

YOUR HOUSE January 27, 2017 YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES



A LITTLE PIECE OF PARADISE

OVER 5 ACRES AND 25 MINUTES FROM RED DEER.

*5 LARGE BEDROOMS, country style kitchen,
WRAP AROUND DECK with a cozy sunroom, the list goes on.*

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

FABULOUS INDOOR POOL



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 bdms, 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 Bdms, 3 Bths, king size master w/ 5pc ensuite, main flr laundry, att. & det. garage!



Garry Raabis
 403-340-6789



RIMBEY AREA

Full 1/2 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, htd garage, RV parking, super location. 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 soft Mansion. 10 minutes from Red Deer on pavement

\$4,900,000 CALL GARRY 340-6789

www.yourcentralalbertarealtor.com



Alex Wilkinson
 Follow or contact me on

403-318-3627



7050 GRAY DRIVE #1010

Solid investment opportunity for this mobile unit with 1 year lease in place. Just sit back and take in the revenue already in place. **Call Alex today!**



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 bdms, 5 baths and much much more. **Call Alex to view!**



88 TIMBERSTONE WAY

Large 2 story with dbl att Garage. This one has 4 bdms 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!**



Les Anderson
 403.350.1932



HUGE CONDO!

1580 sq. ft. 2 bdms 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



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



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



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, 1/6 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

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

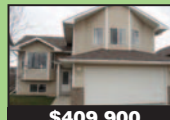


Rick Burega
 403.350.6023



\$269,900

New half duplex- backs onto a green space! 9' ceilings, maple cabinets, SS appliance package & granite island. 3 bdms upstairs with walk in closet in master, & cheater door to bath.



\$409,900

Mint condition modified bi-level. 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

Attractive 2 storey. Gas fireplace and main floor office and laundry. Deluxe master ensuite plus a ton of closet space.



\$464,900

Custom built, backs onto a green. Awesomely kitchen offers a huge island, rich cabinetry, & SS appl. Superb master has vaulted ceilings, 5 piece bath & walk in closets.



\$475,000

Spacious bungalow with lots of quality features. Tile & hwd, great room with gas FP, large island, kitchen with maple cabinets & corner pantry. Huge FR, in slab heat, heated garage.



\$534,900

View of the lake. Custom built walkout with a load of extras. Large rooms throughout. Triple garage and two acre lot.

403-350-6023 • rickburega@royallepage.ca



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

For More Information check out
 www.kevinglover.ca



\$349,900

- Like-new with 2 bed, 2 bath
 - Fully landscaped & fenced
 - A/C, roughed in w/ f heat



\$294,900

- Grandview area, across from School
 - 3 bdms, mature landscaping
 - gas fireplace, newer furnace & hwt



\$344,900

- No Condo Fees!
 - Executive style 1/2 duplex
 - 3 bedrooms upstairs, ensuite in master bdrm



\$314,900

- Best Deal in Town!
 - Fully Finished with SIX bedrooms
 - Landscaped & fenced



\$599,900

- 5 bedroom, beautiful Modified bi-level
 - All extras & upgrades you'd expect
 - Vanier East sub-division

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



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



Doug Wagar

403.304.2747

\$200,000



**PINE LAKE
RESORT HOME!**
Log style year round,
whispering pines
resort.

\$330,000



JUST LISTED!
Central park- 10 minutes
from Downtown Red Deer.
Nicely treed. 3 garages,
private lot.

\$424,900



JUST LISTED!
Devonshire walkout 5
beds, 3 baths, super
crescent location.

\$180,000

31 JAMIESON
#721 RED DEER

JUST LISTED!
Classy top floor, 2 bdrms
condo! Open plan,
balcony, shows well.

\$177,500



BLACKFALDS
Lovely walkout, 3 bed,
2 bath condo. Backs
onto a pond. Priced to
sell at \$177,500

\$249,900



IMMACULATE
Adult oriented. Town
home. 2 bedrooms, 2
baths. Deck, gas FP.
Shows great

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



Janice Mercer

403.593.3333

44 DIAMOND STREET RED DEER CA0098086



\$428,900
OPEN HOUSE SAT & SUN. JAN 28 & 29, 2-4 PM
COMPLETELY RENOVATED 1360 sq. ft. 4
bed. 3 bath bungalow. Quartz countertop, 2
way FP, new windows and so much more!

18 LAW CLOSE RED DEER CA0098033



\$514,900
Large 1576 sq. ft. fully developed
bungalow on a beautiful private lot.

9 PORTWAY CLOSE, BLACKFALDS MLSCA0098050



Fully developed Executive
2 storey walk out. Many extras!



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#CA0097265
Only \$89,900

9 ARCHIBALD CRESCENT



OPEN HOUSE SUN. 1-3 PM
- 6 beds, 3 baths, 4 pce ens., walk-in closet
- 1381 sq. ft. bi-level loaded w/features
- granite, h/w floors, in/fi heat, new kitchen
MLS#CA0098047 \$424,900

Check out geraldore.ca for more information about these properties

BUYER! SELL!
YOUR HOUSE YOUR HOME
403-347-9474

Call Tanis today for your advertising needs!



The Durling Group

YOUR HOUSE SOLD GUARANTEED

www.YourHouseSoldGuaranteed.com

\$259,900 OR TRADE TEXT: 3318

EASTVIEW - 52 EASTMAN CRES

- 2 Storey, 3 bedrooms, 2 baths, fully finished
- Many upgrades throughout, flooring, paint & Brand New appliances
- Yard features 2 tier deck, fenced & landscaped yard



OPEN HOUSE
SUNDAY 2:00-4:00

\$509,900 OR TRADE TEXT: 8340

BLACKFALDS

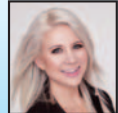
- Brand new modified bi-level
- 1724 SqFt, 3 Bedrooms, 2 Baths, bright, modern, open concept
- Hardwood flooring adorns main living area
- Kitchen is perfect for entertaining
- Above garage is master retreat, beautiful ensuite & walk in closet



TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS



Kevin Durling
Agent



Jamie 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
- No condo fees



\$159,900 OR TRADE TEXT: 8341

SOUTH HILL

- Apartment Condo, 866 SqFt, 2 Bedrooms, 1 Bath
- Clean and bright! Underground parking
- Sunny, west facing deck
- Walking distance from shopping, & public transportation
- Close to hospital & downtown



Scott Wiber
Agent



Cam Ondrik
Agent

\$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



\$389,900 OR TRADE TEXT: 3316

BLACKFALDS

- Brand new 2 storey home, built by Falcon Homes
- 1529 SqFt, 3 Bedrooms, 3 baths
- Contemporary home built with open floor plan
- Large bright windows adorn LR/kitchen area
- Design inspired kitchen offers ample amount of kitchen space



Debby Wells
Office Administrator



Network
Realty

403-346-8900

* Some conditions apply



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 TM



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 bedrms, 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"



BUYING SECRET: YOU'RE BUYING A NEIGHBORHOOD TOO

Remember you are not only buying a house, but the neighborhood too.

Is it safe? Talk to neighbors and ask questions.

Spend time in the area to determine if it offers the lifestyle conveniences you'll need.

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



landmark realty
#101 - 4406 - 50th Ave.

347-0751
(24 hrs.)



**JIM
ESCOTT**
391-1397



Feature Home
A LITTLE PIECE OF PARADISE
Over 5 acres & 25 mins from Red Deer. 5 large bdrms, country style kitchen, wrap deck with a cozy sunroom, the list goes on. Call Jim for a private viewing.
Call Jim Escott 403-391-1397



**BONNIE
MEANEY**
403-885-4936



**NATALIE
SCHNELL**
347-0751



**WAYNE
SOMMERS**
318-9114

**Did you know
we now offer
Property
Management
Services?**



SERVING RED DEER & CENTRAL ALBERTA CALL 587.797.1988

Go to

www.2PercentRealtyRedDeer.ca

To View ALL of Our Listings
Or

To Get a Free Home Evaluation & To Find Out How We
Save You Money On The Sale Of Your Home!



**SHANE
OPP**
587-797-1988



**BARB
MUNDAY**
403-598-7721



**CHARLENE
MILLER**
403-598-5388



**LARRY
HASTIE**
403-550-3984



**WENDY
HAYES**
403-350-7555



**SANDY
BURTON**
403-358-8924



**JOHN
RICHARDSON**
403-348-3339



**DALE
HOWE**
403-318-5375

YOUR **HOUSE**
HOME

**CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES**

CALL TANIS AT
403-347-9474
for your advertising needs!

Email Tanis at
tanis.mcouat@yourhouseyourhome.ca

AD COPY DEADLINE:
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

ROYAL LEPAGE *Lifestyles Realty*

LACOMBE • 403-782-3171



ROYAL LEPAGE

Helping you is what we do.™



RealtyExperts
GROUP



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

Welcome to the family!



NOLIN MAURIER
Broker



NICOLE MAURIER
Associate



JOSH REMILLARD
Associate Broker



Family Serves...

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

Hosts: Nolin Maurier,
Nicole Maurier, Josh Remillard

Family Gives...

**\$75 Gift
Certificate
to**



ROOSTERS
WOOD FIRE & SMOKE RESTAURANT



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



**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**

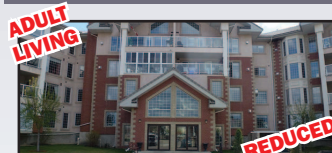
304-4061



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



9 MACKENZIE AVE LACOMBE
MLS CA0095634 \$369,900
Call CHRIS: 403-391-8141



4-32 DOWLER STREET
MLS CA0089100 \$373,900
Call KELLY: 403-304-4061



50 FERN ROAD, RED DEER
MLS CA0098068
Call Ed 403-506-7171 or
Gord 403-357-7720



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 \$349,900
Call CORDELL: 403-318-5478



53 PROSPECT CLOSE
MLS CA0096073 \$350,000
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**



2012 TWP 421, RED DEER
MLS CA0097642 \$324,900
Call Ed 403-506-7171 or
Gord 403-357-7720



**YOUR HOME
HERE**



YOUR HOUSE YOUR HOME

AD COPY DEADLINE:
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
OPEN HOUSE
LISTING!
CENTER PAGES

CALL TANIS AT

403-347-9474

for your advertising needs!

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



CENTRAL ALBERTA'S DEFINITIVE WEEKEND OPEN HOUSE LISTING!

SATURDAY, JANUARY 28**RED DEER**

48 Alton Close.....	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236	\$529,900.....	Anders South
6299 Orr Drive	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236	\$267,500.....	Oriole Park West
73 Dempsey Street.....	1:00 – 3:00 pm	Charlotte Renschler...	RE/MAX.....	782-4301	\$389,900.....	Davenport
20 Best Crescent.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$429,900.....	Bower South
#1214 31 Jamieson Ave. ...	10:00 am – 12:00 pm	Melissa Morin	CENTURY 21 ADVANTAGE.....	318-5665	\$169,000.....	Johnstone Park
75 Livingston Close.....	2:00 – 4:00 pm	Bill Hogg	CENTURY 21 ADVANTAGE.....	872-3670		Laredo
83 Denison Crescent	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021	\$494,900.....	Deer Park Village
70 Dumas Crescent	11:00 am – 1:00 pm	Kim Fox	CENTURY 21 ADVANTAGE.....	506-7552	\$550,000.....	Deer Park
43 Baines Crescent	2:00 – 4:00 pm	Kim Fox	CENTURY 21 ADVANTAGE.....	506-7552	\$415,000.....	Bower
142 Livingston Close	2:00 – 4:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE.....	307-5581	\$334,900.....	Laredo
121 Jordan Parkway.....	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$292,900.....	Johnstone Crossing
44 Diamond Street.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK	598-3338	\$428,900.....	Deer Park Village
42 Ardell Close.....	1:00 – 3:00 pm	Tracey Thody.....	ROYAL LEPAGE NETWORK	358-8605	\$509,900.....	Anders Park East
97 Weddell Crescent.....	2:00 – 4:00 pm	Red Deer Home Team	ROYAL LEPAGE NETWORK	505-6388	\$524,900.....	Westlake
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 28**OUT OF TOWN**

19 4546 Iron Wolf Place.	1:00 – 3:00 pm	Deb Simpson	CENTURY 21 ADVANTAGE.....	346-0021	\$249,900.....	Lacombe
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

SUNDAY, JANUARY 29**RED DEER**

439-6 Michener Blvd	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$355,000.....	Michener Hill
97 Weddell Crescent.....	1:00 – 3:00 pm	Red Deer Home Team	ROYAL LEPAGE NETWORK	505-6388	\$524,900.....	Westlake
44 Diamond Street.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK	598-3338	\$428,900.....	Deer Park Village
9 Archibald Crescent.....	1:00 – 3:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK	872-4505	\$425,000.....	Anders Park East
52 Eastman Crescent.....	2:00 – 4:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$259,900.....	Eastview
121 Jordan Parkway.....	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$292,900.....	Johnstone Crossing
28 Ash Close	2:00 – 4:00 pm	Mark Whitaker	CENTURY 21 ADVANTAGE	587-377-5210	\$859,000.....	Anders Park East
27 Adams Close.....	1:00 – 3:00 pm	Kim Fox	CENTURY 21 ADVANTAGE	506-7552	\$310,000.....	Anders South
8 Sullivan Close	2:00 – 4:00 pm	Bill Hogg	CENTURY 21 ADVANTAGE.....	872-3670	\$319,900.....	Sunnybrook South
248 Vanson Close.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021	\$349,900.....	Vanier Woods
300 Inglewood Drive.....	2:00 – 4:00 pm	Margaret Comeau.....	COLDWELL BANKER.....	391-3399	\$300.00.....	Inglewood West
23 Odstone Crescent.....	2:00 – 4:30 pm	Craig Mackenzie	REALTY EXECUTIVES	302-0820	\$374,777.....	Oriole 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

SUNDAY, JANUARY 29**OUT OF TOWN**

156 Valley Crescent.....	11:00 – 1:00 pm	Jordanna Rowat.....	ROYAL LEPAGE NETWORK	587-876-1304	\$349,900.....	Blackfalds
79 Terrace Heights Drive.	2:00 – 4:00 pm	Lisa Suarez.....	ROYAL LEPAGE YOUR LIFESTYLE REALTY .	782-3171	\$385,000.....	Lacombe
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

Century 21 Advantage

Smarter, Bolder, Faster

**154 Ivany Close**

On a quiet close. 1824 sq.ft., 2 storey, fully finished, on a pie lot. Open concept main floor, large tiled entry way, large living room & modern kitchen. Quartz, island w/eating bar, upgraded cabinetry w/ elegant back splash, granite sink. Patio doors and a maintenance free deck. 3 bedrooms & a large bonus room. Master suite w/ walk in closet, ensuite, dbl sinks, air tub, separate shower. Newly finished basement has rec room w/wet bar, bdmr, bath & storage.

**#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!

**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.

**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 bathrooms 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.

**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!

**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 up house with open floor plan, 2 bedrooms & one bathroom. Only pre-qualified buyers. Call for details Today!

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

**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!



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

**27 ADAMS CLOSE****\$310,000****ANDERS SOUTH**

3 Bedrooms & 3 Bathrooms
Fully Finished on Quiet Close
Double Detached Garage
www.27AdamsClose.info

**3419 52 AVENUE****\$250,000****INNISFAIL**

4 Bedrooms & 3 Bathrooms
Attached Double Garage
Some Updates Completed
www.consider3419-52avenue.com

**127 ADAMS CLOSE****\$425,000****ANDERS SOUTH**

4 Bedrooms & 3 Bathrooms
Fully Finished Bungalow
Landscaped Yard with 2 Tiered Deck
www.consider127adamsclose.com

**#204-7031 GRAY DRIVE****\$125,000****GLENDALE**

2 Bedrooms & 1 Bathroom
Over 1100 sq. ft., Immediate Possession
Lots of Storage, All Appliances
www.204-7031graydrive.com

**43 BAINES CRESCENT****\$415,000****BOWER**

4 Bedrooms & 2.5 Bathrooms
Partly Renovated 1700+ Sq. Ft.
Large Lot, Handyman Special
www.43bainescres.info



The Consider It Done Team!

Kim Fox

Jay McDouall

Hilary Rosebrugh

Christine Bourke

Janice Resch

403.346.0021

theconsideritdoneteam@century21.cawww.consideritdone21.ca

Century 21 Advantage

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

**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

**INNISFAIL****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

**INNISFAIL****IMMACULATE HOME, IMPRESSIVE UPDATES!**

5 Bedroom, 3 Bath
1,283 Sq.Ft. Bungalow
\$359,900

www.432560aavenue.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



On the move with
Team Bowness

BRENDA BOWNESS

DENNIS BOWNESS

Call or Text
403.350.9509

Call or Text
403.357.8087

Century 21

Advantage



Bett Portelance 403-307-5581



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



**OPEN
HOUSE**

**SAT., JAN. 28
• 2-4 PM**
1060 SQ FT
BI-LEVEL
2 BDR 2 BATH

**HELPING YOU MAKE
THE RIGHT MOVE**

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



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



REDUCED!

Townhouse

With 3 bdrms, 2 baths No condo fees, full basement some upgrades, great location plus large back yard Asking **\$139,900**
www.505terracepark.com



3 bedroom 1/2 duplex

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



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



ROYAL CARPET REALTY LTD.



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**

403-342-7700

SERVING RED DEER
FOR OVER 35 YEARS

www.rcrrealestate.com



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.**



UPGRADED 2 BEDROOM

2 bathroom bilevel laminate flooring, s/s appliances Quick possession Sylvan Lake. **\$296,900.**

CALL BRAD AT 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



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 NADINE 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.**



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.**



real estate central alberta

4440 - 49 ave., red deer • 403.343.3020

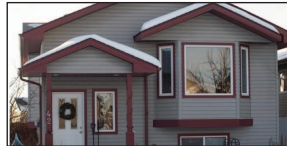
sylvan lake 403.887.2217 • lacombe 403.782.4301 • ponoka 403.783.5007

www.remaxsylvanlake.com www.remaxlacombe.com www.remaxreddeer.com www.remax-ponoka.com

•• 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.



\$319,900
42 Lodge Place
4 BEDROOM 2 BATHROOM Bi-level on a corner lot in Lakeway Landing. This fully finished home is great as a starter or for small family. It has pressure treated deck, fenced landscaped yard and a detached garage. Call **MIKE SNELL** 403-352-9280 today for more details or visit www.mikesnell.ca.

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

•••••
 Say, "I saw it in **YOUR HOUSE YOUR HOME**
 •••••

SERVICE DIRECTORY



**34 years of
dedicated experience**

Check us out on facebook
www.facebook.com/CounterscapesRD/



Renovation Professionals
Kitchens | Baths | Complete Home

Wes Wiebe
 info@counterscapes.ca

403.347.2115

9-4608 62nd Street
 Red Deer, AB



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

403-347-9474

tanis.mcouat@yourhouseyourhome.ca

House Staging

Just Picture It

...and let us take care of the rest!

Call today for
 details and your
 free consultation
 and estimate.

Licensed & Insured

**Your
Company Here**

Address
 000-000-0000
www.namewebsite.com



HOME ALYZE
 INSPECTING HOMES SINCE 1978

**Serving Red Deer
 and Central Alberta**

We offer:

- ✓ Detailed inspection
- ✓ On-Site inspection report
- ✓ Free maintenance guide
- ✓ Licensed Alberta inspectors

Transberta Corporation

403-348-5550

1-877-348-5559 • homealyze.com

© TM Trademarks of AIR MILES International Trading B.V. used under license by Loyalty Management Group Inc. and Home-Allyze. Each company is independently owned and operated.





real estate central alberta

4440 - 49 ave., red deer • 403.343.3020

sylvan lake 403.887.2217 • lacombe 403.782.4301 • ponoka 403.783.5007

www.remaxsylvanlake.com www.remaxlacombe.com www.remaxreddeer.com www.remaxponoka.com

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



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.**



duplex features 965 sq ft w/ 4 bdrms, 2 baths, main floor laundry and private deck overlooking the large north facing yard. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**



on house & garage were replaced in 2015. Double car garage. Quick possession available. **Call or text Bryan Wilson at 403-340-9436 for your appt. to view.**



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**



Suite. Double Detached Garage, M/F Laundry, Upgraded Kitchen & Appliances. No Maintenance. Tier Deck. Fully Landscaped. MLS# CA0097709 **Contact Christina Blair 403-343-3020 for more info.**



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**

\$158,500**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.

OPEN HOUSE • SAT. JAN 28, 1-3 P.M.**\$267,500****6299 Orr Drive**

ONE OWNER home shows with pride. This fully finished ½

duplex features 965 sq ft w/ 4 bdrms, 2 baths, main floor laundry and private deck overlooking the large north facing yard. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

\$264,900**3821 - 59 AVE. CRES.**

WEST PARK! Located across from a park! This fully developed 2 bedroom bungalow is a great starter home or revenue property. Shingles

on house & garage were replaced in 2015. Double car garage. Quick possession available. **Call or text Bryan Wilson at 403-340-9436 for your appt. to view.**

OPEN HOUSE • SUN. JAN 29 2-4 P.M.**\$355,000****439-6 Michener Blvd.**

THE ULTIMATE SUITE In Sier-ras 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**

OPEN HOUSE • SAT. JAN 28 1-3 P.M.**\$389,900****73 Dempsey Street****4 BED 3 BATH BI-LEVEL**

C/W Self Contained In-Law Suite. Double Detached Garage, M/F Laundry, Upgraded Kitchen & Appliances. No Maintenance. Tier Deck. Fully Landscaped. MLS# CA0097709 **Contact Christina Blair 403-343-3020 for more info.**

OPEN HOUSE • SAT. JAN 28 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**



counters. Double attached garage, main floor laundry and deck in the South backyard. **Call MIKE SNELL 403-352-9280 today for more details or visit www.mikesnell.ca.**



stylish cabinets with granite counters, stainless appliances, great bonus room with roughed in 5.1 theater. Be sure to add this one to your list. **Call MIKE SNELL 403-352-9280 today for more details or visit www.mikesnell.ca.**



located 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.**



& 3 baths. Plus includes a 40x80 heated shop. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

•• **PENHOLD** ••



tile entrance. Maple kitchen with stainless appliances. Double detached garage and a great sized backyard all fenced and landscaped. **Call MIKE SNELL 403-352-9280 today for more details or visit www.mikesnell.ca.**

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

PUT THE **RE/MAX** TEAM TO WORK For You!



**Leah
Spagrud**



**Derek
Mackenzie**



**Kris
Holmwood**



**Tony
Sankovic**



**Tim
Arnold**



**Kevin
Schropfer**



**Mike
Snell**



**Debra
Kerr**



**Len
Parsons**



**Kevin
Thomsen**



**Cindy
Vander Linden**



**Greg
Martens**



**Gord
Ing**



**Ivan
Busenius**



**Al
Sim**



**Christina
Blair**



**Paul
Jones**



**Dale
Russell**



**Marian
Gelowitz**



**Andrew
Russell**



**Ernie
Sandstra**



RED DEER - 403.343.3020



**Bryan
Wilson**



**Dustin
Henfrey**



**Suzanne
Filyk**



**Kim
Argent**



**Michelle
Langelaar**



**Tim
Maley**



**Allan
Melbourne**



**Barb
McIntyre**



**Leanna
Cowie**



**Marcella
Barthel**



**Mitzi
Billard**

Proud Presenting Sponsor
of
**RDC School
of Creative Arts**

Visit www.remax-centralalberta.ca

TO SEE ALL CENTRAL ALBERTA MLS LISTINGS, COMPLETE INFORMATION,
PICTURES, VIRTUAL TOURS, MARKET INFORMATION & MORE!

PENHOLD
403.886.2286



SYLVAN LAKE
403.887.2217



LACOMBE
403.782.4301



PONOKA
403.783.5007



BLACKFALDS
403.885.2477



Nobody Sells More Real Estate Than **RE/MAX**

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.