

YOUR HOUSE YOUR HOME

January 6, 2017

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES



43 Elizabeth Park Blvd., Lacombe

*THIS HOME HAS IT ALL! Fully Finished, Landscaped, Fenced, A/C,
In Floor Heat...and more. CALL TODAY TO VIEW!*

For further info on this multiple listing service home, see page 15 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



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



\$311,900

OPEN HOUSE SUN, JAN 8, 2-4 PM

3305-41 AVENUE, MOUNTVIEW Super family home! Double garage - enormous pie lot!



\$235,000

ACREAGE! Small 1/2 acre lot, 1140 sq. ft. Bungalow. Double Garage- Woody Nook Road.



\$249,900

ADULT TOWN HOME! Immaculate 2 bedroom bungalow with garage, fireplace and deck.



\$350,000

BLACKFALDS SUPER VALUE! Walkout bi-level, 1400 sq. ft. on a close!



\$350,000

BLACKFALDS - PARAMOUNT CRES. 1593 sq. ft. Executive Home. Open plan- shows like new.

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



**Gerald
Doré**

403.872.4505

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, across from a park!
MLS#CA0092546 **\$459,900**

#703-5220 50A AVE.



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

10 EAST LOOP



MLS#CA0089971
Only \$89,900

4013 52 ST. MICHENER HILL



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

Check out geraldore.ca for more information about these properties

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



Vanier East!

- Like new bi-level
- Fully fenced, landscaped
- 4 piece ensuite



6 Bedrooms!

- Family sized w/ 6 bdrms!
- MMB has ensuite
- Open concept throughout



Mature Morrisroe Location!

- Nicely updated throughout
- 3 bedrooms on main
- Across from green space



Luxury Living in Vanier!

- 5 bdrm modified bi-level
- a/c, underfloor heat,
- vinyl fencing, 28x24 garage



Beautiful Rosedale!

- 5 bedrooms Bungalow
- a/c, underfloor heat
- across from park & under \$400,000!

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



**Les
Anderson**

403.350.1932



HUGE CONDO!

1580 sq. ft. 2 bdrms plus den. Open kitchen & living area, new counter tops plus granite sink in kitchen. Large entryway, 2 underground parking stalls. Showhome condition. Great building w/ lots of amenities.
\$344,900 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



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 hld 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

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



**Rick
Burega**

403.350.6023



\$409,900

Spacious Bungalow - hardwood floors, corner gas fireplace. Large master has 5 piece ensuite with jet tub. Finished basement with wet bar, in floor heat and more.



\$409,900

Start the New Year in your new home. Located on a quiet close near schools and parks. This 5 bdrm 3 bath home offers plenty of room for a large family. Large family room, lots of upgrades.



\$395,000

Impressive two storey with soaring ceilings. Gas fireplace and main floor office and laundry. Deluxe master ensuite plus a ton of closet space.



\$464,900

Beautifully crafted home backing on to a green belt. Awesome kitchen offers a huge island, rich cabinetry, and stainless steel appliances. Superb master has vaulted ceilings, 5 piece bath and walk in closets.



\$239,900

Looking to get into your own place? This starter home fits the bill- 3 bedroom bungalow with many recent upgrades plus a heated 26x28 garage. Great value.



\$534,900

Lake Views from this walk out home. Custom built with a load of extras. Large rooms throughout. Triple garage and two acre lot.

403-350-6023 • rickburega@royallepage.ca



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PENHOLD

Immediate possession on brand new townhouse. 3 bedroom, 2 full baths stainless steel appliances, landscaped yard with vinyl fencing **\$258,900**

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.



\$\$\$SLASHED

SYLVAN LAKE

Brand new unique elevations built 1107 sq ft 2 bedroom, 2 bathroom bi level. **\$299,900.**

CALL BRAD GRANLUND 342-7700



RED DEER

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.



RIVERFRONT

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

CALL BRAD GRANLUND 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.



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. **\$794,900!**

CALL NADINE 342-7700.



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.



BRAND NEW

1140 sq ft 3 bedroom/2 bathroom bilevel with laminate flooring, stainless appliances incl Laredo. **\$343,900.**

CALL BRAD GRANLUND 342-7700.



REDUCED

SUITE DEAL

Live on the main & rent basement or great revenue property. 2 bedroom 2 bath main floor and 2 bedroom 1 bathroom basement suite. **\$359,900.**

CALL BRAD AT 342-7700.



WALKOUT BUNGALOW

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

CALL BRAD GRANLUND 342-7700.

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 NADINE 342-7700.



BLACKFALDS

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.



**Your family's home awaits
...it's here in our pages**

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YOUR **HOME**

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tanis.mcouat@yourhouseyourhome.ca**

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HEART OF DOWNTOWN!**
1 Bedroom, 1 Bath
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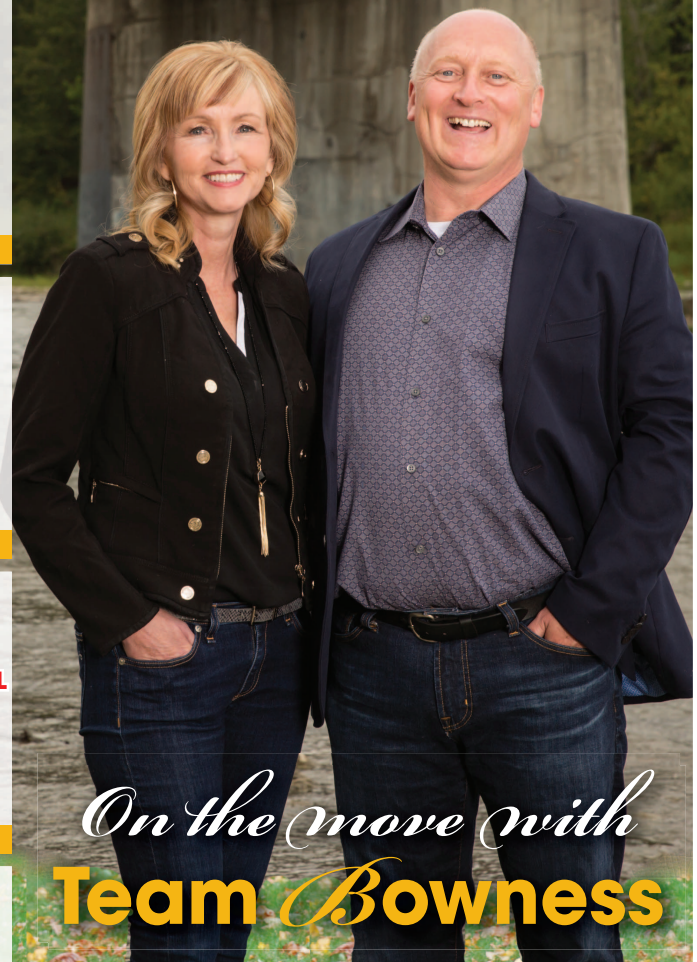
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www.497960Avenue.com

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HOUSE**
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\$299,000
ASPEN RIDGE
2 Bedrooms & 2 Bathrooms
1300+ Sq Ft. Half Duplex
Double Attached Garage
www.21AmleeClose.info**

The Consider It Done Team!

Kim Fox

Jay McDouall

Hilary Rosebrugh

Christine Bourke

Janice Resch

403.346.0021

theconsideritdoneteam@century21.ca

www.consideritdone21.ca


Ways to make your house more saleable:

There are a lot of things that you can do to help which could make for a quicker sale at a better price. They are all little things that cost you little or nothing, but they can make a big difference in the prospect's first impression . . .

Call a member of the Red Deer Real Estate Board — their expertise in real estate can help you during the complex process of selling a home.



Advantage

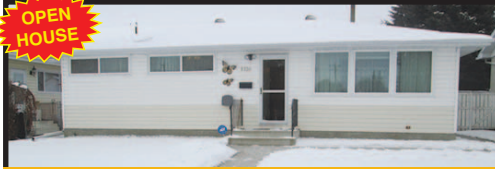
21 photos of every property

Parkland Mall, Red Deer



**Bob
Wing**
403-391-3583

**OPEN
HOUSE**



5730 - 41 ST. CRESCENT • SAT 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



CLOSE TO THE COLLEGE!

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

Call BOB WING today (403) 391-3583

Moving Checklist

ONE MONTH BEFORE

- ✓ Make reservations for moving services and make a list of all items to be moved.
- ✓ Notify friends, relatives, creditors, etc. of your move. Begin submitting change of address forms to them and to your local post office.
- ✓ If you have children, be sure to request all of the necessary documents for transferring schools.
- ✓ Gather all important personal documents, medical/dental records, insurance policies, etc.
- ✓ Begin packing seldom-used items. Consider holding a garage sale for those items you won't be moving.
- ✓ Arrange connect/disconnect dates with telephone and utility companies.

TWO WEEKS BEFORE

- ✓ Clear up any outstanding accounts
- ✓ Transfer checking and savings accounts to your new location.
- ✓ Return borrowed items including library books and retrieve loaned items.
- ✓ Arrange for pet travel, if necessary.
- ✓ Cancel/transfer any membership fees or prescriptions (ask your doctor for assistance).
- ✓ Dispose of flammable liquids such as spray paints, solvents, and gas in lawn mowers.
- ✓ To avoid costly deposits, request "Perfect payment Record" letters from utility companies.

ONE WEEK BEFORE

- ✓ Clean appliances - don't forget to clean the oven and defrost the refrigerator.
- ✓ Start packing clothes. Remember to prepare "arrival kits" of essential items you'll need when you get to your new home (toiletries, medicines, paper plates, etc.)

MOVING DAY!

- ✓ Double-check shelves, closets and cabinets to make sure nothing is left behind. Look through the garage, attic and basement.
- ✓ Turn off lights, close and lock windows and doors.
- ✓ Leave the keys with your realtor.
- ✓ At your new home, check the circuit breakers and pilots to make sure everything is on.

**CAN YOU PICTURE
YOURSELVES IN A
NEW HOME?**



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

403-347-9474

Email: tanis.mcouat@yourhouseyourhome.ca

LET US HELP YOU FIND YOUR NEW HOME



OPEN HOUSE

directory



CENTRAL ALBERTA'S DEFINITIVE WEEKEND OPEN HOUSE LISTING!

SATURDAY, JANUARY 7

RED DEER

117 Lazaro Close.....**2:00 – 5:00 pm**.....Mitzi Billard.....RE/MAX.....**396-4005**.....\$699,900.....Laredo
 20 Best Crescent.....**2:00 – 4:00 pm**.....Ivan Busenius.....RE/MAX.....**350-8102**.....\$429,900.....Bower
 21 Amlee Close.....**1:00 – 3:00 pm**.....Martina Unger.....CENTURY 21 ADVANTAGE.....**396-8667**.....\$299,000.....Aspen Ridge
 70 Dumas Crescent.....**12:00 – 4:00 pm**.....Kim Fox.....CENTURY 21 ADVANTAGE.....**506-7552**.....\$550,000.....Deer Park
 5730 41 St. Crescent.....**1:00 – 2:00 pm**.....Bob Wing.....CENTURY 21 ADVANTAGE.....**391-3583**.....\$242,500.....West Park
 20 Lundberg Crescent.....**2:00 – 4:00 pm**.....Tara Devereaux.....CENTURY 21 ADVANTAGE.....**588-6444**.....\$639,900.....Laredo
 110 Ainsworth Cresc.....**1:00 – 3:00 pm**.....Danielle Davies.....CENTURY 21 ADVANTAGE.....**396-5026**.....\$499,900.....Anders South
 27 Ayers Avenue.....**2:00 – 4:00 pm**.....Cindy Dooley.....REALTY EXECUTIVES.....**597-0284**.....\$387,900.....Anders Park
 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, JANUARY 7

OUT OF TOWN

9 MacKenzie Avenue.....**2:00 – 4:00 pm**.....Chris Forsyth.....MAXWELL REAL ESTATE SOLUTIONS...**391-8141**.....Lacombe
 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, JANUARY 8

RED DEER

117 Lazaro Close.....**2:00 – 5:00 pm**.....Mitzi Billard.....RE/MAX.....**396-4005**.....\$699,900.....Laredo
 100 Timberstone Way.....**1:00 – 3:00 pm**.....Mike Snell.....RE/MAX.....**352-9280**.....\$519,900.....Timberstone
 322-56 Carroll Cresc.....**2:00 – 4:00 pm**.....Ivan Busenius.....RE/MAX.....**350-8102**.....\$186,900.....Clearview Meadows
 51 Aldrich Close.....**2:00 – 4:00 pm**.....Hilary Rosebrugh.....CENTURY 21 ADVANTAGE.....**346-0021**.....\$585,000.....Anders South
 44 6200 Orr Drive.....**2:00 – 4:00 pm**.....Dave Haley.....CENTURY 21 ADVANTAGE.....**346-0021**.....Oriole Park
 27 Adams Close.....**1:00 – 3:00 pm**.....Danielle Davies.....CENTURY 21 ADVANTAGE.....**396-5026**.....\$315,000.....Anders South
 3305 41 Avenue.....**2:00 – 4:00 pm**.....Doug Wagar.....ROYAL LEPAGE NETWORK.....**304-2747**.....\$311,900.....Eastview
 209 Duval Crescent.....**2:00 – 4:00 pm**.....Carol Clark.....COLDWELL BANKER.....**350-4919**.....\$389,900.....Davenport
 25 Kingston Drive.....**1:30 – 4:00 pm**.....Dale Stuart.....COLDWELL BANKER.....**302-3107**.....\$369,900.....Kentwood East
 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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37 WILLOW CRESCENT
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MLS CA#0096307



Lacombe
17 GREEN COURT
\$189,900
MLS CA#0090500



Lacombe
61 PARKLAND ACRES
\$29,900
MLS CA#0087591



Lacombe
5627 53 AVENUE
\$319,900
MLS CA#0089102



2.79 acres
4402 50 STREET
\$449,000
MLS CA#0091140



Lacombe
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\$419,000
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Lacombe
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MLS CA#0092454



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\$369,900

**OPEN
 HOUSE**



SUNDAY, JAN. 8, 1:30-4:00 PM

**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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**5021- 54 AVE,
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 403-598-5388



**LARRY
 HASTIE**
 403-550-3984



**WENDY
 HAYES**
 403-350-7555



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 BURTON**
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 RICHARDSON**
 403-348-3339



**DALE
 HOWE**
 403-318-5375

Why use a Realtor?

**Your Realtor can help close
 the sale of your home**

Between the initial sales agreement and closing (or settlement), questions may arise. For example, unexpected repairs are required to obtain financing or a cloud in the title is discovered. The required paperwork alone is overwhelming for most sellers. Your Realtor is the best person to objectively help you resolve these issues and move the transaction to closing (or settlement).





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Mondays at Noon

AD PROOFING DEADLINE:
Tuesdays at 2:00 pm

**LONG WEEKEND
DEADLINES:**

Ad copy deadline:
Fridays at 4 pm,
Ad proofing
deadline:
Tuesdays at 2 pm

CENTRAL AB's
DEFINITIVE
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\$152,900
5 Stanton Street #3
CONDO IN SUNNYBROOK VILLAS CA0094666 2 Bed/1 Bath Private Patio 875 sq ft, 6 Appl. Move in Ready.

Call Mitzi Billard now! 403.396.4005



NEW LISTING!

\$169,900
214, 260 Duston Street
HEATED UNDERGROUND parking available with this unit! Second floor condo apartment featuring 887 sq ft w/ 1 bdrm plus den and 1 bath. Nice layout w/ NW facing balcony. Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.



NEW LISTING!

OPEN HOUSE • SUN. JAN 8, 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**



\$199,900
3730 50 Avenue #302
BEAUTIFUL CORNER CONDO IN THE VALLEYVIEW UNITS CA0095408 2 Bed/1 Bath Lg Balcony overlooking the City. 859 sq ft, 6 Appl. Underground

Parking IMMEDIATE POSSESSION. Call Mitzi Billard now! 403.396.4005



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 viewing of this immaculate unit. Call me now for details. **Ivan Busenius 403-350-8102, www.ivanb.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.timmaleym.com.



NEW LISTING!

OPEN HOUSE • SAT. JAN. 7, 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**



\$549,900
73 Tyson Crescent
AFFORDABLE FAMILY TWO STOREY HOME built by Landmark Homes. At 1,660 sq ft, 3 bedrooms and 2 bathrooms. With a maple kitchen, granite countertops, main floor laundry and open living space. Double attached garage and good sized backyard. Call **MIKE SNELL 403-352-9280** today for more details or visit www.mikesnell.ca.



NEW LISTING!

\$489,900
78 Lewis Close
Great location close to schools and parks, 2 beds up plus office and 2 beds in the developed walk-out basement! Open concept, main floor laundry, in floor heat in the basement and front attached garage plus rear detached single garage! Call **TIM MALEY 403-550-3533** today for more details and a virtual tour, visit www.timmaleym.com.

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•• **RED DEER CONTINUED** ••**OPEN HOUSE • SUN. JAN 8, 1-3 P.M.****\$519,900****100 Timberstone Way****STUNNING LANDMARK SHOWHOME** offering 2,392 sq ft 4 bedrooms on the same level and 3 bathrooms. This 2 storeyhome features a stunning quartz kitchen, hardwood floors and a bright bonus room with view of the park/green area. Come for a visit and see it for yourself. **Call MIKE SNELL 403-352-9280 today for more details or visit www.mikesnell.ca.**•• **LACOMBE** ••**NEW LISTING!****\$429,900****43 Elizabeth Park Blvd.****This home has everything you need!** Fireplace on the main floor, wood burning stove in the bsmt, under flr heat in the bsmt & garage, A/C for the summer, gasline for the BBQ. Well maintained & fully fenced backyard. Lots of natural light in the kitchen w/ custom hickory cabinets. Upstairs is a large M/B w/ ensuite & W/I closet, 2 bdrms, a large bonus room & laundry. Bsmt features a 4th bdrm, living room w/ a wet bar. MLS CA0092707. **Call Amanda Shannon**•• **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.****\$319,900****42 Lodge Place****4 BEDROOM BI-LEVEL HOUSE** in the excellent neighbourhood of Lakeway Landing. Featuring a fully finished basement fenced landscaped yard and a detacheddouble garage. **Call MIKE SNELL 403-352-9280 today for more details or visit www.mikesnell.ca.**

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