

YOUR HOUSE

December 09, 2016

YOUR

HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES

OPEN HOUSE: Sunday, December 11, 2-4 pm

11 Greig Close

NEWLY RENOVATED TOP TO BOTTOM

HUGE PIE LOT

3 BEDROOM 2 LIVING ROOMS 3 BATHROOMS

THIS IS A MUST SEE.

*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

OPEN HOUSE DEC 10, 2-4 PM



4805 WOMACKS RD, 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!



RIMBEY

Spacious 55+ adult condo! 2 Bdrms, 2 Bths, Ground Level Patio Located in Rimbey...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



NEW LISTING!

Top floor 2 bdrm, 2 bath condo in Anders South facing deck onto green area. Best location in the building, corner FP, air conditioned, U/G htd parking, excellent bldg with lots of amenities. **\$244,900 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. **\$359,900 OR TRADE**



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**



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**

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 Alix. Drive a little, save a lot, only **\$279,000 CALL GARRY 340-6789**

www.yourcentralalbertarealtor.com



Gerald Doré
 403.872.4505



27 DUFFIELD AVENUE

4 bed, 3 baths, wood floors, in/floor parking! **MLS#CA0095832 Only \$414,900**



118 JASPAR CRES.

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



135 ADDINGTON DR.

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



43 HERITAGE DR. LACOMBE

4 beds, 4 baths, over 2800 sq. ft., htd, 24 x 32 att. garage, LOADED! **MLS#CA0092824 Only \$424,900**

Check out geraldore.ca for more information about these properties



#703-5220 50A AVE.

2 beds, 2 baths and fireplace **MLS#CA0091069 Only \$185,000**



10 EAST LOOP

LOW LOT FEES **MLS#CA0089971 Only \$89,000**



4013 52 ST. MICHENER HILL

RIA - Legal Suite **MLS#CA0092919 Only \$319,900**

Text LORI at 403-350-9700
 Text JEFF at 403-872-0123
 Twitter: @JeffTheRealtor
VIRTUAL TOURS AT www.KEVINGLOVER.ca



PRICE REDUCED
 • Huge Pie Lot
 • 30 x 24 Det'd garage
 • 4 bedrooms
\$274,900



Like New!

• Beautiful Vanier 2 storey
 • 5 bedrooms
 • A/C, in/floor heat, on quiet close
\$599,900



Fully Finished!

• 6 bedrooms!
 • Open Concept LR/Kitchen
 • Close to all amenities
\$324,900



Westlake Executive Living!

• Like New Condition
 • 3 bdrms, m/b has 4 pc ensuite
 • Fenced, big deck
\$344,900



PRICE REDUCED

• Rosedale bungalow
 • 5 bdrms, media room
 • Open concept living/kitchen area
\$399,900

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



10-27554 TOWNSHIP ROAD 375

Awesome acreage minutes to Red Deer! 18 Acres, huge bungalow with triple att garage. Fabulous galaxy kitchen. **Call Alex!**



65 HONEYSUCKLE CLOSE, PENHOLD

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



42-66 STREET CL.

NOW JUST \$335,000! 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

\$334,000 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!**

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

Rick Burega
 403.350.6023
**\$395,000**

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 blevel 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.

**\$464,900**

Talk about curb appeal- This one is loaded with extras like large covered entry, vinyl fence & backing onto a green. Fully finished 5 bdrm/3 bath home, gas FP, jet tub, in-floor heat & more. Call Rick.

**\$549,900**

Live at the Lake- Rustic but modern cabin! New vinyl windows, shingles & insulation. Two tier deck, nicely landscaped lot & firepit area. Open beam interior & gas FP. Call Rick.

**\$239,900**

Cute bungalow with excellent upgrades! Professionally done. Huge 26x28 garage is heated and 220 power. Ground level deck with hot tub too. Call Rick.

**\$534,900**

What a view... from your Brand New Acreage! Open concept modified bi-level with 1584 sq. ft. Private master has 5 pc ensuite & W/I closet. W/O bsmt, triple garage. 2 acres. unbeatable value.

403-350-6023 • rickburega@royallepage.ca

Steve Cormack
 403.391.1672


5632 52 ST., CL., ECKVILLE
 Cozy bungalow with heated garage.
\$315,000



2107-25 AVE DELBURN
 4 bedroom home in Delburne at great price!!
\$249,900



18 LAW CLOSE, RED DEER
 Large bungalow close to schools and shopping-HUGE PRIVATE YARD!
\$528,888



39 ASPEN LANE
 Parkland Beach - Cozy Newer A frame cottage on over 1/2 acre.
\$339,000



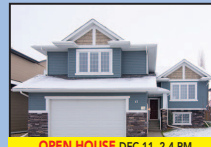
19 SANDS ST. ROCHON SANDS
 Lakefront property only a short drive from Red Deer on Buffalo Lake
\$424,900



37 HUGET CRESCENT, RED DEER
 Great Location, Great Price!
\$314,900



115-60 LAWFORD AVE., RED DEER
 Immaculate 2 bed 2 bath ground floor condo. Great Location!
\$189,900



47 ILLINGWORTH CL
 Classy home in "like new" condition.
\$484,900



4122 45 AVENUE, SYLVAN LAKE
 Classy bungalow is ready for your family
\$424,900



433 6 AVE., ELNORA
 Newer 3 bed bungalow with full 3 bedroom suite down, Perfect mortgage helper!
\$316,500

Call Steve at 403-391-1672 • stevecormack@royallepage.ca

Why use a Realtor?

Your Realtor can help you negotiate

There are myriad negotiating factors, including but not limited to price, financing, terms, date of possession and often the inclusion or exclusion of repairs and furnishings or equipment.

The purchase agreement should provide a period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase.

Your agent can advise you as to which investigations and inspections are recommended or required.



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DUSHANEK**

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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.



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.**



SYLVAN LAKE

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



2 STOREY SHOWHOME

3 bdrm, 3 bath modern beauty, w/family room, micro office & loaded with extras! **\$609,900. CALL NICOLE 342-7700.**



UPGRADED 2 BEDROOM

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



OPEN HOUSE SUN, 1-4 PM 5 LARATT CLOSE SHOWHOME

Upgrades galore 3 bdrm/3 bath 2 storey extensive tile, high gloss cabinets, spa like ensuite. **\$649,900.**
CALL NADINE 342-7700.



MODIFIED BI-LEVEL

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



RIVERFRONT

2.43 acres 4 bedrooms, 4 baths bungalow w/walkout basement 5 km from Red Deer **\$749,900**
CALL BRAD GRANLUND 342-7700.



BRAND NEW

1140 sq ft 3 bedroom/2 bathroom bilevel with laminate flooring, stainless appliances incl Laredo. **\$343,900.**
CALL BRAD GRANLUND 342-7700.



WALKOUT BUNGALOW

Backing onto greenspace. 4 bedrooms/3 bathrooms attached garage. **\$399,900.**
CALL BRAD GRANLUND 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.



WALKOUT

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

EXCITING OPPORTUNITIES!

CHECK OUT THESE HOMES! PRICE JUST DROPPED!



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 NADINE 342-7700.



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.**





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.



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.







RealtyExperts
GROUP

Call: 403-505-SOLD
www.realtyexpertsgroup.com


Welcome to the family!



NOLIN MAURIER
Broker




NICOLE MAURIER
Associate



JOSH REMILLARD
Associate Broker

Waskasoo Estates


\$97,500



MLS# CA0093650
3 Bdrms

Awesome Value

\$279,000




MLS# CA0095815
5 Bdrm, 2 Bath, Fully
Fin, Det Dbl
Garage


Feature Home

11 Greig Close

\$274,900



MLS# CA0094926
3 Beds, 3 baths



OPEN HOUSE →
You're almost there!

Family Serves...

Offering Private Home Showings over the weekend! View any home on MLS with us

Hosts: Nolin Maurier, Nicole Maurier, Josh Remillard

Family Gives...

\$50 Gift Certificate to HOUSEWARMINGS

Visit our facebook page for a chance to win or view our website for details





ABBAY MASTER BUILDER

QUICK POSSESSION HOMES
Rent-to-Own & Guarantee Sale Programs Available!



GREAT LAYOUT



Red Deer: 5 Lazaro Close
\$499,900

- ✓ Previous Show Home - Immediate Possession
- ✓ 3 Bedroom, 2.5 Baths
- ✓ Close to Schools, Shopping and Recreation
- ✓ 3 Pce Master Bedroom Ensuite
- ✓ Finished Garage Includes Heater
- ✓ Complete Sod, Front Landscaping

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

AMAZING VALUE



Lacombe: 73 Ebony Street
\$371,900

- ✓ Modern, 2 Storey Duplex in Elizabeth Park
- ✓ 3 Bedrooms, 2.5 Baths
- ✓ 1484 Sq Ft Spacious Floor Plan
- ✓ Second Storey Laundry Room
- ✓ 23' x 20' Double Car Garage
- ✓ Complete Sod, Large Back Yard

\$10,000 DISCOUNT



Sylvan Lake: Rowberry Ct Townhomes
STARTING AT \$276,580

- ✓ 3 Bedroom, 2.5 Baths
- ✓ 2 Storey Townhomes
- ✓ 1292 Sq Ft
- ✓ Single Attached Garage
- ✓ Outside Units Available
- ✓ Quiet Area Close to Walking Trails

\$286,900

\$10,000 DISCOUNT



Penhold: Hampton Ct 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.

For additional listings or more information:

www.AbbeyMasterBuilder.ca | Sales Line: 403.343.6513

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



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

YOUR **HOUSE**
YOUR **HOME**



OPEN HOUSE DEC. 11 - 2-4PM

35 MACKENZIE CRES., LACOMBE, AB

IMMEDIATE possession on this fully finished bi-level, 4 bedroom, spacious kitchen/dining with walk-in pantry, vaulted ceilings. Lots of room for a garage and just REDUCED TO **\$295,000.**

**REDUCED TO \$304,000**

fully finished bi-level located on a quiet close with large pie lot and close to new community centre. BONUS is the walk-out basement, vaulted ceiling and immediate possession. Call for your private viewing.

**1440 SQ. FT. BUNGALOW**

With attached double garage, 3 bedroom and ensuite off master. Main floor sunken family room, vaulted ceilings and laminate flooring. Immediate possession GET --THIS ONLY **\$259,000.**



**CALL to find out how we can save you \$\$\$, provide you MORE for less.
100% MLS exposure and realtor services, adjusted commission charged**

BARB MUNDAY 403-598-7721**CALL ME "MUNDAY" CALL ME "ANYDAY"**

SERVING RED DEER & CENTRAL ALBERTA CALL 587.797.1988

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Or

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**SHANE
OPP**
587-797-1988



**TAMARA
JANZEN**
403-505-1975



**BARB
MUNDAY**
403-598-7721



**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



Find your dream home in
**YOUR HOUSE
YOUR HOME**



landmark realty
#101 - 4406 - 50th Ave.

347-0751
(24 hrs.)



**BONNIE
MEANEY**
403-885-4936



BLACKFALDS
\$339,900

- Modified bi-level
- 8 yrs. old
- Open concept design
- 2 beds, 2 baths - Quick Poss
- Large master w/ensuite
- Gas FP, Fenced Lot
- Double Att. Garage
- #CA0094837



14 CHARLTON AVE.
BLACKFALDS
\$268,900

- Immediate Poss/Vacant
- 2 beds, 2 baths
- 6 years old
- Vaulted Ceilings
- R/I Underfloor Heat
- 5 appliances
- #CA0092293



OPEN HOUSE

directory

CENTRAL ALBERTA'S DEFINITIVE WEEKEND OPEN HOUSE LISTING!


SATURDAY, DECEMBER 10**RED DEER**

5730 41 Street Crescent	1:00 – 3:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	346-0021	Westpark
106 Andrews Close	1:00 – 4:00 pm	Ken Devoe	CENTURY 21 ADVANTAGE	350-1192	Anders Park East
18 Law Close	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	346-8900	Lancaster Green
322 56 Carroll Crescent	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	Clearview Meadows
35 Revie Close	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	Rosedale Meadows
44 Drever Close	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$499,900 Deer Park Village
27 Adams Close	1:00 – 3:00 pm	Kim Fox	CENTURY 21 ADVANTAGE	506-7552	\$315,000 Anders South
33 Boyce Street	2:00 – 4:00 pm	Darlis Dreveny	ROYAL LEPAGE NETWORK	358-4981	Bower North
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 10**OUT OF TOWN**

4805 Womacks Road	2:00 – 4:00 pm	Karen Sernecky	ROYAL LEPAGE NETWORK	346-8900	Blackfalds
73 Ebony Street	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$371,900 Lacombe
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

WEEKEND IS COMING!



WHY NOT ALSO CHECK OUT THE
OPEN HOUSE
directory

Who knows? You may even find
 your destined dream home!

Call 403-347-9494

www.yourhouseyourhome.com

SUNDAY, DECEMBER 11**RED DEER**

11 Grieg Close	2:00 – 4:00 pm	Josh Remillard	REALTY EXPERTS	505-4081	\$274,900 Northwood Estates
21 Amlee Close	1:00 – 3:00 pm	Danielle Davies	CENTURY 21 ADVANTAGE	396-5026	\$299,000 Aspen Ridge
36 Lister Crescent	1:00 – 3:00 pm	Len Parsons	RE/MAX	350-9227	\$334,900 Lancaster Meadows
26 Kidd Close	2:00 – 4:00 pm	Elaine Wade	ROYAL LEPAGE NETWORK	396-2992	Kentwood West
113 Darling Crescent	2:00 – 4:00 pm	Darlis Dreveny	ROYAL LEPAGE NETWORK	358-4981	Devonshire
135 Addington Drive	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	Aspen Ridge
18 Law Close	2:00 – 4:00 pm	Karen Sernecky	ROYAL LEPAGE NETWORK	346-8900	Lancaster Green
47 Illingworth Close	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	346-8900	Ironstone
#5 73 Addinton Drive	2:00 – 4:00 pm	Tara Dowding	REALTY EXECUTIVES	872-2595	\$248,500 Aspen Ridge
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 11**OUT OF TOWN**

35 MacKenzie Crescent	2:00 – 4:00 pm	Barb Munday	2 PERCENT REALTY	598-7721	Lacombe
129 Mann Drive	12:00 – 5:00 pm	Genessa	LAEBON HOMES	396-4016	Penhold

OPEN HOUSE



Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**
403-391-3583



5730 - 41 ST. CRES. SAT., DEC. 10, 1-3 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



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**

Call BOB WING today (403) 391-3583



Bett Portelance 403-307-5581



61 SELKIRK BLVD

1096 SQ FT BUNGALOW
2 BDR, 2BATH
26X24 DETACHED GARAGE



#435, 6 MICHENER BLVD

SIERRRAS AT MICHENER
1008 SQ FT CONDO
1BDR, 1DEN, 2 BATH

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THE RIGHT MOVE**

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www.BettPortelance.com



Advantage 21 photos of every property



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Rob White
350-1070

www.robwhiterealestate.com



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

123 Doherty Close: 4 bedroom 2 bath bilevel on a quiet Deer Park close. Vaulted Ceilings, detached garage and huge deck. **\$333,000**



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**



SATURDAY, DEC 10, 1-4 P.M.

www.HomesofRedDeer.com

106 Andrews Close: 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**

See **21 Photos** at www.brendabowness.com

IMMACULATE THIRD FLOOR CONDO!
1 Bedroom, 1 Bath
905 Sq.Ft. Condo
\$279,900

www.324-6michenerboulevard.com



GREAT VALUE, IMMEDIATE POSSESSION!
3 Bedroom, 3 Bath
1,222 Sq.Ft. Townhouse
\$174,900

www.85greenhamdrive.com



WONDERFUL ADULT COMPLEX, HEART OF DOWNTOWN!
1 Bedroom, 1 Bath
731 Sq.Ft. Condo Apartment
\$192,000

www.110-530048street.com



IMMACULATE EXECUTIVE HOME, SOUTHSIDE LOCATION!
5 Bedroom, 3 Bath
1,548 Sq.Ft. Hillside Bungalow
\$499,900

www.192inglecrose.com



PEACE, PRIVACY & UNIQUENESS!
5 Bedroom, 4 Bath
1,891 Sq.Ft 4 Level Split
\$519,900

www.4320-43street.com



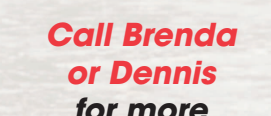
IMMACULATE CONDO & PEACEFUL QUIET VIEW!
2 Bedroom, 1 Bath
900 Sq.Ft. Apartment Condo
\$199,900

www.2213-12bironsidestreet.com



POSITIVE CASH FLOW INVESTMENT!
2x3 Bedroom, 1 Bath
2x2 Bedroom 1 Bath
\$525,000

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Call Brenda or Dennis for more information on any of these properties!



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\$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**



\$224,900

\$224,900

#37 - 33 Donlevy Avenue

TRAVELLING FOR THE WINTER?

Why worry about shoveling or yard maintenance? This perfect 2 bedroom condo includes all appliances. Two parking spaces, fenced yard, low condo fees! Shows like new. Call Today!

Call Michelle Langelaar 403-896-7355



\$247,900

299 Cornett Drive

NO CONDO FEES

on this end unit townhome at 1,286 sq ft. 2 bedroom 2 bath 2 storey home in like new condition. Original owner, with cozy backyard and gravel parking pad. **Call MIKE SNELL 403-352-9280 today for more details or visit www.mikesnell.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**.



REDUCED

\$269,900

3821 - 59 AVE. CRES.

WEST PARK!

This fully developed 1,040 bungalow is priced to sell! Across from a park! Master bedroom with ensuite. Double car garage. Quick possession available. **Call or text Bryan Wilson at 403-340-9436 for more details or your appt. to view.**



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**.



OPEN HOUSE • SUN. DEC 11, 1-3 P.M.

\$334,900

36 Lister Crescent

VACANT QUICK POSSESSION

4 bdrm, freshly painted throughout main floor. New carpets going in bsmt & being painted. New blinds in kitchen & living room. 26x22 garage. **YOUR HOST, LEN PARSONS, 403-350-9227**



OPEN HOUSE • SAT. DEC 10, 1-3 P.M.

\$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!

OPEN HOUSE • SUN. DEC 11, 2-4 P.M.

\$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**



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**.



\$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.**





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•• BLACKFALDS ••

**\$305,000****45 Piper Close, Blackfalds****FULLY FINISHED** 4 bedroom, 3 bath, 2 storey Duplex with attached Garage. Great curb appeal and fully landscaped/fenced yard. The layout is family friendly with the upper level housing 3 bedrooms. The Lower level has been recently professionally finished. Call **Charlotte Renschler 403-506-3141**.**\$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 4pc ensuite, and there is a large undeveloped basement. The yard is fully fenced and landscaped and a quick possession is available!

Call **TIM MALEY 403-550-3533** today for more details and a virtual tour, visit www.timmale.com.**\$630,000****34 Parkridge Cres****ATTENTION TO DETAIL** in this upscale 2 storey. 2,183 sq ft 4 bed 4 bath home hosting an amazing kitchen and jaw dropping features. Fully finished walkout basement on a fenced landscaped backyard. Call **MIKE SNELL 403-352-9280** today for more details or visit www.mikesnell.ca.

•• RED DEER COUNTY CONT'D ••

**\$654,900****39235 C & E Trail #15****LARGE 1,916 SQUARE FOOT BUNGALOW** situated on 2 open acres. 2 bed, 3 bath home with partly finished basement incl recroom w/ wet bar and theater room. Triple attached heated garage. Call **MIKE SNELL 403-352-9280** today for more details or visit www.mikesnell.ca.

•• SYLVAN LAKE ••

**\$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**.**\$319,900****42 Lodge Place****COZY 4 BEDROOM** home on a corner lot in Lakeway Landing. This fully finished home offers a 18 x 24 detached garage and fenced and landscaped backyard. Call **MIKE SNELL 403-352-9280** today for more details or visit www.mikesnell.ca.

•• LACOMBE ••

**OPEN HOUSE • SAT. DEC 10, 1-3 P.M.****\$371,900****73 Ebony Street****BRAND NEW, FORMER SHOW HOME** Built by ABBEYMASTER BUILDER. This 2-Storey ½ duplex features 1484 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**.

•• RED DEER COUNTY ••

**\$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**.

•• SPRUCEVIEW ••

**\$324,750****829 20 Street #13****SMALL TOWN LIVING IN HIGH QUALITY** A 2 Storey home w/3 Beds/3 Baths 1,767 sq. ft. Granite counter tops & upgraded appls. Comes w/2 MBRs w/their own 4 pc full bathrooms & walk in closets. This home is a must see to appreciate. MLS CA0095813 Contact **Ernie Sandstra 403-877-9144****\$349,950****ON 20th ST SPRUCEVIEW****1.63 ACRES** of partially fenced properties. Zoned for family usage. All major services developed to property edge.May be developed into residential lots w/county of Red Deer approval. Minutes from Glennifer Lake & near K-12 School. Call **Ernie Sandstra** for more information **403-877-9144** or check out the MLS CA0095819

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