



7 Questions to Ask Before Buying a Home

A practical place to begin before you book viewings.

Odette LeBlanc-Babineau

A good home search starts with clear priorities.

Before you book viewings, take a moment to think about how you want to live each day. These seven questions will help you compare homes more confidently, keep your search grounded and recognize when it is time to ask for local guidance.

Use this guide when you are...

Exploring Greater Moncton, considering a move to the coast, relocating, or preparing to buy within the next year.

Keep it simple

Write down your answers. Use the same priorities when you compare each home, neighbourhood and next step.

A buyer-focused conversation can come before you have all the answers.

Odette can help you turn broad questions into a practical search plan—without making a decision for you.

THE SEVEN QUESTIONS

- 01 What does my home need to support each day?
- 02 Which location fits my routine?
- 03 What is my complete buying budget?
- 04 Have I confirmed my financing range?
- 05 How does the layout work for me?
- 06 What ongoing work and costs am I prepared to take on?
- 07 What information do I still need before deciding?

Start with the life you want to live.

1

What do I need my home to support each day?

List your non-negotiables—such as bedrooms, a workspace, parking, accessibility, outdoor space or proximity to regular destinations. Then separate those needs from preferences. Use the same list for every property so comparisons stay consistent.

Try this: write three must-haves and three nice-to-haves before your next viewing.

2

Which location fits my routine?

Map the trips you expect to make most often: work, school, groceries, appointments, family and recreation. Visit an area at different times when possible. Notice travel time, noise, activity and services that matter to your routine—whether you are exploring Greater Moncton or the Shediac/Pointe-du-Chêne area.

Try this: choose two routes you will make every week and test them at a realistic time of day.

Local fit is personal.

The right area is not a universal ranking. It is the place that supports your own routine, priorities and sense of home.

Build a plan you can live with.

3

What is my complete buying budget?

Set a comfortable purchase range and leave room for the down payment, closing costs, moving, furnishings and ongoing home expenses. A home should fit both the offer stage and the life you want to live after moving day.

Try this: make a separate line for one-time costs and another for monthly or seasonal costs.

4

Have I confirmed my financing range?

A mortgage preapproval can help clarify a possible maximum amount and may include a rate hold. It does not guarantee final approval. Before you shop seriously, review your lender's questions and the documents involved so you understand the next step. [1]

Try this: ask your lender what could still change before final approval and what documents they will need.

[1] Financial Consumer Agency of Canada, "Getting preapproved for a mortgage." Source on page 7.

Look beyond the first impression.

5

How does the property's layout work for me?

Consider how you will use the rooms, storage, entrances, parking and outdoor areas now and over the next few years. Bring a simple checklist to viewings and write observations down rather than relying on memory after several tours.

Try this: give each viewing a one-to-five score for flow, storage, parking and outdoor space.

6

What ongoing work and costs am I prepared to take on?

Think through the time and money you are comfortable dedicating to upkeep, utilities, seasonal tasks and improvements. Compare properties based on the level of care they appear to require, not only on the asking price or first impression.

Try this: note one likely first-year task for every home you are seriously considering.

A viewing is a chance to gather information.

Bring your questions. Take notes. When you need specialized advice, ask the appropriate qualified professional.

Give yourself a clear next step.

7

What information do I still need before I decide?

Identify the unanswered questions that would affect your choice. Gather clear property and community information, compare your options against the priorities you wrote down and allow enough time to make a decision you can explain confidently.

Try this: finish every viewing by writing down the one question you would need answered before moving forward.

WHY TALK WITH ODETTE NOW?

Turn your questions into a buyer search plan.

A listing can tell you the number of bedrooms. A conversation with Odette can help you sort the fit: the daily routine, the location, the trade-offs and the next question worth asking. Her local roots and bilingual service mean you can talk through the move in English or French, at your pace.

Call Odette today for a 20-minute buyer-search conversation.

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This guide provides general information only. It does not establish a client, agency or buyer-representation relationship, and it is not legal, mortgage, appraisal, inspection or financial advice.

WHY START WITH ODETTE

You deserve more than a list of homes.

Odette LeBlanc-Babineau is a bilingual REALTOR® with Keller Williams Capital Realty, serving Shediac, Greater Moncton and surrounding communities. Her local roots are built through decades of living, working and showing up for the places people here care about. That helps her bring patient, practical context to your search—and stay focused on what will make a home work for your life, not simply what looks good in a listing.

Talk through your search

Call (506) 531-0252 or email odette24-7@kw.com.

Explore online

Visit odettebabineau.com for English and French resources.

PLANNING SOURCES

[1] Financial Consumer Agency of Canada. “Getting preapproved for a mortgage.” canada.ca/en/financial-consumer-agency/services/mortgages/preapproval-qualify-mortgage.html

[2] Canada Mortgage and Housing Corporation. “Home buying guide.” cmhc-schl.gc.ca/consumers/home-buying/buying-guides/home-buying

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