



Home.

Our guide for great people



THIS IS OUR PLAN

Guiding you home.

Buying a home is a big step, and it can feel overwhelming at times. This guide breaks the process into simple, manageable steps so you always know what comes next. From planning and pre-approval to viewing homes, making an offer, and possession day, we are here to guide you home.



WITH THIS DOCUMENT:

- ✓ the process
- ✓ how we help along the way
- ✓ the tasks required
- ✓ the expected costs



HOW THIS GUIDE WORKS

Just take one step at a time



Buying a home can feel overwhelming between the first conversation and possession day. This guide is designed to break the journey into clear, manageable steps so you always know what comes next. Use it as a roadmap, a checklist, and a helpful reference as we move through the process together.



THIS GUIDE WILL HELP YOU:

- ✓ understand the buying process
- ✓ prepare for each next step
- ✓ know the expected costs
- ✓ stay organized and confident



WHAT YOU'LL FIND INSIDE

1. Welcome Home
2. How This Guide Works
3. About Coldwell Banker Local Realty
4. Your REALTOR® & Client Experience Team
5. Your Buyer Strategy Session
6. Financing & Pre-Approval
7. Budgeting Beyond the Purchase Price
8. First-Time Buyer Programs
9. Understanding Regina's Market
10. Choosing the Right Neighbourhood



ABOUT COLDWELL BANKER LOCAL REALTY

Guiding you home



Coldwell Banker Local Realty is an independently owned and operated Regina brokerage backed by a globally recognized brand. While our name is international, our approach is proudly local. Our REALTORS® know Regina and the surrounding area and are committed to helping you make informed, confident decisions.



OUR APPROACH

- ✓ Long-term relationships come first
- ✓ A consistent and professional client experience
- ✓ Support for our community through involvement and events
- ✓ Authentic service focused on you
- ✓ A healthy, positive team culture



WHAT THIS MEANS FOR YOU

- ✓ local market knowledge
- ✓ clear communication
- ✓ practical advice
- ✓ support from our wider team



YOUR REALTOR® & CLIENT EXPERIENCE TEAM

Who helps along the way



Buying a home is a team effort. Your REALTOR® will be your main guide, but you will also benefit from support behind the scenes to keep documents, communication, and next steps organized.



WHAT WE ASK FROM YOU

- ✓ communicate openly
- ✓ ask questions
- ✓ share listings through us
- ✓ keep your lender and lawyer moving



YOUR REALTOR®

- ✓ learns your goals
- ✓ books showings
- ✓ advises on value and strategy
- ✓ writes and negotiates your offer



BROKERAGE SUPPORT

- ✓ guidance and oversight
- ✓ problem-solving when needed
- ✓ professional standards



CLIENT EXPERIENCE TEAM

- ✓ shares documents
- ✓ sends reminders and checklists
- ✓ helps keep your transaction on track



YOUR BUYER STRATEGY SESSION

Start with a plan



Before we begin touring homes, we'll take time to build a smart plan. This helps us focus your search, avoid overwhelm, and make better decisions when the right home appears.



KEY TAKEAWAY

The clearer the plan, the easier it is to recognize the right home when it comes along.



WE'LL TALK ABOUT

- ✓ your ideal price range and comfort zone
- ✓ must-haves vs. nice-to-haves
- ✓ preferred neighbourhoods and commute
- ✓ timing, possession, and future plans
- ✓ type of home that best fits your lifestyle



BRING TO THE CONVERSATION

- ✓ pre-approval or lender contact
- ✓ areas you like or dislike
- ✓ saved listings or inspiration
- ✓ questions or concerns
- ✓ who else will help make the decision



FINANCING & PRE-APPROVAL

Know your numbers early



A pre-approval is one of the best first steps in the buying process. It gives you a clearer price range, helps strengthen your offer, and reduces surprises later.



IMPORTANT

A pre-approval is not the same as final approval. Once you have an accepted offer, your lender still needs to approve both you and the property.



WHAT A PRE-APPROVAL DOES

- ✓ estimates your borrowing range
- ✓ shows your likely monthly payment
- ✓ confirms your down payment plan
- ✓ helps you shop with confidence



YOUR LENDER MAY ASK FOR

- ✓ recent pay stubs or proof of income
- ✓ tax returns or T4s
- ✓ bank statements
- ✓ details of debts and monthly payments
- ✓ identification and employment information



GOOD QUESTIONS TO ASK

- ✓ What are the penalties if I break the mortgage early?
- ✓ Can I make extra payments?
- ✓ Is the rate fixed or variable?
- ✓ What will my total monthly housing cost look like?



BUDGETING BEYOND THE PURCHASE PRICE

See the full picture



The purchase price is only one piece of the budget. A smart buying plan looks at the money needed before possession, the monthly cost of ownership, and the cash you'll want left over after you move in.



UPFRONT COSTS

- ✓ down payment
- ✓ deposit
- ✓ closing costs
- ✓ inspection costs
- ✓ moving expenses



ONGOING OWNERSHIP COSTS

- ✓ mortgage payment
- ✓ property taxes
- ✓ home insurance
- ✓ utilities
- ✓ condo fees if applicable
- ✓ repairs and maintenance



DON'T FORGET

- ✓ appliances or furniture
- ✓ window coverings
- ✓ landscaping or snow care
- ✓ an emergency fund



A good rule of thumb is to set aside approximately 1%–1.5% of the purchase price for closing costs.



FIRST-TIME BUYER PROGRAMS

Ask the right questions early



If this is your first home purchase, there may be programs and tools available to help you save, plan, and buy with more confidence. The best place to start is a conversation with your lender and accountant.



PROGRAMS TO ASK ABOUT

- ✓ First Home Savings Account (FHSA)
- ✓ Home Buyers' Plan (RRSP)
- ✓ First-Time Home Buyers' Tax Credit
- ✓ insured mortgage options
- ✓ gifted down payment guidelines



WHY THIS MATTERS

- ✓ reduce upfront stress
- ✓ understand what cash you need
- ✓ learn what documents are required
- ✓ plan the smartest way to use your savings



REMEMBER

Program rules can change. Always confirm the latest details with your lender, accountant, or lawyer.



UNDERSTANDING REGINA'S MARKET

Learn how value really works



A home's list price is not always the same as its market value. Understanding how homes are priced and how buyers compare options will help you make stronger, more confident decisions.



GOOD BUYING ADVICE

The best home is not always the cheapest one. It's the home that fits your budget, goals, and long-term comfort.



KEY IDEAS TO UNDERSTAND

- ✓ list price is a strategy, not a guarantee of value
- ✓ days on market can tell part of the story
- ✓ assessed value is not the same as market value
- ✓ season, location, condition, and competition all matter



WHAT DRIVES VALUE IN REGINA

- ✓ neighbourhood
- ✓ lot and garage
- ✓ age and condition of the home
- ✓ basement quality and updates
- ✓ layout, upgrades, and resale appeal



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CHOOSING THE RIGHT NEIGHBOURHOOD

Find the right fit for your lifestyle



The right home is also about the right surroundings. In Regina, different neighbourhoods offer different strengths, from newer suburban streets to mature areas with character and established trees.



QUESTIONS TO ASK

- ✓ How important is commute time?
- ✓ Do schools, parks, or trails matter to you?
- ✓ Do you prefer a newer home or a mature area?
- ✓ Do you want a larger lot, more walkability, or less maintenance?
- ✓ How important is future resale appeal?



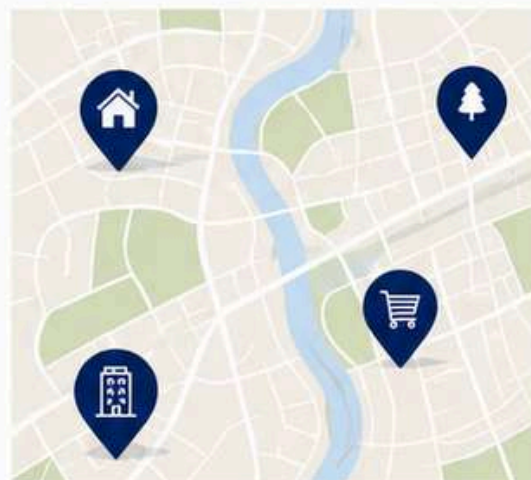
COMMON NEIGHBOURHOOD STYLES

- ✓ newer suburban communities
- ✓ mature central neighbourhoods
- ✓ family-focused areas
- ✓ condo and convenience-oriented locations



YOUR REALTOR® CAN HELP

- ✓ compare neighbourhood feel
- ✓ explain local boundaries and amenities
- ✓ identify good options for your goals
- ✓ help balance lifestyle and resale value





HOUSE TYPES IN REGINA

Understand your options



Different homes suit different budgets, lifestyles, and maintenance preferences. Knowing the common home styles in Regina can help you narrow your search and compare homes more confidently.



THINK ABOUT

- ✓ space needs
- ✓ maintenance level
- ✓ yard vs. condo lifestyle
- ✓ future resale appeal



COMMON HOME TYPES

- ✓ detached homes
- ✓ semi-detached homes
- ✓ townhomes
- ✓ apartment-style condos
- ✓ bare land condos



LAYOUTS YOU MAY SEE

- ✓ bungalows
- ✓ bi-levels
- ✓ two-storeys
- ✓ split levels
- ✓ homes with basement suites



CONDO BUYING BASICS

Know what you are buying



Buying a condo means you are purchasing both a home and a share of a larger community. It is important to understand the fees, rules, documents, and responsibilities that come with condo ownership.



LOOK CLOSER AT

- ✓ condo fees
- ✓ bylaws and pet rules
- ✓ reserve fund
- ✓ parking and storage



DOCUMENTS TO REVIEW

- ✓ bylaws
- ✓ financial statements
- ✓ reserve fund information
- ✓ meeting minutes



QUESTIONS TO ASK

- ✓ What do condo fees cover?
- ✓ Are there special assessments?
- ✓ Are there rental restrictions?
- ✓ Is parking titled or assigned?



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NEW CONSTRUCTION & SHOW HOMES

Bring your REALTOR® with you



If you are exploring a builder's show home, involve your REALTOR® early. New construction can be a great option, but pricing, inclusions, timelines, and upgrades all deserve a closer look.



REMEMBER

- ✓ base price is not the final price
- ✓ upgrades add up quickly
- ✓ timelines can change
- ✓ inclusions vary by builder



ASK ABOUT

- ✓ warranties
- ✓ GST implications
- ✓ appliance, deck, and fence inclusions
- ✓ possession dates
- ✓ deposit structure



WHY REPRESENTATION HELPS

- ✓ compare builders and lots
- ✓ review pricing and extras
- ✓ help with paperwork
- ✓ protect your interests



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SEARCHING FOR HOMES

Focus on the right opportunities



A good search is about more than scrolling through listings. We help you stay focused on homes that fit your budget, lifestyle, and goals so your time is spent on the best opportunities.



WHAT TO WATCH FOR

- ✓ location and commute
- ✓ price vs. condition
- ✓ layout and functionality
- ✓ recent updates
- ✓ future maintenance



WE CAN HELP YOU

- ✓ set up tailored searches
- ✓ spot new listings quickly
- ✓ filter out poor fits
- ✓ identify value



BEST PRACTICES

- ✓ review listings promptly
- ✓ keep notes and photos
- ✓ revisit your must-haves
- ✓ share listings with your REALTOR®
- ✓ be ready if the right one appears



VIEWING HOMES

Look beyond the decor



A showing is your chance to experience how a home feels in real life. We will help you look past staging and notice the practical details that matter most.



PAY ATTENTION TO

- ✓ overall condition
- ✓ layout and flow
- ✓ storage and parking
- ✓ natural light



DURING A SHOWING

- ✓ take notes
- ✓ ask about age of key items
- ✓ check windows, floors, and walls
- ✓ picture daily living in the home
- ✓ compare to your priorities



COMMON THINGS TO NOTICE

- ✓ roof and exterior
- ✓ foundation and grading
- ✓ furnace and air conditioner
- ✓ plumbing and electrical
- ✓ noise and neighbourhood feel



COMPARING HOMES & RESALE VALUE

Think beyond today



The right home should fit your life now and still make sense for the future. When we compare homes, we look at both personal fit and long-term resale appeal.



GOOD BUYING ADVICE

The best choice is not just the home you love today. It is also the one that will make sense when life changes or it is time to sell.



COMPARE THESE FACTORS

- ✓ location
- ✓ layout
- ✓ lot and garage
- ✓ updates and condition
- ✓ storage and flexibility



WHAT HELPS RESALE

- ✓ good neighbourhood appeal
- ✓ functional floor plan
- ✓ solid maintenance history
- ✓ neutral, well-kept presentation
- ✓ proximity to amenities



MAKING AN OFFER

Build a strong, clear offer



An offer is more than just a price. We help you put together clean, thoughtful terms that reflect your goals, protect your interests, and give the seller confidence in your position.



AN OFFER CAN INCLUDE

- ✓ price
- ✓ deposit
- ✓ possession date
- ✓ conditions
- ✓ inclusions and exclusions



WHAT STRENGTHENS AN OFFER

- ✓ clear terms
- ✓ realistic pricing
- ✓ lender readiness
- ✓ flexible possession if needed
- ✓ fewer unnecessary complications



COMMON CONDITIONS

- ✓ financing
- ✓ home inspection
- ✓ condo document review
- ✓ sale of buyer's home



MULTIPLE OFFERS

Stay calm and strategic



In a competitive situation, the goal is not to win at any cost. The goal is to make a confident decision that fits your budget, comfort level, and long-term plans.



IMPORTANT

You may only get one chance to improve your offer. A strong offer should reflect both the market and your comfort zone.



HOW WE HELP

- ✓ explain the process
- ✓ help define your limit
- ✓ review risks and trade-offs
- ✓ prepare your best terms



REMINDERS

- ✓ you may only get one chance
- ✓ highest is not always strongest
- ✓ emotions can rise quickly
- ✓ never exceed your comfort zone



AFTER THE OFFER IS ACCEPTED

What happens next



Once an offer is accepted, the process shifts from shopping to follow-through. There are important deadlines, documents, and decisions ahead, and we will help keep everything moving.



NEXT STEPS

- ✓ deliver deposit
- ✓ send documents to lender and lawyer
- ✓ book inspections
- ✓ arrange insurance



YOUR TIMELINE MAY INCLUDE

- ✓ inspections and due diligence
- ✓ mortgage approval
- ✓ condition removal
- ✓ utility and moving prep
- ✓ final lawyer paperwork



WE'LL KEEP YOU ON TRACK

- ✓ explain deadlines
- ✓ coordinate key professionals
- ✓ negotiate issues if needed
- ✓ remind you what comes next



INSPECTIONS & DUE DILIGENCE

Learn the home's story



An inspection helps you better understand the home you are considering. It is not about finding a perfect property. It is about understanding condition, risk, repairs, and future maintenance.



IN REGINA, PAY EXTRA ATTENTION TO

- ✓ basement moisture
- ✓ grading and drainage
- ✓ sewer line condition
- ✓ furnace and air conditioner



COMMON INSPECTION AREAS

- ✓ roof and exterior
- ✓ foundation and structure
- ✓ plumbing
- ✓ electrical
- ✓ insulation and ventilation



THE GOAL OF AN INSPECTION

- ✓ understand condition
- ✓ identify safety concerns
- ✓ budget for repairs
- ✓ decide whether to proceed



REMOVING CONDITIONS

Move from conditional to firm



Once financing, inspection, and other due diligence are complete, you will decide whether to proceed, renegotiate, or walk away. We help you review each condition carefully before signing off.



BEFORE YOU REMOVE CONDITIONS

- ✓ confirm financing approval
- ✓ review inspection results
- ✓ complete condo document review if needed
- ✓ be satisfied with answers and next steps



COMMON CONDITIONS

- ✓ financing
- ✓ home inspection
- ✓ condo document review
- ✓ sale of buyer's home



YOUR OPTIONS

- ✓ remove conditions and proceed
- ✓ request amendments
- ✓ extend if all parties agree
- ✓ walk away if terms are not satisfied



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LAWYER, INSURANCE & CLOSING COSTS

Prepare for the final details



As closing approaches, your lawyer, lender, and insurance provider each play an important role. This is the stage where final documents, instructions, and costs come together.



YOUR LAWYER HELPS WITH

- ✓ reviewing documents
- ✓ receiving lender instructions
- ✓ preparing closing paperwork
- ✓ transferring title and funds



BUDGET FOR

- ✓ legal fees
- ✓ title and registration costs
- ✓ title insurance
- ✓ adjustments and disbursements



INSURANCE REMINDERS

- ✓ start early
- ✓ provide property details
- ✓ confirm the effective date
- ✓ send proof to your lender or lawyer



UTILITIES & ADDRESS CHANGE

Line up the essentials



A smooth move means setting up the practical details ahead of time. Before possession, make a plan for utilities, services, and all of the places your address needs to be updated.



UPDATE OR SET UP

- ✓ SaskPower
- ✓ SaskEnergy
- ✓ City of Regina water
- ✓ internet and security



DON'T FORGET

- ✓ mail forwarding
- ✓ driver's licence and SGI
- ✓ banking and subscriptions
- ✓ employer and school records



TIMING TIPS

- ✓ book services before possession
- ✓ keep account numbers handy
- ✓ confirm move-in dates
- ✓ save confirmation emails



PRE-POSSESSION CHECKLIST

Get ready for move-in day



The week before possession is all about preparation. With a few final tasks handled early, your move can feel more organized and much less stressful.



AHEAD OF TIME

- ✓ confirm your lawyer appointment
- ✓ arrange certified funds if needed
- ✓ book movers
- ✓ pack an essentials box



CHECK THESE OFF

- ✓ review inclusions
- ✓ confirm the key hand-off plan
- ✓ transfer utilities
- ✓ gather ID and important documents



BRING TO POSSESSION WEEK

- ✓ final paperwork
- ✓ insurance confirmation
- ✓ phone charger and contact list
- ✓ cleaning and moving supplies



POSSESSION DAY

The home becomes yours



Possession day is exciting, but it can also require some patience. Keys are released once the legal process is complete, and we help you understand what to expect from start to finish.



EXPECT THIS

- ✓ funds must transfer first
- ✓ keys are released once lawyers confirm
- ✓ timing can vary
- ✓ bring patience and excitement



WHEN YOU ARRIVE

- ✓ check keys and remotes
- ✓ confirm included appliances
- ✓ look for obvious new damage
- ✓ verify the home is vacant unless agreed



FIRST THINGS TO DO

- ✓ take meter photos if needed
- ✓ test locks, lights, and water
- ✓ note any concerns right away
- ✓ celebrate the moment



FIRST 30 DAYS IN YOUR NEW HOME

Settle in with confidence



Your first month of ownership is a great time to get organized, learn your home's systems, and tackle a few high-value tasks that will help you feel settled.



GOOD FIRST-MONTH TASKS

- ✓ review the inspection report
- ✓ prioritize repairs
- ✓ organize manuals and receipts
- ✓ introduce yourself to neighbours



CREATE A HOME SYSTEM

- ✓ keep a maintenance folder
- ✓ set seasonal reminders
- ✓ track warranties
- ✓ build your contractor list



START HERE

- ✓ change locks or codes
- ✓ test smoke and CO detectors
- ✓ locate shutoffs and the electrical panel
- ✓ replace the furnace filter



HOME MAINTENANCE BASICS

Protect your investment



A little ongoing care goes a long way. Regular maintenance helps protect your home, reduce surprises, and support long-term value.



SEASONAL HABITS

- ✓ check grading and drainage
- ✓ clean gutters and downspouts
- ✓ service furnace and air conditioner
- ✓ watch for leaks and moisture



INSIDE THE HOME

- ✓ change filters
- ✓ test GFCIs and alarms
- ✓ monitor plumbing
- ✓ inspect caulking and ventilation



OUTSIDE THE HOME

- ✓ watch roof and exterior
- ✓ clear snow from vents
- ✓ maintain deck and fence
- ✓ protect foundation drainage



TRUSTED PROFESSIONALS & RESOURCES

Know who to call



Owning a home comes with questions, projects, and occasional surprises. It helps to know which professionals can support you before, during, and after your move.



YOUR TEAM MAY INCLUDE

- ✓ mortgage professional
- ✓ lawyer
- ✓ home inspector
- ✓ insurance broker



OTHER HELPFUL PROS

- ✓ contractors and trades
- ✓ movers
- ✓ cleaners
- ✓ locksmith



WE CAN HELP WITH

- ✓ trusted referrals
- ✓ local Regina advice
- ✓ next-step questions
- ✓ future buying or selling plans



YOUR REALTOR[®] FOR LIFE

We're here after the sale



Our relationship does not end on possession day. We are here to answer questions, share local insight, and help when your next real estate move is on the horizon.



STAY CONNECTED FOR

- ✓ market updates
- ✓ home value questions
- ✓ contractor referrals
- ✓ future moves and investments



WAYS WE HELP LATER

- ✓ answer ownership questions
- ✓ provide neighbourhood insight
- ✓ support future purchases or sales
- ✓ stay in touch with useful advice



KEEP THESE RECORDS

- ✓ closing documents
- ✓ survey or condo papers if any
- ✓ receipts and warranties
- ✓ renovation notes



READY WHEN YOU ARE

*Thank you for choosing
Coldwell Banker Local Realty*



Whether you are buying your first home or planning your next move, we are proud to guide you through the process with care, strategy, and local expertise.



THIS GUIDE IS JUST THE START

- ✓ ask questions anytime
- ✓ lean on us before and after possession
- ✓ we are here for your next chapter
- ✓ contact your REALTOR® when you are ready



WHY BUYERS WORK WITH US

- ✓ local Regina expertise
- ✓ clear communication
- ✓ strong strategy
- ✓ support from start to finish



NEXT TIME YOU NEED US

- ✓ buying again
- ✓ selling
- ✓ referrals
- ✓ investment or relocation plans



REGINA SCAVENGER HUNT

*Explore your new city
one local gem at a time*



Settling into a new city is more fun when you explore it together! Use this checklist to discover favourite spots, create memories, and feel right at home in Regina.

- ☐ Grab a treat at Milky Way
- ☐ Visit Everyday Kitchen
- ☐ Ride the Canada Goose Slide at Candy Cane Park
- ☐ Roll or slide down Douglas Park Hill
- ☐ Walk around Wascana Lake
- ☐ Visit Local Fresh Market
- ☐ Browse Sticks & Doodles
- ☐ Find a Regina mural
- ☐ Take a photo at the Legislative Building
- ☐ Discover a new neighbourhood park



BONUS POINTS

- ☐ Try a new local coffee shop
- ☐ Take a family selfie
- ☐ Ask a neighbour for a local recommendation





HOUSE-HUNTING BINGO

— ♦ Play along during your home search ♦ —

Big Backyard	Kitchen Island	Double Garage	Finished Basement	Ensuite
Walk-In Closet	Fireplace	Corner Lot	Main Floor Laundry	Fenced Yard
Nearby Park	Natural Light		Cute Front Porch	Quartz Counters
Mudroom	Open Concept	Move-In Ready	South-Facing Yard	Home Office
New Flooring	Bonus Room	Garage Storage	Pantry	Great Curb Appeal



HOW TO PLAY



As you tour homes, mark off any feature you spot.

Get five in a row—across, down, or diagonal—and you've got BINGO!

Keep playing and see how many you can find!



OUR WINNING TIPS



- ✓ Know your must-haves
- ✓ Keep notes after showings
- ✓ Don't forget location



REGINA WORD SEARCH

Find local and home-buying favourites



R	E	G	I	N	A	H	M	P	Q	Z	K
W	A	S	C	A	N	A	X	Y	U	I	F
R	E	A	L	T	O	R	B	V	C	S	D
H	O	M	E	L	K	J	H	G	F	D	S
P	A	R	K	M	N	B	V	C	X	Z	L
M	O	R	T	G	A	G	E	Q	W	E	K
I	N	S	P	E	C	T	I	O	N	T	J
C	O	N	D	O	Y	U	I	O	P	L	H
D	O	U	G	L	A	S	A	S	D	F	G
C	A	N	D	Y	C	A	N	E	Z	X	V
M	I	L	K	Y	W	A	Y	B	N	M	Q
S	A	S	K	A	T	C	H	E	W	A	N
P	O	S	S	E	S	S	I	O	N	L	R

Words may go across, down, or diagonal.



LOCAL TIP

Take time to enjoy
Regina while you search!

Explore our parks,
local treats, and
neighbourhood
favourites along
the way.



FIND THESE WORDS

REGINA	MORTGAGE	CANDYCANE
WASCANA	INSPECTION	MILKYWAY
REALTOR	CONDO	SASKATCHEWAN
HOME	DOUGLAS	POSSESSION
PARK		



WHAT FITS YOU BEST?

A fun way to discover your buyer style



There's no right or wrong answer—just what feels right for you. For each pair, choose the option that best matches your ideal home life.



1 ☐ New Build / Character Home ☐

2 ☐ Big Yard / Low Maintenance ☐

3 ☐ Close to Downtown / Quiet Crescent ☐

4 ☐ Move-In Ready / Renovation Potential ☐

5 ☐ Detached Home / Condo Living ☐

6 ☐ Open Concept / Defined Rooms ☐

7 ☐ Double Garage / Bigger Kitchen ☐

8 ☐ Walkable Area / Quick Commute ☐

9 ☐ Park Nearby / Shopping Nearby ☐

10 ☐ Extra Bedroom / Home Office ☐



YOUR TOP 3 MUST-HAVES

Write your top 3 must-haves from your choices above.

1 _____

2 _____

3 _____



WHAT THIS TELLS YOU

Your answers reveal what matters most in your next home. Use this insight to focus your search, save time, and make confident decisions when it's time to tour, compare, and make an offer.

The better you know your priorities, the better your next move will be.





FIRST WEEK IN REGINA CHALLENGE

10 easy ways to feel at home

- 1 Meet a neighbour ☐
- 2 Walk your block ☐
- 3 Visit your nearest park ☐
- 4 Find your grocery store ☐
- 5 Try a local coffee shop ☐
- 6 Walk around Wascana Lake ☐
- 7 Take a photo at the Legislative Building ☐
- 8 Treat yourself at Milky Way or EveryDay Kitchen ☐
- 9 Visit Local Fresh Market or another local shop ☐
- 10 Pick your go-to takeout spot ☐



FAVOURITE DISCOVERY



WHY THIS HELPS

Exploring your neighbourhood helps you build connections, feel confident, and settle in faster. Small steps this week can lead to big “this is home” moments.





LOCAL GEMS TO EXPLORE

Favourite places around Regina and area

From iconic landmarks to hidden favourites, Regina and area is full of places that make life here so special. Make your home search an adventure and discover the people, places, and experiences that make this community feel like home.

MAKE A DAY OF IT



Pack a picnic and enjoy lunch at the lake or in the park.



Try one new local spot with every outing.



Explore a new neighbourhood and see what you love.



1. TREATS & EATS

- ✓ Milky Way
- ✓ EveryDay Kitchen
- ✓ local coffee shops



2. FAMILY FUN

- ✓ Candy Cane Park
- ✓ Douglas Park Hill
- ✓ Wascana Centre
- ✓ Royal Saskatchewan Museum



3. SHOP LOCAL

- ✓ Sticks & Doodles
- ✓ Local Fresh Market
- ✓ neighbourhood boutiques



4. WORTH THE DRIVE

- ✓ Moose Jaw downtown
- ✓ prairie drives
- ✓ small-town exploring