15 to 20 minutes.

Scrape the wallpaper. Using your scraper, carefully separate the wallpaper from the wall.

If you're using a steamer, you'll need to do this:

Turn on the machine. Wait for the water to boil.

Apply the steam. Start with a corner close to the ceiling.

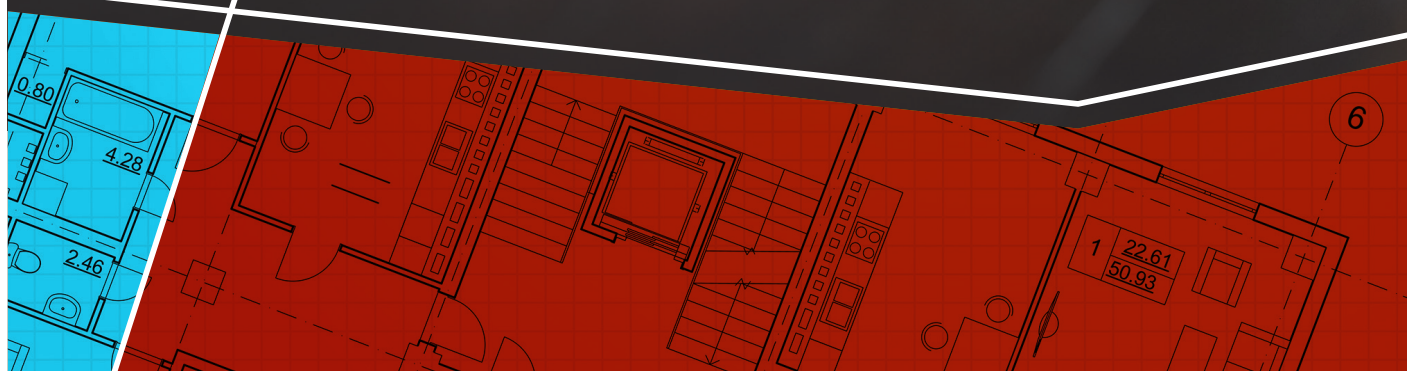
Peel off the wallpaper. As you apply the steam, use your other hand to pull the paper away from the wall.

No matter what method you use, you're bound to be left with a few stubborn patches that won't come off. Using solvent, scrub any remaining bits of glue or backing from the wall. Once it's dry, prepare it for a fresh coat of paint or new wallpaper.



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21 photos of every property

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Red Deer



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SENIORS REAL ESTATE SPECIALIST (SRES)

A guide to **DIY** salad dressing

There are many reasons to make your own salad dressing. Aside from impressing dinner guests and allowing you to discover new flavours, homemade dressings and vinaigrettes are healthier than their store-bought counterparts. Here are a few tips to get you started.

With oil

When using oil as a base for your salad dressing, use a ratio of three parts high quality vegetable oil to one part acid.

Sunflower seed oil, extra-virgin olive oil and a variety of nut oils make great bases, while popular acids include balsamic vinegar, lemon juice and apple cider vinegar.

The last step is to add a thickening agent such as mayonnaise, Dijon mustard, yogurt or honey, and aromatics like garlic or herbs.

Without oil

The key to a good dressing is that it coats your salad's components. While oil is perfect for the job, you can use other ingredients.

For a liquid dressing, try citrus juice or soy sauce. If you want a creamier result, opt for mustard or low-fat cream or yogurt.

Preparation

Any airtight and transparent container, such as a Mason jar, can be used to prepare your dressing.

Simply put all the ingredients inside, close the lid and shake until you get a homogenous mixture.

If you don't use all of it right away, simply store it in the refrigerator in the same container. It'll keep for up to several weeks.



3 things you should know

before installing a fireplace



Are you thinking about installing a fireplace or wood-burning stove in your home? Before you do, you should be familiar with the following three things.

1. The local regulations

Many municipalities have bylaws regarding wood-burning fireplaces and stoves. Check with the city to make sure you're allowed to install one in your home. If they're prohibited, gas, electric and pellet stoves are excellent alternatives that may be allowed.

2. Your insurance obligations

You must inform your insurance company before installing any type of permanent auxiliary heating appliance. Failing to do so could mean you're

not covered in case of a fire. What's more, many insurance companies may require your unit to have specific safety features or ask you to perform regular maintenance to continue your coverage.

3. The installation requirements

In order to meet the building code requirements in your area, you need to make sure your fireplace is installed according to the manufacturer's recommendations. It's best to hire a certified professional to ensure that everything is done correctly. Not only will your home conform to local regulations, but your family will be safer.

By being aware of these things, you'll be able to enjoy your new fireplace with the knowledge that you've done your due diligence to keep your family, home and community safe.

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ASK CHARLES

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

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

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

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

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

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

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

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

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

“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.



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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.

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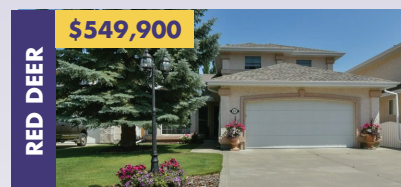
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