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EDMONTON, BLOCK BY BLOCK

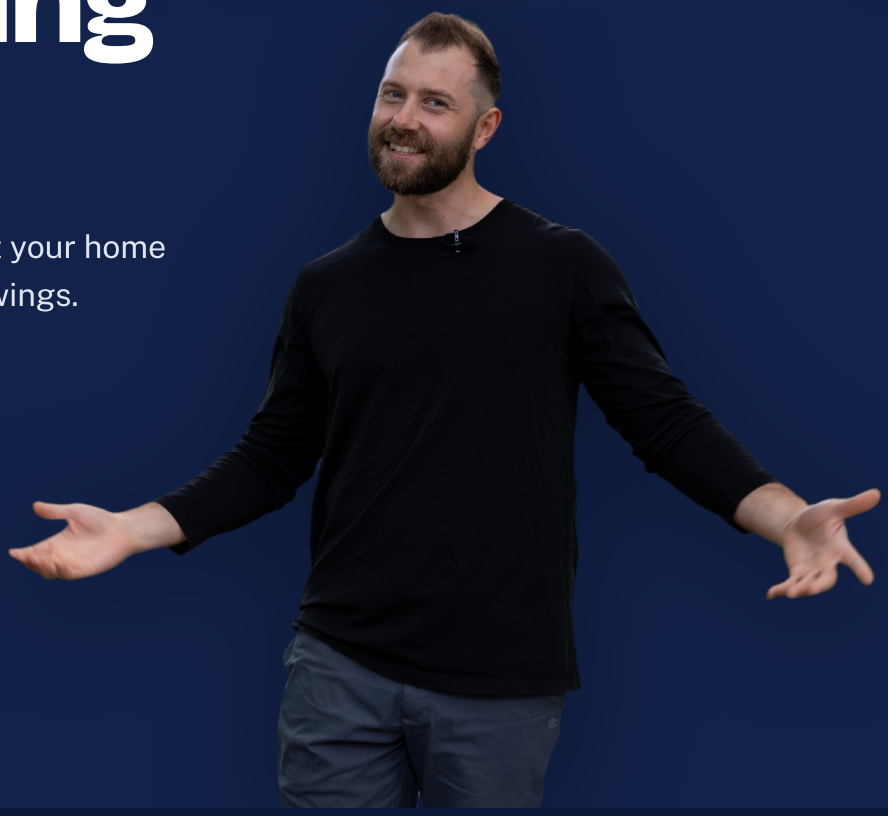
2026 EDITION

A FREE GUIDE FOR EDMONTON HOMEOWNERS

The Complete Home Staging Checklist

A printable, room-by-room workbook to get your home bright, clean and ready for photos and showings.

- Every room, step by step
- Where buyers really look
- Showing-day routines
- Edmonton seasons covered



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START HERE

Why staging matters

You're not decorating. You're getting your home ready to be sold. The goal is bright light, easy flow and a look almost any buyer can picture themselves in.

83%
of buyers' agents
said staging helps buyers picture the home as their own

37%
said the living room
is the most important room to stage

34%
said the main bedroom
comes next

23%
said the kitchen
is third

Source: National Association of REALTORS®, 2025 Profile of Home Staging (U.S. survey of REALTORS®, February 2025).

Do the rooms in this order

1. **Entry and living room** (first photos, first impression)
2. **Kitchen**
3. **Main bedroom**
4. **Bathrooms**
5. **Other bedrooms and basement**
6. **Garage and yard**

Your staging toolkit

- ✓ Contractor bags and donation boxes
- ✓ Microfibre cloths and a magic eraser
- ✓ Glass and all-purpose cleaner
- ✓ Spare bulbs, all one colour (3000K)
- ✓ Furniture sliders and painter's tape
- ✓ Labels and a marker for boxes

Timeline: plan 2 to 4 weeks. Do the heavy lifting first (decluttering, donations, dump runs), then cleaning and touch-ups, then the final styling.

ROOM 1

Entry and living room

Buyers form an opinion in seconds. Aim for light, open space and an easy path from the door to the sofa.

Checklist

- [ ] Shoes, coats and bags out of the entry
- [ ] New doormat, clean front door inside and out
- [ ] All pet beds, bowls and toys put away
- [ ] Dust ceiling corners, fans and baseboards
- [ ] Every bulb working, all the same colour
- [ ] Cords and chargers hidden
- [ ] Remove extra furniture so the room feels bigger
- [ ] Family photos and personal items packed
- [ ] Rugs cleaned, or rolled up if worn
- [ ] Mirrors and windows spotless
- [ ] Add a few neutral pillows and a throw

👀 Where buyers really look

- → Inside the coat closet
- → Behind furniture, for outlets
- → Your bookshelves
- → Around the TV
- → Inside drawers and cabinets

Styling tip

Give the room one focal point: a clean fireplace, a big window or art over the sofa. Group décor in threes, and use lamps as well as the ceiling light.

ROOM 2

Kitchen and dining

Kitchens sell homes. Show clean surfaces, working appliances and lots of storage.

Checklist

- [ ] Counters clear except 1 or 2 nice items
- [ ] Nothing on the fridge door
- [ ] Inside of fridge, oven, microwave and dishwasher clean
- [ ] Small appliances put away
- [ ] Sink empty and shiny, drying rack hidden
- [ ] Cabinet fronts and handles wiped
- [ ] Pantry and under-sink organized
- [ ] Range hood and filter cleaned
- [ ] Bulbs replaced, including under the hood
- [ ] Garbage can clean, no smells
- [ ] Table cleared, or set very simply

👀 Where buyers really look

- → Inside the fridge and pantry
- → Inside the oven
- → Cabinets and drawers
- → Under the sink
- → Backsplash grout

Smell check

Put an open box of baking soda in the fridge a day or two before showings, and skip strong-smelling meals the day before photos.

ROOM 3

Bedrooms and closets

Bedrooms should feel calm and roomy. Organized closets tell buyers there's plenty of storage.

Checklist

- [ ] Beds made with fresh, plain bedding
- [ ] Nothing stored under the beds
- [ ] Nightstands cleared to 1 or 2 items
- [ ] Closets about half full, matching hangers
- [ ] Out-of-season clothes packed
- [ ] Closet floors clear, closet light working
- [ ] Laundry baskets out of sight
- [ ] Kids' rooms: toys in a few bins
- [ ] Doors open and close smoothly

👀 Where buyers really look

- → Inside closets and drawers
- → Under the bed
- → Behind the headboard
- → Nightstand drawers

🔒 Security first

Lock up or remove jewellery, cash, medication, important papers and spare keys before any photos or showings.

ROOM 4

Bathrooms

Think hotel bathroom: almost nothing on display, spotless glass and tile, fresh matching towels.

Checklist

- [ ] All personal products put away
- [ ] Medication moved out and locked up
- [ ] Fresh, matching towels
- [ ] Mirrors, glass and taps polished
- [ ] Yellowed caulking redone
- [ ] Grout scrubbed
- [ ] Toilet clean, lid down (a new seat is cheap and helps)
- [ ] Garbage emptied
- [ ] Fan working and quiet
- [ ] New shower curtain if needed

👀 Where buyers really look

- → The medicine cabinet
- → Inside the shower or tub
- → Under the sink
- → Behind the toilet
- → The ceiling, for moisture marks

Do every bathroom

Main bath, ensuite, basement bath and powder room all get the same treatment. Buyers notice if one was skipped.

FREE GUIDE Low-Cost Bathroom Updates →

ROOM 5

Basement and mechanical room

A bright, dry, organized basement reassures buyers. A musty, cluttered one worries them.

Checklist

- [ ] Storage cleared or neatly stacked
- [ ] Bright bulbs in every fixture
- [ ] No musty smell (run a dehumidifier)
- [ ] Window wells cleaned out
- [ ] Laundry area clean and tidy
- [ ] New furnace filter
- [ ] Sump pump tested (if you have one)
- [ ] Floor drains clean
- [ ] Water stains checked and explained
- [ ] Clear path to furnace, water tank and electrical panel
- [ ] Hazardous materials removed

👀 Where buyers really look

- → The ceiling and corners, for water stains
- → Around the furnace and water tank
- → Window wells
- → The electrical panel

Moisture tip

Keep basement humidity around 45 to 50%. If you've had water problems fixed, keep the paperwork to show buyers.

ROOM 6

Garage and storage

Show space, not stuff. A tidy garage tells buyers the home is easy to live in.

Checklist

- [ ] Clear path to walk through (or park)
- [ ] Boxes stacked and labelled
- [ ] Floor swept, oil stains cleaned
- [ ] Tools on a pegboard or in a box
- [ ] Garage door and opener working smoothly
- [ ] Bins tidy or out of sight
- [ ] Cobwebs and corners cleaned
- [ ] Expensive tools and bikes locked up
- [ ] Old fridge or freezer emptied

👀 Where buyers really look

- → Storage cabinets
- → The ceiling, for water stains
- → Behind stored items
- → The garage door mechanism
- → Rafters

Pro tip

Matching bins on one wall look neat and organized. Keep floor drains and the door to the house clear.

ROOM 7

Front yard and curb appeal

Your front photo is your first impression online. Make it count.

Lawn and garden

- [ ] Mow and edge
- [ ] Trim bushes from windows and walks
- [ ] Weed and fresh mulch
- [ ] Pots of flowers by the door (in season)

Entry

- [ ] Front door clean or freshly painted
- [ ] Door handle and lock polished
- [ ] House numbers easy to read
- [ ] New doormat
- [ ] Porch light working

House and driveway

- [ ] Pressure wash walk and driveway
- [ ] Windows washed
- [ ] Eavestroughs cleaned
- [ ] Paint touched up
- [ ] Bins out of sight, cars out of the driveway for photos

FREE GUIDE How to Stain Your Front Door →

FREE GUIDE Refreshing Your Driveway and Home Exterior →

FREE GUIDE Landscaping Maintenance Checklist →

ROOM 8

Backyard and deck

Yard

- [ ] Mow, edge, weed
- [ ] Pet waste gone, yellow spots treated
- [ ] Dead plants removed
- [ ] Toys and hoses put away
- [ ] Branches trimmed back from the house

Deck and patio

- [ ] Swept and washed
- [ ] Stain or seal if faded
- [ ] Furniture clean and set up
- [ ] BBQ clean, or stored
- [ ] Hot tub clean (if you have one)

Fence and shed

- [ ] Gate opens and latches
- [ ] Broken boards fixed
- [ ] Shed tidy and swept
- [ ] Shed door working

FREE GUIDE Declutter Your Backyard →

FREE GUIDE Dog Spot Removal Guide →

FREE GUIDE How to Protect Your Outdoor Furniture →

SHOWING DAY

Before every showing

Do the same loop every time so nothing gets missed.

Quick scan (every showing)

- [ ] Every light on, closets too
- [ ] Blinds and curtains open
- [ ] Heat at about 21°C (winter) or cool and comfy (summer)
- [ ] Counters clear, sink empty
- [ ] Beds made, towels straight
- [ ] Toilet lids down
- [ ] Garbage emptied
- [ ] Pet things put away
- [ ] Valuables, mail and meds locked up
- [ ] Smells fresh (or like nothing)

⚡ 15-minute emergency prep

- ✓ Open blinds, lights on
- ✓ Wipe kitchen and bathroom counters
- ✓ Toss clutter into a bin and put it in the car
- ✓ Make beds
- ✓ Empty small garbage cans
- ✓ Quick vacuum of high-traffic spots
- ✓ Leave 15 minutes before the showing

Scent tip

Skip heavy air fresheners. Buyers may think you're hiding something. Fresh air is best.

EDMONTON SEASONS

Staging through the year

Edmonton weather changes what buyers notice. Here's what to focus on each season.

Spring (Mar to May)



- ✓ Fix winter damage to fences and eaves
- ✓ Rake, overseed and edge the lawn
- ✓ Wash windows inside and out
- ✓ Pressure wash the deck and walks

Summer (Jun to Aug)



- ✓ Mow weekly and water
- ✓ Set up the patio to show outdoor living
- ✓ Keep the home cool for showings
- ✓ Test the sprinklers

Fall (Sep to Nov)



- ✓ Keep leaves off the lawn and walks
- ✓ Clean eavestroughs
- ✓ Turn on lights earlier for evening showings
- ✓ Service the furnace

Winter (Dec to Feb)



- ✓ Clear snow and ice within 48 hours (City bylaw), salt the steps
- ✓ Boot tray and mat at the door
- ✓ Keep the home warm and bright
- ✓ Use summer yard photos in the listing

FREE GUIDE Edmonton Winter-Ready Home Checklist →

TRACK IT

Room-by-room tracker

Write a date when each room is done.

ROOM	DECLUTTER	CLEAN	REPAIRS	STYLED	NOTES
Entry					
Living room					
Kitchen					
Dining room					
Main bedroom					
Other bedrooms					
Bathrooms					
Basement					
Garage					
Front yard					
Backyard					

Need a hand?

Cleaners, painters, handymen and junk removal: find trusted local trades in my directory.

FREE GUIDE Trusted Contractor Directory →

NEXT STEP

Want a second set of eyes?

Before you list, I'll walk through your home and tell you which few things will make the biggest difference, and what you can skip. Free, and no pressure.

Scan to book

Book a free walkthrough →

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