

YOUR HOUSE YOUR HOME

December 16, 2016

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

Merry Christmas!

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES



OPEN HOUSE: Saturday, December 17, 2-4 pm

99 Wilkinson Circle

OPEN WARM DESIGN

HIGH CEILINGS, BIG WINDOWS and dark warm colors.

Big Island, granite counters and large pantry.

ULTIMATE PRIVACY from the hot tub to the treed back yard

*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!



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



**Doug
Wagar**
403.304.2747



\$249,900
OPEN HOUSE DEC. 18, 2-4 PM
5125-62 ST, #11 Adult
townhome - gas fire-
place, deck 2 bed-
rooms, plus garage.



\$110,000
JUST LISTED Top
floor, 2 bedroom con-
do, beautifully re-
novated. Priced to sell at
\$110,000.



\$600,000
ACREAGE! Gorgeous
2 year old walkout!
10.95 acres! 5 minutes
south of Rimbey.



\$300,000
ACREAGE! Very
private 8.33
munites from
1517 sq ft, 1996
mobile.



\$215,000
PINE LAKE RESORT
HOME! Incredible
value! two storey log
sq ft two storey walk-
out. Shows great!



\$375,000
JUST LISTED! Black-
falds 2 year old 1593
sq ft two storey walk-
out. Shows great!

**FOR A FREE MARKET EVALUATION,
CALL DOUG WAGAR AT 403.304.2747**



**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 3304 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



All the best in 2017



27 DUFFIELD AVENUE
4 bed, 3 baths, wood
floors, in/floor
MLS#CA0095832
Only
\$414,900



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



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



**Merry Christmas to all of
our valued clients & friends.**
Wishing you health & happiness in 2017!



Please visit our website at www.kevinglover.ca for all of our listings. 403-346-8900



**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



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



Janice Mercer
 403.598.3338

SEASONS GREETINGS
 to all my clients
 and friends

44 DIAMOND STREET RED DEER CA0094808



\$428,800

9 PORTWAY CLOSE
 BLACKFALDS MLSA0093758



\$443,900

61 PEMBROKE COURT



SO-HOHO-LD!

CALL OR TEXT JANICE @ 403-598-3338 OR VISIT MY WEBSITE @ jjmercerc.ca FOR COMPLETE LISTING DETAILS.



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



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



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.
\$359,900 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

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



ONTrack REALTY

UNIT G, 2085—50TH AVE, RED DEER

www.coldwellbankerreddeer.ca

343-3344

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 or you don't keep us™



Dale Stuart
 403-302-3107



Wishing all my Clients and Friends a Very Merry Christmas and all the best you in the New Year!

I thank you all for your real estate business in the past years and I look forward to serving you in the future.

"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"



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



Merry Christmas
 to all my clients and friends





HAPPY *Holidays*
TO OUR FRIENDS,
NEIGHBORS AND CLIENTS

The Consider It Done Team!



Kim Fox Jay McDouall Hilary Rosebrugh Christine Bourke Janice Resch

403.346.0021

www.consideritdone21.ca

Century 21 Advantage
403 304-5265

Milena Toncheva



To all my fantastic clients and friends – I wish you beautiful and peaceful Christmas holidays! Happy New Year and thank you for your ongoing support!

Поздравляю всех своих замечательных клиентов и друзей с наступающими светлыми праздниками! С Новым годом, желаю здоровья и благополучия.

Благодарю вас за вашу поддержку.

¡ A todos mis preciosos clientes y amigos deseo Feliz Navidad y Feliz Año Nuevo! Bendiciones y muchas gracias por su apoyo!

Call MILENA TONCHEVA at 403-304-5265 today!

**Advantage****21 photos of every property**

Ken Devoe
350-1192

www.KenDevoeRealty.com


Feature Home
OPEN HOUSE
SATURDAY, DEC 17, 2-4 P.M.
www.HomesofSylvanLake.com
99 Wilkinson Circle: Is a 4 bed 3 bath walk out bungalow just a 5 min walk from the lakefront in Sylvan Lake. Comes with high ceilings, front att'd garage, big island in kitchen & a hot tub. **\$369,900**



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**


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 \$305,337**

**Advantage****21 photos of every property****Parkland Mall, Red Deer**

Bob Wing
403-391-3583

OPEN HOUSE

5730 - 41 ST. CRES. SAT., DEC. 17, 1-2 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. 17, 3-4 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**

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

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



I would like to take this opportunity to Wish Everyone a Very Merry Christmas and All the Best in the New Year

HELPING YOU MAKE THE RIGHT MOVE

bett.portelance@century21.ca
www.BettPortelance.com



See **21 Photos** at www.brendabowness.com**GREAT VALUE, IMMEDIATE POSSESSION!**

3 Bedroom, 3 Bath
1,222 Sq.Ft. Townhouse
\$174,900

www.85greenhamdrive.com

May your home be filled with warmth of
family & friends over the
Christmas season!



All the best in 2017

**IMMACULATE THIRD FLOOR CONDO!**

1 Bedroom, 1 Bath
905 Sq.Ft. Condo
\$279,900

www.324-6michenerboulevard.com**IMMACULATE EXECUTIVE HOME, SOUTHSIDE LOCATION!**

5 Bedroom, 3 Bath
1,548 Sq.Ft. Hillside Bungalow
\$499,900

www.192ingleclose.com**WONDERFUL ADULT COMPLEX, HEART OF DOWNTOWN!**

1 Bedroom, 1 Bath
731 Sq.Ft. Condo Apartment
\$192,000

www.110-530048street.com**IMMACULATE CONDO & PEACEFUL QUIET VIEW!**

2 Bedroom, 1 Bath
900 Sq.Ft. Apartment Condo
\$199,900

www.2213-12bironsidestreet.com**PEACE, PRIVACY & UNIQUENESS!**

5 Bedroom, 4 Bath
1,891 Sq.Ft. 4 Level Split
\$519,900

www.4320-43street.com**IMMACULATE HOME, IMPRESSIVE UPDATES!**

5 Bedroom, 3 Bath
1,283 Sq.Ft. Bungalow
\$369,900

www.432560avenue.com**POSITIVE CASH FLOW INVESTMENT!**

2x3 Bedroom, 1 Bath
2x2 Bedroom 1 Bath
\$525,000

www.571360Avenue.com**FANTASTIC OPPORTUNITY FOR FIRST TIME BUYER!**

4 Bedroom, 2 Bath
850 Sq.Ft. Bungalow
\$224,900

www.594260avenue.com**IMMACULATE MOVE IN READY HOME, EXCELLENT QUIET LOCATION!**

2 Bedroom, 2 Bath
660 Sq.Ft. Half Duplex
\$214,900

www.44-6220orrdrive.com**MODERN HOME AND EXCELLENT LOCATION!**

3 Bedroom, 3 Bath
2,295 Sq. ft. 2 Storey
\$534,900

www.497960Avenue.com

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DENNIS BOWNESS

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403.350.9509

Call or Text
403.357.8087

Century 21

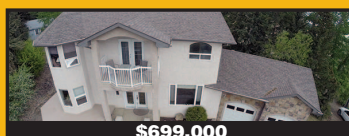
Advantage

Century 21 Advantage

Smarter, Bolder, Faster



Asha Chimiuk
403-597-0795



\$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!



\$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!



\$319,850

51 Patterson Crescent

Location Location! Welcome to Pine! Perfect for investor or someone who would like to add some personal touches into the home! HUGE LOT 60x155, detached double garage, 3 bedrooms up and 2 bedrooms and 2 bathrooms down plus roughed in bathroom. Basement is partly finished with a lots of possibilities. Updates include, freshly painted cabinets, Shingles, deck, some windows & doors.



\$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 lots 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 blevel. It features 3 bdms & 2 baths on the MF & 2 bdms & 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 bdms 4 baths & an open office. MF is nicely open with doors to massive deck- perfect for entertaining! Storage shed, nice at 2 bay garage, beautifully landscaped front, large kitchen, gas FP are only some of the features of this home! Call for more details Today!



\$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, eves, fascia. It comes with covered deck, shed and small work shop. Call for details before this gem is gone!

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



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

RealtyExperts GROUP

Welcome to the family!



NOLIN MAURIER
Broker



NICOLE MAURIER
Associate



JOSH REMILLARD
Associate Broker

We want to wish all of our clients, friends and family all the best over the holiday season and thank you very much for your support and business this year.

We also want to send thanks to all our fellow realtors, mortgage brokers and all our colleagues for a good year and a prosperous 2017

We want to thank our friends and local and family run businesses for their support in our weekly draws! Support local and support family!

<p>BIG BEND MARKET HOUSE WARMINGS ONE-11 DIVINE SERENITY SPAS RUEON THAI DINOS CARNIVAL CINEMAS COLOR ME MINE</p>	<p>IAN MILNE LAWYER LOCKDOWN ESCAPE ALBERTA SPRINGS GLOW JUICERY MY REVOLUTION CYCLE AND YOGA EDIBLE ARRANGEMENTS TO THE LOST</p>
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Family Gives...

Christmas Basket Extravaganza

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

Xmas Basket Extravaganza!

** \$50 GC to Edible Arrangements
 ** \$50 GC to: To The Lost or Forgotten Alley or Red Bear
 ** GC to Glow Juicery for 4 Fresh Juices



PLUS Surprise Gifts from other Local Businesses!



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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.



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.



RED DEER - BRAND NEW

3 bdrm/3 bth 2 storey with upper laundry, main floor office, 5 pce ensuite, stainless appliances Laredo **\$364,900.**

CALL NICOLE 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.



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.



WALKOUT

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

CALL NADINE 342-7700.



**Happy Holidays and thanks
to all of our clients for
their continued support**

All the best in 2017



RIVERFRONT

2.43 acres 4 bedrooms, 4 baths bungalow w/walkout basement 5 km from Red Deer **\$749,900**

CALL BRAD GRANLUND 342-7700.



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. **\$794,900!**

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.



OPEN HOUSE

directory



CENTRAL ALBERTA'S DEFINITIVE WEEKEND OPEN HOUSE LISTING!

SATURDAY, DECEMBER 17

RED DEER

322 56 Carroll Crescent . **2:00 – 4:00 pm** Ivan Busenius..... RE/MAX..... **350-8102**..... Clearview Meadows
 5 Lazaro Close..... **1:00 – 3:00 pm** Tony Sankovic..... RE/MAX..... **391-4236**..... \$499,900..... Laredo
 70 Dumas Crescent..... **1:00 – 4:00 pm** Kim Fox CENTURY 21 ADVANTAGE..... **506-7552**..... \$550,000..... Deer Park
 20 Lundberg Crescent ... **2:00 – 4:00 pm** Christina Courte..... CENTURY 21 ADVANTAGE..... **505-6194**..... \$639,900..... Laredo
 37 Huget Crescent..... **2:00 – 4:00 pm** Steve Cormack ROYAL LEPAGE NETWORK **346-8900**..... \$314,900..... Highland Green Estates
 17 Larratt Close **1:00 – 5:00 pm** Tanyalie Charles ABBEY MASTER BUILDER..... **550-3515**..... \$633,500..... Laredo
 9 Caribou Crescent..... **1:00 – 5:00 pm** Renee Cote ABBEY MASTER BUILDER..... **598-0449**..... \$562,900..... Clearview Ridge

SATURDAY, DECEMBER 17

OUT OF TOWN

4280 Ryders Ridge Boulevard . **1:00 – 5:00 pm** Doug Carr ABBEY MASTER BUILDER..... **597-6764**..... \$542,900..... Sylvan Lake
 170 Hampton Close..... **1:00 – 5:00 pm** Lyle Kellington ABBEY MASTER BUILDER..... **588-1580**..... \$292,500..... Penhold

SUNDAY, DECEMBER 18

RED DEER

35 Dubois Crescent..... **2:00 – 4:00 pm** Christina Courte..... CENTURY 21 ADVANTAGE..... **505-6194**..... \$384,900..... Devonshire
 5 Lazaro Close..... **1:00 – 3:00 pm** Tony Sankovic..... RE/MAX..... **391-4236**..... \$499,900..... Laredo
 5125 62 Street #11 **2:00 – 4:00 pm** Doug Wagar ROYAL LEPAGE NETWORK **304-2747**..... \$249,900..... Highland Green Estates
 17 Larratt Close **1:00 – 5:00 pm** Tanyalie Charles ABBEY MASTER BUILDER..... **550-3515**..... \$633,500..... Laredo
 9 Caribou Crescent..... **1:00 – 5:00 pm** Renee Cote ABBEY MASTER BUILDER..... **598-0449**..... \$562,900..... Clearview Ridge

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 170 Hampton Close..... **1:00 – 5:00 pm** Lyle Kellington ABBEY MASTER BUILDER..... **588-1580**..... \$292,500..... Penhold

WEEKEND IS COMING!



WHY NOT ALSO CHECK OUT THE

OPEN HOUSE

directory

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

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Wishing you a Merry Christmas & a Happy New year!

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homealyze.com

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If you would like to advertise your business in the **Your House Your Home BUSINESS DIRECTORY**, please contact **Jenna at**

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

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Designer Wallpapers

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2109 27 AVE., DELBURN
MLS CA0092953 \$180,000
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5344 76 ST. #340 RED DEER
MLS CA0094129 \$30,000
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27 BENNETT ST #102, RED DEER
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151 ACRES, LESLIEVILLE
MLS CA0088946 Priced to sell
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4-32 DOWLER STREET
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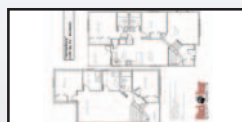
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20 STIRLING CL, RED DEER
MLS CA0091261 \$339,000
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4805 45 ST 407, RED DEER
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Blackfalds: 10 Aurora Heights
\$323,900

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- ✓ 2 Bedroom, 2 Baths
- ✓ Maple Kitchen Cabinets, Stainless Appliances
- ✓ 3 Piece Ensuite with 5 ft Shower
- ✓ Vaulted Ceiling in Main Living Area
- ✓ Complete Sod in Front

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

QUIET AREA

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

Penhold: Hampton Close
STARTING AT \$272,180

- ✓ 2 Storey Townhomes **\$282,500**
- ✓ 3 Layouts to Choose From
- ✓ Move In Ready Units Available
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- ✓ Single Car Garage
- ✓ Across from Penhold Multiplex

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- ✓ 2 Storey Townhomes **\$263,900**
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..... **RED DEER LISTINGS IN PRICE ORDER**

**NEW LISTING!****OPEN HOUSE • SAT. DEC 17, 2-4 P.M.****\$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****\$204,900****#301 Pine Pointe Place****SIMPLIFY YOUR LIFE!!**

This move in ready adult condo may just be the perfect package offering 2 beds, ensuite laundry, 2 storage units and heated underground parking!

Convenient downtown location west side of the Golden circle! A MUST see if considering condo living! **Call Barb McIntyre at 403-350-0375 or visit www.barbmcintyre.ca.****\$224,900****#37 - 33 Donlevy Avenue****PERFECT TWO-STOREY CONDO**

Located on the desirable southeast side. 2 bdrms, two baths, open concept, fireplace, bonus room, fenced yard, includes ALL appliances.

Shows like new. This one is the complete package! Call Today!

Call Michelle Langelaar 403-896-7355**\$299,900****51 Lawford Avenue,****WATCH YOUR KIDS WALK TO SCHOOL**

Well kept bi-level with great open concept with 2 bdrms up and 2 down. Corner lot with plenty of parking. Fully fenced

backyard includes deck enclosed for storage, garden shed & firepit. Fenced to allow for RV parking.

Call or text MARCELLA BARTHEL 403-597-5563 to view**PENDING****\$339,900****36 Ing Close****IMAGINE!** Moving in with no maintenance required!! This spotless home is fully developed with upgrades and features such as infloor heat, new SS appliances, double heatedgarage and more! Must see in this price range - excellent location! **Call Barb McIntyre at 403-350-0375 or visit www.barbmcintyre.ca.****NEW LISTING!****\$355,000****439-6 Michener Blvd.****THE ULTIMATE SUITE** In Sieras of Michener- Top floor corner unit facing west, this 2 bedroom 2 bath suite is the best in the building. You want to call for a viewingof this immaculate unit. Call me now for details. **Ivan Busenius 403-350-8102, www.ivanb.ca****\$384,900****34 Donald Close****CELEBRATE THE NEW YEAR**

In this modern upgraded home in move in condition! Homes like this are hard to come by! Many outstanding features here - fully developed on a large lot with

green space out front! A pleasure to show! **Call Barb McIntyre at 403-350-0375 or visit www.barbmcintyre.ca.****\$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 • SAT & SUN DEC 17 & 18 1-3 P.M.****\$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.****\$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! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmale.com.**

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•• ALIX ••



\$299,900

5508 - 49 Avenue

LONGING FOR PEACE AND QUIET? Unbelievable Value! Doesn't get much better than this! Large fully developed

Bungalow on a gorgeous lot with many features sure to please any family. Well worth the drive to see this acreage like home in town. This is truly a rare find for this price!! **Call Barb to view or for more details at 403-350-0375 or visit www.barbmccintyre.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.**

The end of the year brings no greater joy than the opportunity to express to you Seasons Greetings and good wishes. May the holidays and New Year be filled with joy for you and your family!

MERRY CHRISTMAS!



Michelle Langelaar RE/MAX real estate central alberta

There is no time more fitting to say
Thank You
AND TO WISH YOU A
Happy Holiday Season

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May your Christmas sparkle with moments of love, laughter and goodwill, And may the year ahead be full of contentment and joy.

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From our home to yours, wishing you a very Merry Christmas with the gift of good health and happiness in the coming New Year!



Barb McIntyre and family



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May your home be filled with the joy of the Christmas season. Here's wishing you a Merry Christmas and Happy New Year!

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