

Real Estate For Sale *in Edgemont*

5707 NANCY GREENE WAY	\$2,399,000	4275 CHELSEA CRESCENT	\$4,850,000
5709 OWL COURT	\$1,825,000	944 BEACONSFIELD ROAD	\$3,190,000
5639 WHITE PINE LANE	\$1,999,000	4368 ARUNDEL ROAD	\$3,249,000
5197 SONORA DRIVE.....	\$3,648,000	908 BEACONSFIELD ROAD	\$4,398,000
1134 MONTROYAL BOULEVARD	\$2,698,000	4072 SKYLINE DRIVE	\$3,130,000
4346 CAPILANO ROAD	\$2,960,000	885 BEACONSFIELD ROAD	\$3,850,000
1048 HANDSWORTH ROAD	\$3,968,000	920 MELBOURNE AVENUE	\$4,698,000
1098 LINNAE AVENUE	\$3,398,000	3560 HIGHLAND BOULEVARD	\$4,388,000
4986 SHIRLEY AVENUE	\$3,100,000	3267 FAIRMONT ROAD	\$4,085,000
977 BELVEDERE DRIVE	\$1,838,000	202-3151 CONNAUGHT CRESCENT	\$824,900
4792 CEDARCREST AVENUE	\$2,099,000	3248 BEVERLEY CRESCENT	\$2,398,000
806 MONTROYAL BOULEVARD	\$2,578,000	1138 RIDGEWOOD DRIVE	\$4,150,000
668 ALPINE COURT	\$2,398,000	12-1045 RIDGEWOOD DRIVE	\$1,499,900
4902 RANGER AVENUE	\$2,125,000	103-1055 RIDGEWOOD DRIVE	\$1,289,900
5168 REDONDA DRIVE	\$4,980,000	103-3399 CAPILANO CRESCENT	\$1,388,000
673 SYLVAN AVENUE	\$3,890,000	3665 EDMONTON BOULEVARD	\$1,599,000
954 TUDOR AVENUE	\$2,650,000	922 WENTWORTH AVENUE	\$5,498,000

Best Version Media does not guarantee the accuracy of the statistical data on this page. The data does not represent the listings of any one agent or agency but represents the activity of the real estate community in the area. Any real estate agent's ad appearing in the magazine is separate from the statistical data provided which is in no way a part of their advertisement.

Phillips & Prem
REAL ESTATE GROUP

Trust is More
Than Just A Feeling

IT'S THE RESULT OF INTEGRITY & SERVICE

MEET THE
PHILLIPS & PREM
REAL ESTATE GROUP

We have a reputation for being professional, accessible and both customer & colleague focused.

Not only do we believe that treating clients is the key to success, but also treating our peers in the real estate industry with the same care & attention.

We roll out the red carpet for our clients as well as our colleagues.



LANCE PHILLIPS, PREC*
604.924.8282
lance@phillipsandprem.com



NIK PREM, PREC*
604.992.9451
nik@phillipsandprem.com



KELSEY PHILLIPS
604.833.0060
kelsey@phillipsandprem.com



*(PREC) PERSONAL REAL ESTATE CORPORATION

When To Compromise On Your
“Must-Have” List

Expert Contributor

By Lance Phillips

Phillips & Prem Team



When you're shopping for a new home, you'll likely have a list of "must-haves" that are essential to your ideal living space. However, there are circumstances in which it may be worth compromising on your list of non-negotiables.

The True Value of Location

While having a specific number of bedrooms or a large backyard may be high on your priority list, the old real estate adage "location, location, location" remains paramount. A desirable location with easy access to high-quality schools, short commutes to work, and local amenities like parks or shopping centers provides a quality of life that a sixth bedroom cannot. Unlike the structure itself, you cannot change where the land sits. Compromising on square footage to secure a home in an appreciating or stable neighbourhood is often a smarter long-term financial and lifestyle investment. Consider neighbourhoods that are "up and coming." They might lack current polish but offer significant equity growth potential.

Strategic Budget Compromises and Renovation Potential

Sometimes, your dream home, once finished, may exceed your current price range. In such cases, it can be beneficial to explore properties that may lack a few desired features or modern finishes but offer substantial potential for future customization. This is often referred to as "buying the bones." If the foundation is solid and the systems (roof, HVAC, plumbing) are functional, you can gradually transform the house into your ideal space through phased renovations. By staying within, or even slightly below, your budget for the purchase price, you maintain the financial flexibility to tackle these projects without the stress of being "house poor." Look for homes where a wall can be moved or a basement finished to add that missing space later.

The Intangible Value of "Feeling"

What if you walk into a home and it just feels right, even though it's lacking a feature on your must-have list? Real estate is as much an emotional journey as it is a financial one. That intangible "gut feeling" often stems from a house's natural light, the flow of the air, or how the space makes you feel when you imagine living your daily life there. It might be worth going with that feeling over a rigid checklist. Keep in mind that what a property lacks today in cosmetic appeal or specific hardware can be remedied over time. You can't easily manufacture the sense of "home" that some properties naturally possess, so don't discount the power of intuition.

Compromising on Size and Layout

Many buyers enter the market with a fixed number of square feet in mind, but layout often matters more than total size. An efficiently designed 1,800-square-foot home can feel more spacious and functional than a poorly partitioned 2,200-square-foot home. If a house has an open-concept living area or creative storage solutions, you might find you don't actually need that extra bedroom you thought was essential. Be willing to consider homes slightly smaller than your target if the layout maximizes usable space. You might save on utility costs and maintenance time in the process.

Accepting Outdated Aesthetics

One of the easiest ways to find a deal is to look past "ugly" wallpaper, outdated carpet, or 1970s wood panelling. Cosmetic issues are temporary and relatively inexpensive to fix compared to structural changes. Many buyers are scared off by minor aesthetic flaws, which decreases competition and gives you more negotiating power. By accepting a home with outdated aesthetics, you are essentially buying a blank canvas that you can paint and furnish to your exact taste, rather than paying a premium for someone else's design choices that you might only moderately like.

Flexibility on the Closing Timeline

Sometimes the best way to secure a home isn't by offering the most money or having the best list of features, but by offering the seller convenience. If you can be flexible with your closing date—whether the seller needs a quick exit or a long rent-back period—you may find they are willing to accept your offer over others. This flexibility is a powerful bargaining chip. While it might require you to stay in temporary housing or extend your current lease, it can be the deciding factor that gets you into a house that checks almost all your other boxes.

Conclusion: The 80/20 Rule

Ultimately, successful home buying often comes down to the 80/20 Rule: if you find a house that meets about 80% of your must-haves and you can live with (or eventually change) the other 20%, you've found a winner. No home is perfect, and waiting for 100% can result in missing out on great opportunities in a competitive market. Focus on the structural and locational factors you cannot change, and be prepared to be flexible on the rest. By narrowing your focus to what truly matters for your long-term happiness, you'll find that the perfect home isn't the one that checks every box on day one, but the one that grows with you over time.

