

YOUR HOUSE January 13, 2017 YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES



25 Kingston Drive

ONE OF THE BEST PRICED FAMILY HOMES IN RED DEER.

IMMACULATE 4 Level Split w/ Walkout and Large Enclosed Sunroom.

Heated Garage.

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



ANDERS

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



VIRTUAL TOURS AT
www.KEVINGLOVER.ca

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



Executive Style 1/2 Duplex
 - Stylish open concept w/gas f/p
 - Dark cabinets, stainless steel appliances
 - 3 bdrms up, m/b has ensuite



Penhold Community
 - 4 bedrooms, 2 bath
 - Huge pie lot with detached garage
 - New windows throughout



Anders Bungalow
 - 4 bedrooms, 3 bath
 - U/F heat in bsmt & garage
 - beautiful landscaping in backyard



Vanier Bi-Level
 - Immaculate with open concept
 - Fully fenced & landscaped
 - A/C!



Huge Family Home - Vanier!
 - Canada West Quality Built
 - Modified bi-level with 5 bdrms
 - 28x24 attached garage

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



Janice Mercer
 403.598.3338

44 DIAMOND STREET RED DEER CA0094808



\$428,900



OPEN HOUSE SUN. JAN 15, 2-4 PM
COMPLETELY RENOVATED 1360 sq. ft. 4 bed. 3 bath bungalow. Quartz countertop, 2 way FP, new windows and so much more!

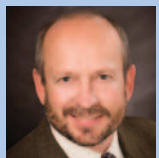
9 PORTWAY CLOSE, BLACKFALDS MLSCA0093758



\$443,900

Fully developed Executive 2 storey walk out. Many extras!

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



Gerald Doré
 403.872.4505

27 DUFFIELD AVENUE



BACKS INTO PARK!
OPEN HOUSE JAN 14, 1-3 PM
 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.



NEAR LAKE & GOLF
 2 beds, 2 baths and fireplace
 MLS#CA0091069
Only \$185,000

10 EAST LOOP



LOW LOT FEES
NEW LISTING
 MLS#CA0097265
Only \$89,900

153 DOWNING CLOSE



NEW LISTING
 1038 sq. ft. bung. 3 beds, 2 baths, Sep. entr., 9' bsmt., fully fenced yard, new laminate flooring & new kitchen
 MLS#CA0097096 **\$319,900**

Check out geraldore.ca for more information about these properties



Darlis Dreveny
 403-358-4981

PERFECT LOCATION



OPEN HOUSE SUN. 2-4 PM
 308 CREEKSIDE MOBILE PARK
 Immaculate 3 bed 2 bath mobile in Creekside. Terrific deck and extra living in a new boot room addition.

NO CONDO FEES



OPEN HOUSE SAT. 2-4 PM
 33 BOYCE STREET
 Move in ready town home close to Bower Mall. Across from park and close to shopping

NEW LISTING IN DEVONSHIRE



Gorgeous fully finished bi-level with 4 beds, 3 baths. Detached garage with office. Former show home with executive finishing.

FAMILY SIDE OF WASKASOO ESTATES



* 1998 - 3 bed, 2 bath - 1200 sq ft
 * No carpets, no smoking home
 * Vaulted ceilings - open concept
 * Clean & move in ready!

INCREDIBLE VALUE IN LACOMBE

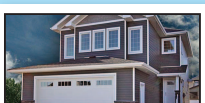


17 IRON WOLF PLACE
 * Immaculate 2012
 * 3 bed, 2 bath Townhome
 * Low condo fees, gorgeous views
 * Immediate possession

MAKE YOUR MOVE - Call Darlis today! www.darlisdreveny.com



Les Anderson
 403.350.1932



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 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 hnd 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



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

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



The Durling Group

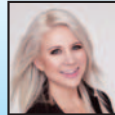
YOUR HOUSE SOLD GUARANTEED

www.YourHouseSoldGuaranteed.com
\$459,900 OR TRADE TEXT: 3313**SYLVAN LAKE**

- Stunning 2 storey walkout
- Master features large walk-in closet & 5 piece ensuite
- Spacious & bright main flr w/ hardwood flooring
- Park like setting, landscaped yard
- Beautiful view of the lake

**\$399,900 OR TRADE TEXT: 8348****SPRINGBROOK**

- Brand new LEGAL UP/DOWN suited bi-level
- Main flr features U shape kitchen w/ loads of counter space & eat up bar
- 3 Bedrooms, Master has its own ensuite & walk in closet
- Each suite has its own laundry facilities & separate entrance

**TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS**Kevin Durling
AgentJamie Berg
Agent**STARTING @ \$239,900 TEXT: 8349****BLACKFALDS**

- Falcon Homes newest development
- 2 Storey townhouse, 3 bedrms, 3 baths
- Featuring the newest in modern amenities
- Fenced and landscaped yard

**\$539,900 OR TRADE TEXT: 8344****LACOMBE**

- Bi-level, 1874 SqFt, 5 Bedrooms, 3 Baths w/ Bonus room
- Open concept main floor, vaulted ceilings, bright windows, stunning kitchen w/ granite
- Fully developed basement, wet bar
- Triple heated garage, fully landscaped west facing back yard

Scott Wiber
AgentCam Ondrik
Agent**\$379,900 OR TRADE TEXT: 8343****SYLVAN LAKE**

- Walkout bungalow, 3 bedrms, 2 Baths
- Large kitchen with ceramic tile flooring, LR boasts gas fireplace & hardwood flooring, main floor laundry
- Lots of natural light, w/ west facing back yard
- Master features walk-in closet & full ensuite

**\$409,900 OR TRADE TEXT: 8340****SYLVAN LAKE**

- Large & bright bi-level with legal suite
- Main floor features 3 bedrms, 2 baths up
- Lower suite has 2 bedrooms & 1 bath
- Gorgeous tile flooring in large kitchen, private deck off kitchen
- Separate laundry, entrance & meters for each suite

Debby Wells
Office AdministratorNetwork
Realty

403-346-8900

* Some conditions apply

ROYAL LEPAGE *Lifestyles Realty*

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*Lisa Suarez***ROYAL LEPAGE**

Helping you is what we do.™



79 TERRACE HEIGHTS DR.
\$385,000
MLS CA#0096296



3 LANDRY CLOSE
\$525,000
MLS CA#0092261



37 WILLOW CRESCENT
\$329,900
MLS CA#0096307



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



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



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



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



40 ELIZABETH PARK BLVD
\$419,000
MLS CA#0095242



4711 49 AVENUE
\$239,900
MLS CA#0092454



20 BROWNSTONE RD
\$209,900
MLS CA#0096778



5214 50TH ST
\$225,000
MLS CA#0096754





**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
MLS.CA



**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



4512 52 AVENUE #132, RED DEER

MLS CA0093224 \$219,000

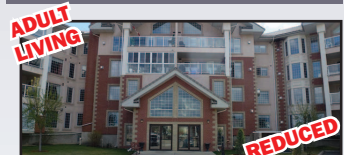
Call Ed 403-506-7171 or
Gord 403-357-7720



107 JENKINS DRIVE

MLS CA0093772 \$237,000

Call Ed 403-506-7171 or
Gord 403-357-7720



4805 45 ST 407, RED DEER

MLS CA0091789 \$275,900

Call Ed 403-506-7171 or
Gord 403-357-7720



5344 76 ST. #340 RED DEER

MLS CA0094129 \$25,000

Call CHRIS: 403-391-8141



27 BENNETT ST #102, RED DEER

MLS CA0092195 \$132,400

Call CHRIS: 403-391-8141



4805 45 ST 407, RED DEER

MLS CA0091841 \$310,900

Call ROGER: 403-350-7367



4-32 DOWLER STREET

MLS CA0089100 \$373,900

Call KELLY: 403-304-4061



**YOUR HOME
HERE**



12 HUGOT CRESCENT, RED DEER

MLS CA0089012 \$299,900

Call Ed 403-506-7171 or
Gord 403-357-7720



69 MACKENZIE AVE LACOMBE

Pre Order Today/Call for details
\$369,900

Call CHRIS: 403-391-8141



10 ADDINGTON DR, RED DEER

MLS CA0088500 \$369,900

Call Ed 403-506-7171 or
Gord 403-357-7720



30 ACRES, 10 MINS TO RED DEER

2 Houses

MLS CA0095977 \$888,000

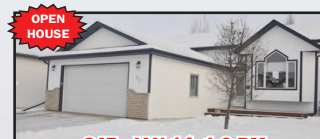
Call Ed 403-506-7171 or
Gord 403-357-7720



21012 TWP 421

MLS CA0055465 \$349,000

Call CORDELL: 403-318-5478

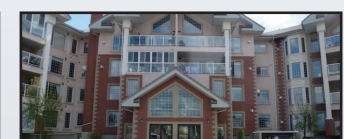


SAT., JAN. 14, 1-3 PM

53 PROSPECT CLOSE

MLS CA0096073

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



**YOUR HOME
HERE**



9 MACKENZIE AVE LACOMBE

MLS CA0095634 \$369,900

Call CHRIS: 403-391-8141



**YOUR HOME
HERE**



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 Stuart**
 403-302-3107

Feature Home

**THIS IS A GREAT
 FAMILY HOME**

\$369,900**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**GREAT STARTER OR
 REVENUE PROPERTY!****\$99,900****5021- 54 AVE,
 RIMBEY**

Two bedroom bungalow on a large fenced mature yard. 4 appliances.

**Call DALE
 403-302-3107**

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



**Margaret
 Comeau**
 403-391-3399

**SATURDAY, JAN. 14, 2-4 P.M.**

300 INGLEWOOD DRIVE
 2 story duplex; fully finished; numerous upgrades; 4 bedrooms. 2.5 baths; garage Previous Show home. No condo fee. **\$300,000**

**2034-26 AVE. DELBURN**

Investment Property Faces a park; 3 bed; fully finished bungalow; new condition; single at. Double detached garage. Solid renter. **\$197,000**

**34 PARKLAND DR SYLVAN LAKE**

3 bed; 6 rooms total king sized kitchen with white cabinets; mature landscaping. On it's own lot. No lot rent. Immed. Possession **\$169,000**

**ABBHEY MASTER BUILDER****NEW YEAR, NEW HOME!**

Rent-to-Own & Guarantee Sale Programs Available!

**GREAT
 STARTER****Blackfalds: 10 Aurora Heights****\$323,900**

- ✓ Bi-level Home in New Development
- ✓ 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

**REDUCED
 FOR QUICK SALE****Red Deer: 226 Livingston Close****\$350,900 \$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. Feb. 7, 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

**LAREDO
 LIVING****Red Deer: 5 Lazaro Close****\$499,900**

- ✓ Previous Show Home - Immediate Possession
- ✓ 3 Bedroom, 2.5 Baths
- ✓ Stainless Steel Appliances Included
- ✓ 3 Pce Master Bedroom Ensuite
- ✓ Finished Garage Includes Heater
- ✓ Complete Sod, Front Landscaping

**\$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
- ✓ Soft Close Kitchen Cabinets
- ✓ Single Car Garage
- ✓ Across from Penhold Multiplex

**\$10,000
 DISCOUNT****Sylvan Lake: Crestview Blvd****STARTING AT \$253,580**

- ✓ 2 Storey Townhomes **\$263,900**
- ✓ End Units Available
- ✓ 1412 Sq Ft
- ✓ 3 Layouts to Choose From
- ✓ Den on Main Floor
- ✓ No Condo Fees!

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



RealtyExperts
GROUP



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

Welcome to the family!



NOLIN MAURIER
Broker



NICOLE MAURIER
Associate



JOSH REMILLARD
Associate Broker

Delburne

\$223,000



MLS# CA0090281
4 Bedrooms

5 Daines Ave

\$323,800



MLS# CA0096804
3 Bdrm, 1 Bath

44 Oliver St

\$314,900



MLS# CA0096617
6 Bdrms, 3 Baths



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View any home on MLS with us

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Nicole Maurier, Josh Remillard

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Red Star Restaurant

Plus
Chinese
Horoscope
Book

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to win or view our website for details



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BLACKFALDS

MAIN FLOOR CORNER LOCATION
Superb private location w/south facing deck, close to walking paths, this 2 bdrm Main Floor condo has just received new paint, new carpeting, has hardwood flooring, 6 appliances, Affordably priced @ **\$184,900.**

CALL NICOLE 342-7700.



SYLVAN LAKE

NO CONDO FEES

3 bdrm, 2 bath townhome, great location 3 blocks from the beach, 1/2 block from Elementary School, private fenced yard, off street parking, spacious kitchen, great sized bdrms, 6 appliances & more. Immediate Possession! **\$244,900.**

CALL NICOLE 342-7700.



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



\$\$\$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.



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.



SYLVAN LAKE

NEW FAMILY HOME IN VISTAS

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

CALL NICOLE 342-7700.



WALKOUT

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

CALL NADINE 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.



RIVERFRONT

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

CALL BRAD GRANLUND 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.

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.



PENHOLD

OPEN HOUSE

**OPEN HOUSE SUN., 1-3 PM
27 HEALEY CLOSE**

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 \$424,900**

CALL NADINE 342-7700.

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



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YOUR **HOME**

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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 14

RED DEER

20 Best Crescent.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$429,900.....	Bower
117 Lazaro Close.....	2:00 – 5:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$699,900.....	Laredo
48 Alton Close.....	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236	\$547,500.....	Anders South
73 Tyson Crescent.....	1:00 – 3:00 pm	Leanna Cowie.....	RE/MAX.....	506-5266	\$449,900.....	Timber Ridge
78 Lewis Close.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$489,900.....	Lancaster Green
300 Inglewood Drive.....	2:00 – 4:00 pm	Margaret Comeau.....	COLDWELL BANKER.....	391-3399	\$300,000.....	Inglewood West
83 Denison Crescent.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021	\$494,900.....	Deer Park Village
119 Isherwood Close.....	11:00 am – 1:00 pm	Kim Fox.....	CENTURY 21 ADVANTAGE.....	506-7552	\$390,000.....	Ironstone
43 Baines Crescent.....	2:00 – 4:00 pm	Kim Fox.....	CENTURY 21 ADVANTAGE.....	506-7552	\$415,000.....	Bower
601, 4719 33 Street.....	3:00 – 4:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583	\$137,900.....	South Hill
33 Boyce Street.....	2:00 – 4:00 pm	Darlis Dreveny.....	ROYAL LEPAGE NETWORK.....	358-4981		Bower
27 Duffield Avenue.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505	\$414,900.....	Devonshire
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 14

OUT OF TOWN

#17 4545 Ironwolf Place	2:30 – 4:30 pm	Lisa Bone.....	ROYAL LEPAGE NETWORK.....	346-8900		Lacombe
9 Mackenzie Avenue.....	2:00 – 4:00 pm	Chris Forsyth.....	MAXWELL REAL ESTATE SOLUTIONS.....	391-8141	\$369,900.....	Lacombe
53 Prospect Close.....	1:00 – 3:00 pm	Ed Katchur.....	MAXWELL REAL ESTATE SOLUTIONS.....		\$364,900.....	Blackfalds
27054 Township Road 364 #110.....	1:00 – 3:00 pm	Derek Austin.....	CENTURY 21 ADVANTAGE.....	597-2871		Red Deer County
121 Woodridge Drive.....	1:00 – 3:00 pm	Christina Bourke.....	CENTURY 21 ADVANTAGE.....	350-3985	\$135,000.....	Red Deer County
#301 5300 60 Street.....	1:00 – 4:00 pm	Melissa Morin.....	CENTURY 21 ADVANTAGE.....	318-5665	\$647,500.....	Sylvan Lake
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 15

RED DEER

322-56 Carroll Crescent.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$186,900.....	Clearview Meadows
117 Lazaro Close.....	2:00 – 5:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$699,900.....	Laredo
184 Ingle Close.....	2:00 – 4:00 pm	Sandy Burton.....	2 PERCENT REALTY.....	358-8924	\$599,900.....	Inglewood West
308 Creekside Mobile Park.....	2:00 – 4:00 pm	Darlis Dreveny.....	ROYAL LEPAGE NETWORK.....	358-4981		Creekside
44 Diamond Street.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338	\$428,900.....	Deer Park Village
6220 Orr Drive #44.....	2:00 – 4:00 pm	Bett Portelance.....	CENTURY 21 ADVANTAGE.....	307-5581		Oriole Park West
27 Adams Close.....	1:00 – 3:00 pm	Martina Unger.....	CENTURY 21 ADVANTAGE.....	396-8667	\$315,000.....	Anders South
209 Duval Crescent.....	2:00 – 4:00 pm	Carol Clark.....	COLDWELL BANKER.....	350-4919	\$389,900.....	Davenport
11 Kirsch Close.....	1:00 – 3:00 pm	Susan Grise.....	COLDWELL BANKER.....	391-0849	\$211,500.....	Kentwood East
12 Durand Crescent.....	1:30 – 3:30 pm	Cindy Dooley.....	REALTY EXECUTIVES.....	597-0284	\$254,900.....	Davenport
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

SUNDAY, JANUARY 15

OUT OF TOWN

5036 59 Street.....	2:00 – 4:00 pm	Derek Austin.....	CENTURY 21 ADVANTAGE.....	597-2871	\$586,800.....	Innisfail
4409 Ryder Ridge Blvd.....	2:00 – 4:00 pm	Leanna Cowie/Bryan Wilson.....	RE/MAX.....	506-5266/340-9436	\$564,900.....	Sylvan Lake
4913 Aspen Lakes Blvd.....	1:00 – 3:00 pm	Debra Kerr.....	RE/MAX.....	597-9134	\$410,000.....	Blackfalds
27 Healey Close.....	1:00 – 3:00 pm	Nadine Marchand.....	ROYAL CARPET REALTY.....	342-7700	\$424,900.....	Penhold
4280 Ryders Ridge Blvd.....	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



Bett Portelance 403-307-5581



#435, 6 MICHENER BLVD

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



6220 ORR DRIVE #44

SUN., JAN. 15 • 2-4 PM
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2 BDR, 2 BATH ATTACHED GARAGE

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Advantage

21 photos of every property



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350-1192

www.KenDevoeRealty.com

**OPEN
HOUSE**



SATURDAY, JAN. 14, 1-4 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**

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EVALUATIONS**



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 bungalow on a quiet Deer Park close. Vaulted Ceilings, detached garage and huge deck. **\$333,000**



www.homesofreddeer.com

4614 47A Ave: 2 UNITS AVAILABLE
#205 1 bed 1 bath with detached garage **\$184,900**
#305 1 bed 1 bath with underground parking **\$215,900**



**OPEN
HOUSE**

SUNDAY, JAN. 15, 1-3 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 \$305,337**



Advantage

www.century21.ca/derek.austin

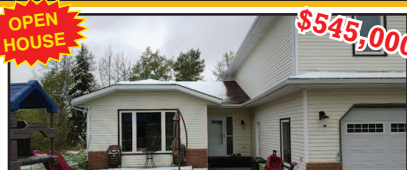
403-597-2871 • 403-598-2871



**Derek
Austin**



**Eva
Austin**



110 WILDROSE SUBDIVISION • SAT 1-3 PM

One of a Kind

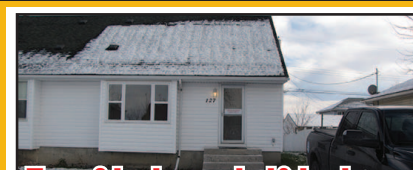
3000 plus Sq.ft. house on 1.82 acres . 4 large bedrooms, formal dining rm, dinette, office, main floor laundry, sunroom, family rm, 3 baths and so much more. So much for just **\$545,000**.



5036 59 STREET • SUN 2-4 PM

Bungalow built in 2014

w/1526 sq.ft. on main floor, 10 ft ceilings, enclosed patio, fully dev, 4 bdrms, 3 baths, huge garage (room for car lift). Large lot. Executive home for only **\$586,800**.



Two 3 bedroom half duplexes

One totally renovated asking \$194,900 and one with some reno's asking \$169,900. Both have full basements. Located in Springbrook www.172tamaracblvd.com

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WASKASOO ESTATES

4 Bedrooms & 2 Bathrooms
1400+ sqft with some updates
Outdoor Workshop & Shed
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HOUSE**

SATURDAY, 11-1 P.M.

119 ISHERWOOD CLOSE

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The Consider It Done Team!

Kim Fox

Jay McDouall

Hilary Rosebrugh

Christine Bourke

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\$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!



\$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!



\$689,900

28441 HWY 596

Beautiful acreage just minutes from Red Deer on 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.



\$319,850

51 Patterson Crescent

Location Location! Welcome to Pines! 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 bedrooms down plus roughed in bathroom. Basement is partly finished with a lot of possibilities. Updates include, freshly painted cabinets, Shingles, deck, some windows & doors.



\$322,500

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!



\$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!



\$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 is a laundry room upstairs & hookups in utility room for windows, eves, facia. It comes with covered deck, shed and small work shop. Call for details before this gem is gone!



SOLD

2800 Jordan Parkway

Beautiful bi-level located in the newer part of Johnstone Park! This large home will accommodate a big family. 5 large bdms, 3 baths. Det'd dbl garage that is insulated & heated, garden & large storage shed. Bsm't has separate walkout entry & it is roughed in for a wet barkitchen. There paint, flooring, Kitchen, Bathroom, 2 is a laundry room upstairs & hookups in utility room for windows, eves, facia. It comes with covered deck, shed and small work shop. Call for details before this gem is gone!



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Red Deer**



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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

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601, 4719 33 STREET • SAT 3-4 PM

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HOWE**
403-318-5375



SANDY BURTON
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**OPEN
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\$599,900

184 INGLE CLOSE SUNDAY, JANUARY 15, 2:00 - 4:00 PM

IMMACULATE FULLY DEVELOPED

Custom built walkout bungalow with many upgraded features. Main Floor Laundry, hardwood floors, underfloor heat, central air, 2 fireplaces and theater room.

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

**NEW LISTING!****\$169,000****214, 260 Duston Street****HEATED UNDERGROUND**
parking available with this unit!
Second floor condo apartment
featuring 887 sq ft w/ 1 bdrmplus 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 15, 2-4 P.M.****\$186,900****322-56 Carroll Crescent****ANOTHER TERRIFIC VALUE**
suite in Legacy Estates. 2 bed-
room, 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 PRICE!****\$199,900****4614-47A Ave****THIS MAY BE THE YEAR TO DOWNSIZE** and live maintenance free in this lovely 2 bedroom adult condo overlooking the Golden Circle Park. Amenities include heatedparking plus 2 large storage units, social room, elevator and in suite laundry. **Call Barb McIntyre at 403-350-0375 for more details or to view.****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 floorlaundry 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!****\$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****NEW LISTING!****\$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. JAN. 14, 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!****\$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.timmale.com.**NEW LISTING!****OPEN HOUSE • SAT. JAN 14 1-3 P.M.****\$547,500****48 Alton Close****LOADED WITH UPGRADES**
this one of a kind bungalow islocated on a keyhole close in desirable Anders South. Home is fully finished & features 1606 sq ft with 4 bdrms, 3 baths, fenced w/ mature landscaping and a 22x22 attached garage. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

•• **SYLVAN LAKE** ••

**NEW PRICE!****\$169,000****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.****OPEN HOUSE • SUN. JAN. 15, 2-4 P.M.****\$564,900****4409 RYDER RIDGE BLVD.****STOP BY AND SEE** This former "Falcon Homes" show home that backs onto a park. Openfloor plan plus a huge Bonus room with a second fireplace. Large Master Bedroom with 5 pce. ensuite. Terrific kitchen with granite. Lots of extras that must be seen! **Your hosts: Leanna Cowie 403-506-5266 and Bryan Wilson 403-340-9436.**

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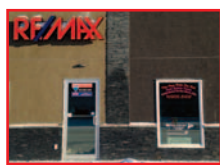
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