

YOUR HOUSE January 20, 2017 YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES

OPEN HOUSE: Saturday & Sunday, January 21 & 22, 2-4 pm

44 Diamond Street

*COMPLETELY RENOVATED BUNGALOW ON
A QUIET CLOSE ACROSS FROM A PARK!*

*Four bedrooms, three baths, huge
family room with wet bar.*

*For further info on this multiple listing service home, see page 2 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



81 OBERLIN AVENUE

FABULOUS INDOOR POOL

OPEN HOUSE SUNDAY 2-4 PM

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



ANDERS

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



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!

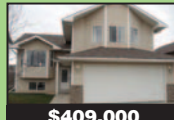


Rick Burega
403.350.6023



\$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.



\$409,000

Start the New Year in your new home. Located on a quiet close near schools & 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.



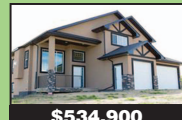
\$464,900

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



\$233,500

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



Janice Mercer
403-598-3338



\$428,900

Feature Home

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



OPEN HOUSE SAT & SUN. JAN 21 & 22, 2-4 PM
COMPLETELY RENOVATED 1360 sq. ft. 4 bed. 3 bath bungalow. Quartz countertop, 2 way FP, new windows and so much more!



\$443,900

Fully developed Executive 2 storey walk out. Many extras!



For More Information check out www.kevinglover.ca



PRICE REDUCED

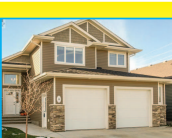
- SIX bedrooms
- THREE 4 piece bathrooms
- Fenced & Landscaped

\$314,900



- Affordable in Sylvan Lake
- Updated & well maintained
- 3 bedrooms, ensuite
- All appl inc, move in ready!

\$69,900



Vanier East!

- Huge Modified Bi-Level w/ 5 bdrms
- Canada West Built, quality finishing
- Infloor heat, a/c, 28x24 garage

\$599,900



PRICE REDUCED

- Across from a Greenspace!
- 3 bdrms on main floor
- Mature lot, quick possession

\$364,900



NEW LISTING

- 4 bedroom 1/2 duplex
- Single detached garage
- Immediate Possession

\$249,900

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



42-66 STREET CL.

NOW JUST \$345,000! 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.



REDUCED!

69 TIMBERSTONE WAY

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



39215 RANGE RD 284

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



JUST LISTED

88 TIMBERSTONE WAY

Large 2 story with dbl att Ga- rage. This one has 4 bdrms up and family room as well. Backs onto park. **Call Alex!**



41 BENNETT ST

Perfect Revenue 2 bedroom condo across from Bower mall. Looking for great location and opportunity. **Call Alex!**



Garry Raabis
403-340-6789



RIMBEY AREA

Full 1/4 2 miles from pavement. Large bungalow with bunkhouse, htd 30x40 garage. 110'x30' barn on cement. Cross fenced and great livestock set up. **\$599,999**



ALIX

Beautiful, fully upgraded with A/C, hardwood, high-end appliance package, htd garage, RV parking, super location. Quick possession. Immediate possession **\$269,000**



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**



SPECTACULAR PROPERTY

245 acres, 1 mile river front 6500 sqft Mansion 10 minutes from Red Deer on pavement **\$4,900,000 CALL GARRY 340-6789**

www.yourcentralalbertarealtor.com



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



Gerald Doré
 403.872.4505

27 DUFFIELD AVENUE



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

135 ADDINGTON DR.



OPEN HOUSE SAT. 1-3 PM
 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



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

153 DOWNING CLOSE



NEW LISTING
OPEN HOUSE SUN. 1-3 PM
 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



Doug Wagar
 403.304.2747

\$177,500



JUST LISTED:
 Immaculate 3 bedroom, 2 full baths, walkout basement, Blackfalds.

\$95,000



IMMACULATE
 2 bedroom top floor condo. Priced to sell at \$95,000

\$350,000



BLACKFALDS
 Incredibly priced. 1600 sq ft walkout. Gorgeous open plan. Dbl garage.

\$575,000



ACREAGE!
 10.95 acres-beautiful walkout! 5 bedroom, 3 baths, Triple garage.

\$280,000



ACREAGE!
 8.33 treed acres. Minutes east of Rocky.

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Les Anderson
 403.350.1932



NEW LISTING!
 1396 sq ft bi-level on a large pie lot. Open plan, huge kitchen, 2 FP's, A/C, new furnace, single garage plus a 24x26 detached. Great family home.
\$319,900 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 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



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!



Jack Macauley
 403-357-4156
Jacqui Fletcher
 403-896-3244



\$325,000
13 MARTIN CLOSE
OPEN HOUSE SUN. JAN 22 2-4 PM
 - TRIPLE htd garage - Wood burning FP
 - 4 bedrooms - Immediate possession



\$495,000
14 COLE WAY
 - 5 bedrooms, 3 bath - Fully Developed
 - Lots of extras



\$289,990
93 EASTPOINTE DRIVE
BLACKFALDS
 - 2012 bi-level - Shows like new

REALTORS YOU CAN TALK TO!

Call or text for more information! • Jack 403-357-4156 • Jacqui 403-896-3244



ONTRACK REALTY
 UNIT G, 2085—50TH AVE, RED DEER
www.coldwellbankerreddeer.ca
343-3344

ULTIMATE SERVICE

We keep our promises, or you don't keep us™



Dale Stuart
 403-302-3107



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"

NEW LISTING**HUGE PIE LOT**

Over 1900 sq. ft., family home on quiet cul-de-sac, three bedrooms, three baths, BONUS room. Don't wait, call for your appointment **\$445,000.**

**COME ON**

Where can you get a fully developed bi-level, three bedroom, walk-out basement. On a quiet close only steps to the new Community Centre and all for **\$304,900.**

**NEWLY OFFERED**

No more shovelling snow and cutting grass. If this appeals to you, check this meticulous 2 bdrm., 2 full baths (ensuite). Some upgraded flooring, 2nd floor location, elevator, U/G heated parking, storage and security door all for **\$256,000**



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

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BARB MUNDAY 403-598-7721

CALL ME "MUNDAY" CALL ME "ANYDAY"



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**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

BUY! SELL! SELL!

**YOUR HOUSE
YOUR
HOME**

403-347-9474

Call Tanis today for your advertising needs!



5 VIENNA CLOSE
\$1,250,000
VANIER EAST

4 Bedrooms & 4 Bathrooms
Fully Finished Modern 2-Storey
Backing onto Green Space
www.5viennaclose.info



348 KINGSTON DRIVE
\$312,900
KENTWOOD

4 Bedrooms & 2 Bathrooms
Fully Developed
Huge Yard & Beautifully Landscaped
www.348kingstondrive.com



26 CEDAR CRESCENT
\$324,900
BLACKFALDS

4 Bedrooms & 3 Bathrooms
Great Location (East side of HWY 2A)
Fully Finished/Landscaped
www.consider26cedarcrescent.com



70 DUMAS CRESCENT
\$550,000
DEER PARK VILLAGE

5 Bedrooms & 3.5 Bathrooms
Fully Renovated 2900+ Sq. Ft. 2-Storey
Open Floor Plan
www.70dumascrest.info



58 LAKEVIEW DRIVE
\$309,000
POULSENS PASTURE

3 Bedrooms & 2 Bathrooms
28x28 Detached Garage
Close to the Boat Launch & Golf Course
www.consider58lakeviewdrive.com



The Consider It Done Team!

Kim Fox

Jay McDouall

Hilary Rosebrugh

Christine Bourke

Janice Resch

403.346.0021

theconsideritdoneteam@century21.ca

www.consideritdone21.ca



Advantage

www.century21.ca/derek.austin

403-597-2871 • 403-598-2871



Derek Austin



Eva Austin



3800 sq.ft. Industrial Shop/Bay

Available for lease in Innisfail. Large door for trucks, upper floor 800 sq.ft. 2 washrooms, front back entrance outside storage or 2400 sq.ft. open bay w/ washroom, large door, out side storage area asking \$ 1450 per month.
www.industrialshopinnisfail.com



Townhouse

With 3 bdrms, 2 baths No condo fees, full basement some upgrades, great location plus large back yard Asking \$149,900
www.505terracepark.com



3 bedroom 1/2 duplex

Asking \$ 169,900. Appliances, hardwood floors, full basement and large fenced yard. Immediate possession. www.172tamaraceblvd.com

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

Ken Devoe
350-1192

www.KenDevoeRealty.com



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**

"Let Experience Work For You"

FREE HOME 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**



OPEN HOUSE

SATURDAY, JAN. 21, 1-3 P.M.

www.123doherty.com
123 Doherty Close: 4 bedroom 2 bath blevel 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**



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**



Bett Portelance 403-307-5581



#435, 6 MICHENER BLVD

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



OPEN HOUSE

SAT., JAN. 21
• 2-4 PM
1060 SQ FT
BI-LEVEL
2 BDR 2 BATH

142 LIVINGSTON CLOSE

HELPING YOU MAKE THE RIGHT MOVE

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



Advantage
21 photos of every property

Parkland Mall, Red Deer



Bob Wing
403-391-3583



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 \$134,900**

Call **BOB WING** today (403) 391-3583

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See **21 Photos** at www.brendabowness.com
AFFORDABLE, MOVE IN READY HOME!

 3 Bedroom, 2 Bath
 1,000 Sq.Ft. Mobile
\$35,000
[#6, 5344 76 Street](http://www.6534476street.com)

GORGEOUS FULLY FINISHED HOME, EXCELLENT LOCATION!

 4 Bedroom, 4 Bath
 1,746 Sq.Ft. 2 Storey
\$514,900
www.17hendersonclose.com

IMMACULATE THIRD FLOOR CONDO!

 Quiet View, Upgraded Finishings
 & Building w/ Extensive Amenities
\$279,900
www.324-6michenerboulevard.com

IMMACULATE CONDO & PEACEFUL QUIET VIEW!

 2 Bedroom, 1 Bath
 900 Sq.Ft. Apartment Condo
\$199,900
www.2213-12bironsidestreet.com

PRISTINE HOME W/ 24' X 24' HEATED GARAGE!

 4 Bedroom, 2 Bath
 1,018 Sq.Ft. Bi-Level
\$359,900
www.424kingstondrive.com

SUN JAN. 22, 2-4 P.M. MODERN HOME AND EXCELLENT LOCATION!

 3 Bedroom, 3 Bath
 2,295 Sq. ft. 2 Storey
\$534,900
www.497960avenue.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
\$359,900
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.44-6220orrdive.com

STYLISH HOME W/ LEGAL SUITE!

 4 Bedroom, 3 Bath
 1,147 Sq.Ft. Bi-Level
\$389,900
www.45inglewooddrive.com

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DEADLINES:**

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

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DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES

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for your advertising needs!

Email **TANIS** at tanis.mcouat@yourhouseyourhome.ca



OPEN HOUSE

directory



CENTRAL ALBERTA'S DEFINITIVE WEEKEND OPEN HOUSE LISTING!

SATURDAY, JANUARY 21

RED DEER

44 Drever Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$499,900.....	Deer Park Village
117 Lazaro Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$699,900.....	Laredo
142 Livingston Close.....	2:00 – 4:00 pm	Bett Portelance.....	CENTURY 21 ADVANTAGE.....	307-5581	\$334,900	
20 Lundberg Crescent.....	1:00 – 3:00 pm	Bill Hogg.....	CENTURY 21 ADVANTAGE.....	872-3670	\$639,900.....	Laredo
113 Darling Crescent.....	2:00 – 4:00 pm	Darlis Dreveny.....	ROYAL LEPAGE NETWORK.....	358-4981		Deer Park
26 Kidd Close.....	2:00 – 4:00 pm	Angela Stonehouse.....	ROYAL LEPAGE NETWORK.....	598-4342	\$367,900.....	Kentwood West
88 Timberstone Way.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627		Timberstone
44 Diamond Street.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338	\$428,900.....	Deer Park Village
135 Addington Drive.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505	\$459,900.....	Aspen Ridge
37 Huget Crescent.....	12:00 – 2:00 pm	Karen Sernecky.....	ROYAL LEPAGE NETWORK.....	587-877-9266		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, JANUARY 21

OUT OF TOWN

#17, 4546 Iron Wolf Place.....	2:00 – 4:00 pm	Lisa Bone.....	ROYAL LEPAGE NETWORK.....	346-8900		Lacombe
26 Cedar Crescent.....	1:00 – 3:00 pm	Christina Bourke.....	CENTURY 21 ADVANTAGE.....	350-3985	\$324,900.....	Blackfalds
9 Mackenzie Avenue.....	2:00 – 4:00 pm	Chris Forsyth.....	MAXWELL REAL ESTATE SOLUTIONS.....	391-8141	\$369,900.....	Lacombe
4813 59 Street.....	2:00 – 4:00 pm	Janice Resch.....	CENTURY 21 ADVANTAGE.....	346-0021	\$325,000.....	Lacombe
9 Mackenzie Avenue.....	2:00 – 4:00 pm	Chris Forsyth.....	MAXWELL REAL ESTATE SOLUTIONS.....	391-8141	\$369,900.....	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 22

RED DEER

5 Orillia Park.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$415,000.....	Oriole Park
2 O'Brien Crescent.....	2:00 – 4:00 pm	Len Parson.....	RE/MAX.....	309-2907		Oriole Park West
44 Drever Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$499,900.....	Deer Park Village
117 Lazaro Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$699,900.....	Laredo
123 Waskasoo Estates.....	2:00 – 4:00 pm	Darlis Dreveny.....	ROYAL LEPAGE NETWORK.....	358-4981		Waskasoo
13 Martins Close.....	2:00 – 4:00 pm	Jacqui Fletcher.....	ROYAL LEPAGE NETWORK.....	896-3244	\$325,000.....	Morrisroe
5430 37 Street.....	2:00 – 4:00 pm	Sena Walker.....	ROYAL LEPAGE NETWORK.....	358-0077	\$250,000.....	Westpark
18 Law Close.....	2:00 – 4:00 pm	Karen Sernecky.....	ROYAL LEPAGE NETWORK.....	587-877-9266		Lancaster Green
23 Excell Street.....	2:00 – 4:00 pm	Elaine Wade.....	ROYAL LEPAGE NETWORK.....	396-2992		Eastview
81 Oberlin Avenue.....	2:00 – 4:00 pm	Norm Jensen.....	ROYAL LEPAGE NETWORK.....	346-8900		Oriole Park
44 Diamond Street.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338	\$428,900.....	Deer Park Village
69 Timberstone Way.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627		Timberstone
153 Downing Close.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505	\$319,900.....	Devonshire
6 Densmore Crescent.....	2:00 – 4:00 pm	Bill Hogg.....	CENTURY 21 ADVANTAGE.....	872-3670	\$409,900.....	Deer Park Estates
15 Lamar Close.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021	\$424,900.....	Lonsdale
70 Dumas Crescent.....	1:00 – 3:00 pm	Martina Unger.....	CENTURY 21 ADVANTAGE.....	396-8667	\$550,000.....	Deer Park
5344 76 Street #340.....	1:00 – 3:00 pm	Chris Forsyth.....	MAXWELL REAL ESTATE SOLUTIONS.....	391-8141	\$25,000.....	Normandeau North
23 Oddsone Crescent.....	2:00 – 4:30 pm	Craig Mackenzie.....	REALTY EXECUTIVES.....	302-0820	\$374,777.....	Oriole Park
22 Abbott Avenue.....	2:00 – 4:00 pm	Ward McKay.....	CIR REALTY.....	872-8500	\$215,000.....	Anders
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 22

OUT OF TOWN

53 Prospect Close.....	1:00 – 3:00 pm	Ed Katchur.....	MAXWELL REAL ESTATE SOLUTIONS.....	506-7171	\$350,000.....	Blackfalds
4979 60 Avenue.....	2:00 – 4:00 pm	Dave Haley.....	CENTURY 21 ADVANTAGE.....	346-0021	\$534,900.....	Innisfail
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

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



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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.



SHOWHOME

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

Call BRAD GRANLUND 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



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

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.



BRAND NEW

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

CALL BRAD GRANLUND 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.



WALKOUT BUNGALOW

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

CALL BRAD GRANLUND 342-7700.



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.

EXCITING OPPORTUNITIES!

CHECK OUT THESE HOMES! PRICE JUST DROPPED!



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 @ **\$179,900.**

CALL NICOLE 342-7700.



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.



BLOWOUT PRICE

Builder says Sell It! This 3bdrm, 2 bath, 1146sqft new bilevel in Aurora on a wide lot is priced to move! Discounted to **\$299,900!** This deal can't last! **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.



2 STOREY SHOWHOME

3 bdrm, 3 bath modern beauty, w/family room, micro office & loaded with extras! **\$599,900.**

CALL NICOLE 342-7700.



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Rent-to-Own & Guarantee Sale Programs Available!



REDUCED
\$20,000



Penhold: 64 Henderson Crescent

\$379,900 ~~\$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, Large Back Yard

REDUCED
\$30,000



Red Deer: 5 Lazaro Close

\$469,900 ~~\$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

REDUCED
\$10,000



Blackfalds: 10 Aurora Heights

\$313,900 ~~\$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
\$10,000



Red Deer: 363 Lancaster Drive

\$339,900 ~~\$349,900~~

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

REDUCED
\$10,000



Lacombe: 73 Ebony Street

\$361,900 ~~\$371,900~~

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

DISCOUNTED
\$10,000



Penhold: Hampton Close

STARTING AT \$272,180 ~~\$282,500~~

- ✓ 2 Storey Townhomes
- ✓ 3 Layouts to Choose From
- ✓ End Units & Pie Lots Available
- ✓ Quick Possession Units Available
- ✓ Single Car Garage
- ✓ Across from Penhold Multiplex & School

Offers through realtors will not be accepted. Discounts exclusive to Abbey Master Builder. Prices and availability are subject to change without notice. Prices include GST and rebate to builder if applicable. Front elevations may not be exactly as shown.

For additional listings or more information:

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\$449,000
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MLS CA#0096754



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•• **PENHOLD** ••**\$399,900****64 Henderson Crescent**

BRAND NEW HOME built by Abbey Master Builder. Home is a 2 Storey and features 1404 sq ft with 3 bdrms, 3 baths, open design, 8 ft ceilings and a 21x24

attached garage. Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.



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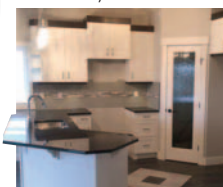
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..... **RED DEER LISTINGS IN PRICE ORDER**



CONDITIONAL SALE

\$186,900

322-56 Carroll Crescent

ANOTHER TERRIFIC VALUE suite in Legacy Estates. 2 bedroom, 2 bathroom, with a large handicap underground parking stall, plus a top floor view of the garden patio area... 60 Plus building. You must see this suite.

Ivan Busenius 403-350-8102, www.ivanb.ca



NEW PRICE!

\$209,900

106, 260 Duston Street

SELLER WILL PAY BUYER 6 MONTHS OF CONDO FEES!

This large main floor unit features 1291 sq ft w/ 2 bdrms

plus den and 2 baths. Nice balcony view of community park. Avail immediately. Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.



\$224,900

\$224,900

#37 - 33 Donlevy Avenue

TWO BDRM CONDO With a bonus room. Corner gas fireplace. Enjoy your own fully fenced backyard. Includes all newer appliances. Plenty of parking. Shows like new... Call today!

Call Michelle Langelaar 403-896-7355



NEW LISTING!

\$289,900

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. JAN 22 2-4 P.M.

\$364,900

2 O'Brien Crescent

QUICK POSSESSION

Fully finished Bi-Level 2 bedrooms, 2 bathrooms, oversized garage with separate workshop in-floor heat central air, six appliances. **YOUR HOST, LEN PARSONS, 403.309.2907**



OPEN HOUSE • SUN. JAN 22, 2-4 P.M.

\$415,00

5 Orillia Park

LOCATION TO DIE FOR Across from a huge park set on a quiet close. Plus totally renovated

home, move in ready with all the modern touches. You need to see this home and you can this Sunday from 2-4 PM. Come see. Ivan Busenius 403-350-8102, www.ivanb.ca



NEW PRICE!

\$445,000

73 Tyson Crescent

BRAND NEW LANDMARK BUILT 2 storey home. Offering 3 bedrooms, 2 bathrooms, main floor laundry, modern stylish kitchen and double attached

garage. Call MIKE SNELL 403-352-9280 today for more details or visit www.mikesnell.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.

•• LACOMBE ••



NEW LISTING!

\$371,900

73 Ebony Street

BRAND NEW, FORMER SHOW HOME Built by ABBEY MASTER 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.

•• SYLVAN LAKE ••



\$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.



OLP \$459,900 LP \$449,900

27 Rosewood Rise

QUALITY BUILT BY ABBEY MASTER BUILDER. This modified bi-level features 1364 sq ft w/ 3 bdrms & 2 baths, open

design w/ vaults, 9' ceilings in lower, 25'x24' attached garage and located on a no-thru street (low traffic). Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.

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