

YOUR HOUSE YOUR HOME

December 02, 2016

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES



3 Landry Close

TIRED OF HIGH UTILITY BILLS?

*Net Zero Home with solar panels, geothermal heat,
quad pane windows & air tight building envelope.*

*For further info on this multiple listing service home,
see page 5 or contact a member of the Red Deer Real Estate Board.*



View our complete publication **ONLINE** at **www.yourhouseyourhome.com**



Network Realty Corp. 403-346-8900
3608-50 Ave www.networkrealtycorp.ca



NORM JENSEN
 403.346.8900



BLACKFALDS
 Great Starter Home with 24x26 Detached Garage & RV Parking! Boasting 3 Bdrms, 2 Bths & HUGE family room!



INDOOR POOL
 Hillside Bungalow with INDOOR POOL overlooking CITY OF RED DEER! This home has it all! Extensive Reno's! 7 tier water fall, beautiful curb appeal.



ANDERS ON THE LAKE
 Walk-out Bi-Level in Aspen Ridge! Former Show Home. Fabulous layout! 4 Bdrms, 3 Bths, king size master w/ 5pc ensuite, main flr laundry, att. & det. garage!



RIMBY
 Spacious 55 + adult condo! 2 Bdrms, 2 Bths, Ground Level Patio Located in Rimby...ONLY \$189,700!



ANDERS
 Great family home located in Aspen Ridge! Boasting 5 bdrms, 3 baths, 5pc ensuite, fireplace, wet bar & huge family room!



Les Anderson
 403.350.1932



2 BEDROOM PLUS A DEN
 Condo in Sylvan. 1,154 sq. ft. Gourmet kitchen, maple cabinets and stainless steel appliances. 9' ceilings, underground parking, great building! \$199,900 OR TRADE



TOP FLOOR CONDO
 in adult building! Mint condition, gas fireplace, private deck area, granite kitchen counter tops. Great building with lots of amenities. \$284,900 OR TRADE



EXCELLENT QUIET LOCATION
 In Morrisroe. Close to all schools. 1622 sq ft, 4 bedrooms on main floor. Basement fully dev, 2 fireplaces, huge pie lot, tons of upgrades, windows, furnace, shingles. \$339,900 OR TRADE



BUY THIS NEW CANADA WEST
 1917 sq.ft. 2 storey. We will guarantee the sale of your existing home! Absolutely stunning 3 bedroom, 3 bath plus a bonus room. A must see! Some exceptions apply. \$514,900 OR TRADE



NEW CANADA WEST
 3 beds, 1224 sq. ft. bi level. Unique spacious open plan. Gorgeous kitchen, lots of maple cabinets, pantry, 4 ss appliances plus washer and dryer. Kitchen opens to large great room. South facing backyard. \$339,900 OR TRADE

CALL LES AT 350-1932 TO VIEW, OR FOR MORE INFORMATION ON THESE LISTINGS!



Garry Raabis
 403-340-6789



LOVELY 60+ CONDO
 2 bedroom condo, south balcony. Optional dining. Immed. Possession. Htd parking/elevator \$169,000 CALL GARRY 340-6789



LIFE AT THE LAKE
 Walkout hillside bungalow with gorgeous panoramic view of Gull Lake, with attached garage, man cave, pole shed, horse shelter all on 4.25 acres. \$685,000. CALL GARRY 340-6789



BENTLEY
 Beautiful 3 bed, 2 bath manufactured home. Updated shingles, siding, windows, paint, sunken living room, ensuite. Immediate possession. \$55,000



LIFE ON THE EDGE
 Edge of the water that is!! Imagine living in this amazing 4 bed 4 bath luxury home with water & dock off your back deck. Dual furnace & dual A/C New 3384 sq. ft. 2 story home at desirable Meridian Beach Estates. \$799,000 CALL GARRY 340-6789



SMALL TOWN CHARM
 Upgraded bungalow with double heated garage on a lovely big lot in the small town of Alex. Drive a little, save a lot, only \$279,000 CALL GARRY 340-6789

www.yourcentralalbertarealtor.com



Rick Burega
 403.350.6023



\$399,900
 Backing onto a Greenbelt! Spacious two storey on a large lot. Vaulted ceilings, gas fireplace, fam room off the kitchen, large master has luxurious ensuite. Main floor office. Deck and patio.



\$409,900
 Mint Condition- Very nice modified bi-level on a quite close. Offers 5 bdrms & 3 baths. Awesome FR with extra lighting and large windows. Beautiful kitchen has newer S/S appliances. Corner pantry & eating bar. Freshly painted-just move in.



\$409,900
 Across from the park! This 1780 two storey shows well and has 4 bdrms, 4 baths. Large formal dining rm, vinyl plank flooring and fresh paint. Nice fenced yard and deck and hot tub.



\$399,900
 Fully finished split level- upgraded with new flooring, paint and kitchen appliances. Hardwoods, new light fixtures and more. RV parking, garden and firepit area.



\$239,900
 Cute bungalow with excellent upgrades! Professionally done. Huge 26x28 garage is heated and 220 power. Ground level deck with hot tub too.



\$521,900
 Gorgeous family home- Loaded with quality! Open floor plan features a spectacular kitchen with custom granite island & countertops. High-end flooring throughout. Luxury ensuite. Large fam rm with wet bar + more.

403-350-6023 • rickburega@royallepage.ca



VIRTUAL TOURS AT
www.KevinGlover.ca

Text LORI at
 403-350-9700
 Text JEFF at
 403-872-0123
 Twitter:
 @JeffTheRealtor



NEW LISTING!
 6 Bedrooms!
 • Open Concept
 • 3 bdrms up, 3 down
 • Gas FP in family room
\$324,900



PRICE REDUCED
 Upgrades Throughout
 • 5 bedroom bungalow
 • Infloor heat, a/c
 • Rosedale Location
\$399,900



PRICE REDUCED
 Anders Bungalow
 • 4 bedrooms
 • Main floor laundry
 • Mature landscaping, 2 tiered deck
\$409,900



PRICE REDUCED
 Executive 1/2 duplex
 • 3 bedrooms up
 • 4 piece ensuite in m/b
\$344,900

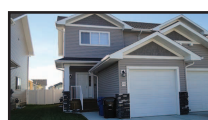


PRICE REDUCED
 Grandview Location
 • Newer furnace & hwt
 • Across from school
\$294,900

Call Kevin, Lori or Jeff for all their Up-To-The-Minute Listings at 430-346-8900!



Alex Wilkinson
 Follow or contact me on
 403-318-3627



253 CRIMSON COURT, BLACKFALDS
 Great home with 3 bedrooms up, attached single garage. Awesome kitchen with stainless appliances and granite island. Call to view today!



65 HONEYSUCKLE CLOSE, PENHOLD
 Fabulous modified fully finished bi-level located in a private, quiet cul-de-sac on a large pie shaped lot. Fully landscaped with vinyl fencing, covered deck - Call Alex!



42-66 STREET CL.
 This has been very nicely updated. Come & see the vinyl windows, the new paint, redone plumbing and electrical and then walk into the custom kitchen. You will be impressed. The fully dev. bsmt is bright and offers a large laundry room.



69 TIMBERSTONE WAY
 Bright open plan with lots of windows, upgraded laminate flooring, many kitchen cabinets and lots of counter space. Stacking washer and dryer on the main floor. Call Alex!



39215 RANGE RD 284
 Gorgeous Custom built large fully finished 2 storey walkout acreage minutes to Red Deer or Sylvan Lake. The custom home features huge attached garage, 4 bdrms, 5 baths and much much more. Call Alex to view!



Network Realty Corp. 403-346-8900
3608-50 Ave www.networkrealtycorp.ca



**Gerald
Doré**
403.872.4505

27 DUFFIELD AVENUE
BACKS INTO PARK!
 4 bed, 3 baths, wood floors, in/floor
 MLS#CA0095832
Only \$414,900
 OPEN HOUSE DEC 4, 1-3 PM

**Check out
geraldore.ca**
 for more information
 about these properties

118 JASPAR CRES.
 4 beds, 2 baths, fully finished bsmt. Like new and ready to move in!
 MLS#CA0092547
Only \$294,900

#703-5220 50A AVE.
 2 beds, 2 baths and fireplace
 MLS#CA0091069
Only \$185,000

135 ADDINGTON DR.
 Gorgeous, show home bungalow. 1388 sq. ft. 4 beds, 3 baths, across from a park!
 MLS#CA0092546
\$469,900

10 EAST LOOP
LOW LOT FEES
 MLS#CA0089971
Only \$99,000

43 HERITAGE DR. LACOMBE
HUGE PRIVATE YARD!
 4 beds, 4 baths, over 2800 sq. ft., htd, 24 x 32 ott. garage, LOADED!
 MLS#CA0092824
Only \$424,900

4013 52 ST. MICHENER HILL
MORTGAGE HELPER!
 R1A - Legal Suite
 MLS#CA0092919
Only \$319,900
 OPEN HOUSE DEC 3, 1-3 PM

Please note the following important information regarding our holiday issues and deadlines:



Season's Greetings

Our Season's Greetings edition will be our December 16th issue.

**If you would like to run a Season's Greetings ad with us, please contact
 YOUR HOUSE YOUR HOME
 MONDAY, DECEMBER 12.**

403-347-9474 • jenna.hanger@yourhouseyourhome.ca

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GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**DEREK
MACKENZIE**



CHEAPER THAN RENT

2 bedroom 1 bathroom unit overlooking green. Immediate possession **\$124,900.**
CALL NADINE 342-7700.



PENHOLD

Immediate possession on brand new townhouse. 3 bedroom, 2 full baths stainless steel appliances, landscaped yard w/vinyl fencing **\$258,900**
Call BRAD GRANLUND 342-7700.



BLACKFALDS

FULLY FINISHED

5 Bedrooms 2 Bathrooms fully finished home with fully fenced yard backing onto greenspace. **\$272,000**
CALL DEREK 403.896.8319



\$\$SLASHED

SYLVAN LAKE

Brand new unique elevations built 1107 sq ft 2 bedroom, 2 bathroom bi level. **\$299,900.**
CALL BRAD GRANLUND 342-7700.



UPGRADED 2 BEDROOM

2 bathroom bilevel laminate flooring, s/s appliances Quick possession Sylvan Lake. **\$299,900.**
CALL BRAD AT 342-7700.



SPRINGBROOK

Fully finished 2 Storey with 5 bedrooms 3 bathrooms. Generous size living room and kitchen with fully fenced yard. **\$299,900.**
CALL DEREK 403.896.8319



SYLVAN LAKE

\$\$SLASHED

MODIFIED BI-LEVEL

Open floor plan, large master bedroom, 2 fireplaces, hardwood, tile, stainless appliances, large yard **\$379,900.**
CALL NADINE 342-7700.



LEGAL SUITE

Renovated bungalow w/3 bedrooms on main floor. 1 bedroom + den suite in basement on mature lot in desirable close in Mountview. Detached garage & landscaped yard close to college, shopping, transit **\$424,900.**
CALL BRAD GRANLUND 342-7700.



HUGE LOT!

3 Bedroom, 3 Bathroom Fully Fenced, Across from playground and landscaped yard. **\$439,900. CALL DEREK 403.896.8319**



WALKOUT

6 bedroom+den, 4 bathrooms, new kitchen, 2 laundry hookups backs onto green Sylvan Lake **\$499,900.**
CALL NADINE 342-7700.



GULL LAKE

REDUCED

WINTER FUN MERIDIAN BEACH is not just for summer! 1812sqft Bungalow w/loft, dble det'd garage, fully fin'd bsmt & tons of extras! Cozy up by the fire, make snowmen in the treed yard, go ice fishing, snowmobiling, & so much more. **\$544,900 CALL NICOLE TODAY 342-7700.**



REDUCED

SHOWHOME

Upgrades galore 3 bdrm/3 bath 2 storey extensive tile, high gloss cabinets, spa like ensuite. **\$649,900.**
CALL BRAD AT 342-7700 FOR A PERSONAL TOUR.

EXCITING OPPORTUNITIES!

CHECK OUT THESE HOMES! PRICE JUST DROPPED!



PENHOLD

BRAND NEW Family homes! in Penhold this 3 bdrm, 2.5 bath 2 storey homes is avail for immediate possession! lge bdrms, open floor plan, 4 SS appliances, plenty of room for a future garage! **\$299,900 CALL NICOLE 342-7700.**



BLACKFALDS

OPEN HOUSE

OPEN HOUSE SAT, 1:30-3:30 PM
46 AZTEC CRESCENT
PRICE DROP
1148sqft, 3 bdrms, 2 full baths, laminate flooring, 4 appliances, in Aurora Heights, on wider lot. Room for Huge Garage! **\$314,900 CALL NICOLE 342-7700.**



SYLVAN LAKE

BRAND NEW 3 BEDROOM!

New home in Hampton Pointe, 3 bdrms, 2 baths, stainless appliances, south facing yard. **NEW PRICE \$319,900 CALL NICOLE 342-7700.**



PENHOLD

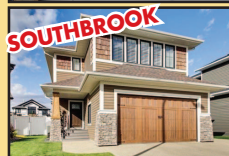
TRIPLE GARAGE Opportunity to Own a BRAND NEW 2 bdrm, 2 bath home, corner lot on a close, soaker tub, fireplace, laminate, & HUGE TRIPLE ATTACHED GARAGE. New price of **NEW PRICE \$424,900 CALL NADINE 342-7700.**



SYLVAN LAKE

MAJOR PRICE DROP

Brand New Plan from Asset Builders, this gorgeous 3 bdrm, 3 bath 2 storey features quartz countertops, upper laundry, fireplace & more! **\$461,400 CALL NADINE 342-7700.**



SOUTHBROOK

FORMER SHOWHOME

2522 sq ft 2 storey impressive master suite, gourmet kitchen, bonus room. Check out 3D tour at www.rcrrealestate.com or personal tour call Nadine. **\$799,900! CALL NADINE 342-7700.**

ROYAL LEPAGE *Lifestyles Realty*

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ROYAL LEPAGE

Helping you is what we do.™

**Red Deer***Feature Home*

**3 LANDRY
CLOSE**

\$525,000

MLS
CA#0092261

**Penoka**

3908 45A STREET

\$215,000

MLS CA#0093901

**Lacombe**

17 GREEN COURT

\$199,900

MLS CA#0090500

**Lacombe**

61 PARKLAND ACRES

\$34,900

MLS CA#0087591

**Lacombe**

5202 51 STREET,

\$219,900

MLS CA#0090354

**2.79 acres**

4402 50 STREET

\$449,000

MLS CA#0091140

**Lacombe**

49 BRUNS CRESCENT

\$325,000

MLS CA#0093991

**Lacombe**

4711 49 AVENUE

\$239,900

MLS CA#0092454

**Blackfalds**

4929 WESTBROOKE ROAD

\$279,000

MLS CA#0091756

**Lacombe**

5627 53 AVENUE

\$319,900

MLS CA#0089102

**Lacombe**

40 ELIZABETH PARK BLVD

\$419,000

MLS CA#0095242



ABBHEY MASTER BUILDER

QUICK POSSESSION HOMES

Rent-to-Own & Guarantee Sale Programs Available!

**NEW
LISTING**

Red Deer: 363 Lancaster Drive

\$349,900

- ✓ Close to Schools, Shopping and Recreation
- ✓ 2 Bedroom, 1 Bath
- ✓ 990 Sq Ft Bi-level
- ✓ Maple Cabinets, Luxury Vinyl Plank Flooring
- ✓ Walk-out Basement
- ✓ Available Approx. Jan. 2017

**NEW
LISTING**

Red Deer: 226 Livingston Close

\$344,900

- ✓ Situated in the Popular Laredo Development
- ✓ 2 Bedroom, 1 Bath
- ✓ 1006 Sq Ft Bi-level
- ✓ Textured Kitchen Cabinets, LVP Flooring
- ✓ Walk-out Basement
- ✓ Available Approx. Jan. 2017

**FEATURE
HOME**

Penhold: 64 Henderson Crescent

\$399,900

- ✓ 2 Storey Home in Hawkridge Estates
- ✓ 3 Bedroom, 2.5 Baths
- ✓ Maple Kitchen Cabinets
- ✓ Custom Transom in Entry
- ✓ Finished Garage Includes Heater
- ✓ Complete Sod in Front and Back

**JUST
REDUCED**

Sylvan Lake: 27 Rosewood Rise

\$449,900 ~~\$459,900~~

- ✓ Bi-level on Quite Close in Ryders Ridge
- ✓ 3 Bedroom, 2 Baths, 1344 Sq Ft
- ✓ Vaulted Ceiling
- ✓ Soft Close Cabinets
- ✓ Main Floor Laundry Room
- ✓ Choose Your Appliances

**\$10,000
DISCOUNT**

Sylvan Lake: Crestview Blvd

STARTING AT \$249,580

- ✓ 2 Storey Townhomes
- ✓ End Units Available
- ✓ 1412 Sq Ft
- ✓ Den on Main Floor
- ✓ Outside Units Available
- ✓ No Condo Fees!

\$259,900**\$10,000
DISCOUNT**

Penhold: Hampton CI Townhomes

STARTING AT \$266,180

- ✓ 2 Storey Townhomes
- ✓ 3 Layouts to Choose From
- ✓ End Units & Pie Lots Available
- ✓ Soft Close Kitchen Cabinets
- ✓ Single Car Garage
- ✓ Across from Penhold Multiplex

\$276,500

Prices and availability are subject to change without notice. Prices include GST and rebate to builder if applicable.

www.AbbeyMasterBuilder.ca | Sales Line: 403.343.6513



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403-505-1975



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**CHARLENE
MILLER**
403-598-5388



**LARRY
HASTIE**
403-550-3984



**WENDY
HAYES**
403-350-7555



**SANDY
BURTON**
403-358-8924



**JOHN
RICHARDSON**
403-348-3339



**DALE
HOWE**
403-318-5375



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keep us TM



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Stuart**
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\$375,900



THIS IS A GREAT FAMILY HOME
25 KINGSTON DRIVE, RED DEER

This is the best price for an immaculate 4 Level Split w/Walk-Out off 3rd level. Features gas fireplace, vaulted ceilings, 4 bdrms, 3 baths, large country kitchen, quality oak finish, enclosed sunroom, att heated garage.

Call DALE 403-302-3107

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SERVICE AND A
VERY COMPETITIVE
COMMISSION RATE"**



Carol Clark
403-350-4919

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OPEN HOUSE



SATURDAY, DEC. 3, 2-4 PM

#43 26553 HWY 11- HERDER SUBDIVISION PRIVATE 1.83 ACRE

Acreage close to Red Deer city limits in Herder Subdivision. Totally renovated 5 bedroom - 4 level split. Spacious kitchen with all new cupboards, appliances and flooring. Dbl Det'd Garage. Owner will consider trades in Red Deer. \$649,900

OPEN HOUSE



SUNDAY, DEC. 4, 2-4 PM

209 DUVAL CRESCENT

Fantastic neighborhood with awesome curb appeal, immaculate manicured yard which includes hot tub and private deck. \$389,900



Kevin Clark
403-550-9806



**Margaret
Comeau**
403-391-3399

REDUCED



3732 43A AVE. MOUNTVIEW

Unique; 4 Bedrooms; 2 Bath; [1468 sq ft] fully finished. Fireplace; mature yard; garage. VIRTUAL TOUR CA0089474 **\$439,000**

REDUCED



5816-43 AVENUE, WASKASOO

4 bedrooms; 2 full baths; family room; fireplace. Upgraded kitchen; dble heated garage; upgrades. Quick possession 1057 SQ FT VIRTUAL TOUR CA0092950 **\$325,000**

REDUCED



2034-26 AVE. DELBURN

3 Bedroom; 2 Bath; Family rm/Bedroom for 4th bedroom. Double detached & single attached garages; lge deck. **\$175,000**

REDUCED



26 FIELDSTONE WAY SYLVAN LAKE

Luxury 3 Bedrooms; 3 Baths; Outstanding Kitchen Formal Dining; Office; Huge Family Room; Two Fireplaces; Triple Garage Virtual Tour CA0088935, **\$829,000**



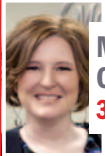
**Blaine
Dushanek**
391-9444



**Chris
Forsyth**
391-8141



**Roger
Will**
350-7367



**Marie
Oro**
304-7616



**Ivan
Brandt**
350-9603



**Bill
Conroy**
391-0623
Business Sales



**Gord
Phillips**
357-7720



**Ed
Katchur**
506-7171



**Tim
McRae**
350-1562



**Kim
Lindstrand**
318-7178



Real Estate Solutions Ltd.

5913 50 Ave., Red Deer, Alberta

403-346-7755 1-877-901-6999

If You Are Interested in Joining
The MaxWell Team
Contact One of These Owners!



**Cordell
Nielsen**

318-5478



**Kelly
Oster**

304-4061



5344 76 ST. #340 RED DEER
MLS CA0094129 \$30,000
Call CHRIS: 403-391-8141



2118 25 AVENUE
MLS CA0095004 \$145,000
Call TIM: 403-350-1562



62 BROADWAY VILLAGE
MLS CA0092474 \$80,000
Call TIM: 403-350-1562



174 KELLOWAY CRESCENT
MLS CA0085784 \$234,900
Call Kim 403-318-7178



18 WESTWOOD MHP, INNISFAIL
MLS CA0086525 \$60,000
Call TIM: 403-350-1562



365018 R.RD 62
MLS CA0086534 \$560,000
Call TIM: 403-350-1562



10 BROADWAY VILLAGE
MLS CA0092942 \$35,000
Call TIM: 403-350-1562



2109 27 AVE., DELBURN
MLS CA0092953 \$185,000
Call TIM: 403-350-1562



NEAR PINE LAKE
100' x 200' Mobile Home Pad
\$700 per Month
Water, Sewer, 24x30 Gar. Inc
Call TIM: 403-350-1562



27 BENNETT ST #102, RED DEER
MLS CA0092195 \$139,900
Call CHRIS: 403-391-8141



31 JASPAR CLOSE
MLS CA0091841 \$310,900
Call ROGER: 403-350-7367



151 ACRES, LESLIEVILLE
MLS CA0088946 Priced to sell
Call IVAN: 403-350-9603



4-32 DOWLER STREET
MLS CA0089100 \$374,900
Call KELLY: 403-304-4061



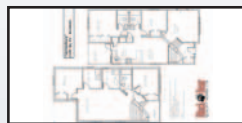
21012 TWP 421
MLS CA0055465 \$349,900
Call CORDELL: 403-318-5478



12 HUGET CRESCENT, RED DEER
MLS CA0089012 \$299,900
Call Ed 403-506-7171 or
Gord 403-357-7720



**YOUR HOME
HERE**



69 MACKENZIE AVE LACOMBE
Pre Order Today/Call for details
\$369,900
Call CHRIS: 403-391-8141



2660-22 ST, #5320
MLS CA0086216 \$239,900
Call TIM: 403-350-1562



21 HERITAGE DRIVE, PENHOLD
MLS CA0092102 \$431,900
Call Ed 403-506-7171 or
Gord 403-357-7720



19 AMER CLOSE, RED DEER
MLS CA0086730 \$270,900
Call Ed 403-506-7171 or
Gord 403-357-7720



10 ADDINGTON DR, RED DEER
MLS CA0088500 \$379,900
Call Ed 403-506-7171 or
Gord 403-357-7720



20 STIRLING CL, RED DEER
MLS CA0091261 \$339,000
Call Ed 403-506-7171 or
Gord 403-357-7720



4805 45 ST 407, RED DEER
MLS CA0091789 \$275,900
Call Ed 403-506-7171 or
Gord 403-357-7720



107 JENKINS DRIVE
MLS CA0093772 \$237,000
Call Ed 403-506-7171 or
Gord 403-357-7720



4805 45 ST 306, RED DEER
MLS CA0095613 \$257,000
Call Ed 403-506-7171 or
Gord 403-357-7720



4512 52 AVENUE #132, RED DEER
MLS CA0093224 \$227,900
Call Ed 403-506-7171 or
Gord 403-357-7720



607 MAPLE CRESCENT
MLS CA0093865 \$220,000
Call TIM: 403-350-1562



9 MACKENZIE AVE LACOMBE
MLS CA0095634 \$380,000
Call CHRIS: 403-391-8141

**Can you picture
yourselves
in a new home?**



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YOUR **HOME**

403-347-9474

Email Jenna at jenna.hanger@yourhouseyourhome.ca

LET US HELP YOU FIND YOUR NEW HOME



OPEN HOUSE

directory



CENTRAL ALBERTA'S DEFINITIVE WEEKEND OPEN HOUSE LISTING!

SATURDAY, DECEMBER 3

RED DEER

#132 4512 52 Avenue **1:00 – 3:00 pm** Gord Phillips..... MAXWELL REAL ESTATE SOLUTIONS **357-7720**..... South Hill
 44 Diamond Street..... **2:00 – 4:00 pm** Janice Mercer..... ROYAL LEPAGE NETWORK **598-3338** Deer Park Village
 36 Springfield Avenue... **1:00 – 3:00 pm** Tim Maley..... RE/MAX..... **550-3533**..... Sunnybrook
 46 Vista Close **1:00 – 3:00 pm** Tim Maley..... RE/MAX..... **550-3533**..... \$570,000..... Vanier East
 4013 52 Street..... **1:00 – 3:00 pm** Gerald Dore ROYAL LEPAGE NETWORK **872-4505**
 6 Densmore Crescent..... **1:00 – 3:00 pm** Mike Phelps CENTURY 21 ADVANTAGE..... **346-0021**..... \$419,900..... Deer Park Estates
 5730 41 Street..... **3:00 – 4:00 pm** Bob Wing CENTURY 21 ADVANTAGE..... **391-3583**..... \$242,500..... West Park
 #601 4719 33 Street..... **1:00 – 2:00 pm** Bob Wing CENTURY 21 ADVANTAGE..... **391-3583**..... \$137,900..... South Hill
 15 Lamar Close..... **2:00 – 4:00 pm** Christina Courte..... CENTURY 21 ADVANTAGE..... **346-0021**..... Lonsdale
 70 Dumas Crescent..... **2:00 – 4:00 pm** Danielle Davies CENTURY 21 ADVANTAGE..... **396-5026**..... \$550,000..... Deer Park Village
 7 Tory Close..... **12:00 – 5:00 pm** Aaron LAEBON HOMES..... **396-4016**..... Timber Ridge
 6323 61 Avenue **1:00 – 5:00 pm** Bob Pelletier..... SERGE'S HOMES **505-8050**..... Highland Green

SATURDAY, DECEMBER 3

OUT OF TOWN

#301 5300 60 Street..... **1:00 – 4:00 pm** Melissa Morin CENTURY 21 ADVANTAGE..... **318-5665**..... Sylvan Lake
 79 Ponderosa Avenue..... **1:00 – 3:00 pm** Bill Hogg CENTURY 21 ADVANTAGE..... **872-3670**..... \$310,000..... Blackfalds
 9 Mackenzie Avenue..... **2:00 – 4:00 pm** Chris Forsyth MAXWELL REAL ESTATE SOLUTIONS \$380,000..... Lacombe
 #43 26553 Hwy 11 **2:00 – 4:00 pm** Carol Clark..... COLDWELL BANKER **350-4919**..... Red Deer County
 46 Aztec Crescent..... **1:30 – 3:30 pm** Nicole Dushanek ROYAL CARPET REALTY **342-7700**..... \$314,900..... Blackfalds
 24 Bardwell Way..... **12:00 – 5:00 pm** Jennifer LAEBON HOMES..... **392-6841**..... Sylvan Lake
 129 Mann Drive..... **12:00 – 5:00 pm** Genessa LAEBON HOMES..... **396-4016**..... Penhold

SUNDAY, DECEMBER 4

RED DEER

27 Duffield Avenue **1:00 – 3:00 pm** Gerald Dore ROYAL LEPAGE NETWORK **872-4505**..... Devonshire
 44 Diamond Street..... **2:00 – 4:00 pm** Janice Mercer..... ROYAL LEPAGE NETWORK **598-3338** Deer Park Village
 203 Loughheed Close..... **1:00 – 3:00 pm** Rick Burega ROYAL LEPAGE NETWORK **350-6023**..... \$409,900..... Lancaster Green
 209 Duval Crescent..... **2:00 – 4:00 pm** Carol Clark..... COLDWELL BANKER..... **350-4919**..... \$389,900..... Davenport
 23 Odstone Green **2:00 – 4:30 pm** Craig Mackenzie REALTY EXECUTIVES **302-0820**..... \$374,500..... Oriole Park
 6 Densmore Crescent..... **2:00 – 4:00 pm** Mike Phelps CENTURY 21 ADVANTAGE..... **346-0021**..... \$419,900..... Deer Park Estates
 6323 61 Avenue **1:00 – 5:00 pm** Bob Pelletier..... SERGE'S HOMES **505-8050**..... Highland Green
 7 Tory Close..... **12:00 – 5:00 pm** Aaron LAEBON HOMES..... **396-4016**..... Timber Ridge

SUNDAY, DECEMBER 4

OUT OF TOWN

100 Premiere Cres **1:00 – 3:00 pm** Terri-Lynn Kostenuk .. REALTY IN RED DEER **350-7976** \$499,900..... Blackfalds
 #302 5300 60 Street..... **1:00 – 4:00 pm** Melissa Morin CENTURY 21 ADVANTAGE..... **318-5665**..... Sylvan Lake
 9 Mackenzie Avenue **2:00 – 4:00 pm** Chris Forsyth MAXWELL REAL ESTATE SOLUTIONS \$380,000..... Lacombe
 129 Mann Drive..... **12:00 – 5:00 pm** Genessa LAEBON HOMES..... **396-4016**..... Penhold



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\$59,950

6307-69 Street

This double wide mobile is located on the edge of the park on a larger, private lot. Built in 1975 had 3 bedrooms that were changed into 2 bedrooms and 2 bathrooms. Long list of renovations include: paint, flooring, light fixtures, Kitchen, Bathroom, 2 windows, eaves, fascia. It comes with covered deck, shed and small work shop. Call for details before this gem is gone!



\$326,900

18 McKinlay Crescent

What a gem! In desirable Willow Ridge in Lacombe is located this good-looking home! Priced well for a quick sale! Ready to move in bi level is fully finished and has a double detached garage at the back. Full appliance package, shed plus long list of upgrades! U shaped kitchen with lots of counter space, perfect for those who love to cook. Call Today before someone else will buy it!



\$379,750

280 Jordan Parkway

Beautiful bi-level located in the newer part of Johnstone Park! This large home will accommodate a big family. 5 large bedrooms, 3 baths. Detached garage that is insulated & heated, garden & large storage shed. Basement has separate walkout entry & it is roughed in for a wet bar/kitchen. There is a laundry room upstairs & hookups in utility room for another set. Nice covered deck will keep you dry in rainy days! A must see, call for more details.



\$739,900

#141 Valley Ridge Estates

Perfect location just 3 km north of Red Deer on C&E Trail! Located in nice acreage community Valley Ridge Estates. Former show home has a lot of unique features. It comes with 5 bedrooms, 3 bathrooms and theatre room! There is 2 decks back and front, 3 poe garage and fenced back yard for small children or a dog. Circular paved driveway, curbs, over 150 trees were planted, call for details Today!



\$73,830

4932-47 Street, Mirror, AB

Court of Queen's Bench Foreclosure! Cute home located on a quiet street in Hamlet of Mirror! Large lot 75x120 is partially fenced and private! Home was built in 1915 has an addition, single detached garage and work shop at the back. Nicely set pup house with open floor plan, 2 bedrooms & one bathroom. Only pre qualified buyers. Call for details Today!



\$318,000

#8 Iron Wolf Court

In a quiet close in desirable Iron Wolf area is located this well designed bi-level. It features 3 bedrooms & 2 bathrooms on the MF & 2 bedrooms & 1 bath open for development & already framed in the bsmt. Lge reversed pie shaped lot will accommodate all your needs. Garage, parking pad for that 5th wheel or trampoline. It is fully fenced & has a nice deck at the back. Call for details Today!



\$689,900

28441 HWY 596

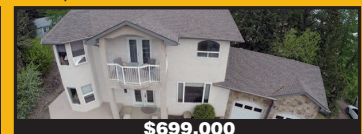
Beautiful acreage just minutes from Red Deer on the paved road! Located next to newer subdivision but private and peaceful at the same time. 2.08 Acres are surrounded with mature trees. You will find it very spacious. Each room in this house is extra sized! 3 poe detached garage 3 storage sheds for those extras plus a green house. Call for more details.



\$449,950

11 Lamar Close

Executive style 2 story located in desirable Lonsdale in Lancaster! This beautiful home is located on a smaller, safe close, close to schools & shopping. It comes w/3 bedrooms 4 baths & an open office. MF is nicely open with doors to massive deck-perfect for entertaining! Storage shed, nice at/d 2 bay garage, beautifully landscaped front, large kitchen, gas FP are only some of the features of this home! Call for more details Today!



\$699,000

Gorgeous Acreage

Only 10km from Innisfail! 2001 Year old 2100 sq. ft. majestic 2 storey! Long list of upgrades in this home! 4 bedrooms 3 bathrooms, walk out basement, almost 16 acres, 2 detached double garages-sold as is, shop frame, traveled driveway, Privacy, beautiful views and serenity surrounds it all! Don't miss it! Call Today!

Check for 21 Photos & Videos at www.ashachimiuk.comwww.Asha.Chimiuk.RealtyFanPage.com

SAT. DEC 3, 2-4 P.M.

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Wing**
403-391-3583

**OPEN
HOUSE**



5730 - 41 ST. CRES. SAT., DEC. 3, 3-4 PM

COZY WEST PARK STARTER!

Charming, one level bungalow: nice location, well kept, 3 bedrooms, oak country kitchen with bay window, big yard, attractive deck, garage, RV parking **\$242,500.**

Call/Text BOB WING today (403) 391-3583

**OPEN
HOUSE**



601, 4719 - 33 ST. SAT., DEC. 3, 1-2 PM

CLOSE TO THE COLLEGE!

Bright, clean, end unit townhouse with 3 bedrooms, 4 appliances, 2 parking stalls and quick possession. Close to Kin Canyon, Bower Mall, bike paths, the college, and transit. - **only \$137,900**

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www.homesofreddeer.com

103 Thompson Crescent: Has a wonderful layout with 3 bed 2 bath on the MF of this bi-level with an att'd front garage. 9' ceilings, south facing backyard & really close to a huge green space. **\$419,900**



www.123doherty.com

4 bedroom: 2 bath bilevel on a quiet Deer Park close. Vaulted Ceilings, detached garage and huge deck. **\$339,900**



www.homesofreddeer.com

#205 4614 47A Avenue: This apt is in a 45+ building close to downtown & recreations areas. Quiet, well built building offering peace of mind. The place also has its own personal garage. **\$184,900**



www.106andrewsclose.com

Adult Duplex: Bright & clean bungalow style duplex with 3 bdrms and 2 full baths. Double garage. Quiet location in Andrews. No condo fees or bylaws. **Reduced to \$309,900**

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Fin, Det Dbl
Garage

11 Greig Close

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3 Beds, 3 baths



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..... **RED DEER LISTINGS IN PRICE ORDER**

**NEW LISTING!****\$186,900****322-56 Carroll Crescent**

ANOTHER TERRIFIC VALUE suite in Legacy Estates. 2 bedroom, 2 bathroom, with a large handicap underground parking stall, plus a top floor view of the garden patio area... 60 Plus building. You must see this suite. **Ivan Busenius 403-350-8102, www.ivanb.ca**

**NEW LISTING!****\$267,500****6299 Orr Drive**

ONE OWNER home shows with pride. This fully finished ½ duplex features 965 sq ft w/ 4 bdrms, 2 baths, main floor laundry and private deck overlooking the large north facing yard. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

**NEW LISTING!****\$296,500****1701, 30 Carleton Ave**

NUMEROUS UPGRADES throughout this fully finished end unit townhome featuring 1185 sq ft w/ 4 bdrms (3up & 1down) & 4 baths (3full & 1half). Close to schools & shopping. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

**\$389,000****35 Revie Close****CLASSIC 2 STOREY**

with 3 bedrooms up and 1 down, master has huge ensuite, excellent location, hardwood floors, fireplace, large front attached garage – great family home!! Fully fenced and landscaped and the hot tub stays.

Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmale.com.

**NEW LISTING!****\$429,900****20 Best Crescent**

TERRIFIC HOME Terrific Location. Set on a crescent with a huge park in front, this 2700 sq. ft. walk out Bi-level is to die for. Immaculate condition. This is a

home you must see. **Ivan Busenius 403-350-8102, www.ivanb.ca**

**OPEN HOUSE • SUN. DEC 4, 1-3 P.M.****\$449,900****36 Springfield Avenue****GREAT SUNNYBROOK****LOCATION!** 4 bedrooms on the

main floor, hardwood, vaulted ceilings, many renovations, fully finished with large double detached garage and ample room for RV parking! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmale.com.**

**NEW LISTING!****\$499,900****5 Lazaro Close**

BRAND NEW, FORMER SHOW HOME built by ABBEY MASTER BUILDER. A 1692 sq ft 2 Storey featuring 3 bdrms, 3 baths, open

design main floor, attached 24x23 finished garage and complete sod front to back. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

**JUST LISTED!****\$499,900****16 WELSH CLOSE**

WESTLAKE! Former Showhome! Lots of extras in this fully developed 1,330 sq. ft., showhome. Large pie-shaped lot on a quiet close. Open floor plan!

Basement has 2 bedrooms, family room & media room. Shows well. **Call or text Bryan Wilson at 403-340-9436 for your appt. to view this well priced executive home.**

**OPEN HOUSE • SAT. DEC 3, 1-3 P.M.****\$570,000****46 Vista Close**

FABULOUS ADULT HALF DUPLEX WITH TRIPLE GARAGE!

Open concept with hardwood, granite, beautiful cabinetry, and 5pce ensuite! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmale.com.**

**\$599,000****69 Caribou Crescent****FABULOUS FAMILY TWO****STOREY** with large bonus

room, 4 bdrms on the top level,

main floor laundry & office, open

concept main floor, beautifully

finished! **PLUS**, backing onto walking trails and Gaetz Lake Sanctuary, superb location!! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmale.com.**

•• **BLACKFALDS** ••

**\$325,900****85 Coachman Way****ALMOST NEW BI-LEVEL**

with 3 bedrooms on the main

floor! Hardwood floors, maple

cabinets, pantry, and plenty of

counter space. The master bedroom has a 4pce ensuite, and there is a large undeveloped basement. The yard is fully fenced and landscaped and a quick possession is available!

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•• LACOMBE ••

NEW LISTING!**\$371,900****73 Ebony Street****BRAND NEW, FORMER SHOW HOME** Built by ABBEY MASTER BUILDER. This 2-Storey ½ duplex features1484 sq ft w/ 3 bdrms, 2.5 baths, open main floor design & finished 23x20 attached garage. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

•• SYLVAN LAKE ••

NEW LISTING!**\$188,800****4621 46 Street****LARGE DOUBLE LOT** Located close to downtown and walking distance to the Lake. Home features 900 sq ft w/ 2 bdrms &1 bath. Requires major repairs and sold "as is where is". **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

•• RED DEER COUNTY ••

4.50 ACRES**\$1,690,000****38019 RR 270****UNMATCHED PROPERTY & LOCATION!** This LUXURY custom built bungalow features 5 bdrms, 3 baths, 5400 finished sqft and sits on 4.50 acres just minutes from SE Red Deer. An added bonus to this property is a 2 bdrm self-contained suite attached to the 40x80 heated shop. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.****\$569,900****4409 RYDERS RIDGE BLVD.****SYLVAN LAKE!** Former show home! Be sure to call about this 2,094 sq. ft. 2 storey beauty. Bonus room above the garage, stunning kitchen with granite,huge master bedroom with a 5 pce. ensuite. Backing onto a park. Shows VERY well!!! **Call or text Bryan Wilson at 403-340-9436 for your appt. to view.**

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