

YOUR HOUSE YOUR HOME

February 3, 2017

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES



LOCATION LOCATION!

*80 ACRES JUST FIVE MINUTES SOUTH OF RED DEER.
1893 sq ft Bungalow + loft. 3 bedrooms/3 baths.
Detached shop, mountain view.*

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 bdrms, 3 baths, 5pc ensuite, fireplace, wet bar & huge family room!



ANDERS ON THE LAKE

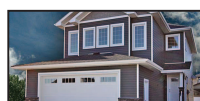
Walk-out Bi-Level in Aspen Ridge! Former Show Home. Fabulous layout! 4 Bdrms, 3 Bths, king size master w/ 5pc ensuite, main flr laundry, att. & det. garage!



Les Anderson
 403.350.1932



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



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



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



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 & dryer, Gas FP. Kitchen opens to large great room. South facing backyard.
\$364,900



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

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



For More Information check out
 www.kevinglover.ca

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

\$294,900
OPEN HOUSE SUN. 2-4 PM
 4121 - 45 Street
 - Grandview Bungalow
 - 3 bdrms on main floor
 - many upgrades throughout

\$364,900
OPEN HOUSE SUN. 1-4 PM
 17 Morris Avenue
 - Across from green space
 - Huge island in kitchen
 - Mature yard

\$69,900
 - Affordable living in Sylvan Lake
 - 3 bedrooms, m/b has ensuite
 - Upgrades throughout

\$599,900
 - Functional Family layout
 - 5 bedrooms, tons of living space
 - Desirable Vanier area

\$314,900
 - 6 bedroom bi-level
 - Open concept living space
 - M/B has ensuite

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



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



LOVELY 60+ CONDO
 2 bedroom condo, south balcony. Optional dining. Immed. Possession. Htd parking/elevator
\$169,000 CALL GARRY 340-6789



WELL MAINTAINED
 Fully Finished bungalow with double detached garage and plenty of additional parking - must see!
\$320,000 CALL GARRY 340-6789

www.yourcentralalbertarealtor.com



Doug Wagar
 403.304.2747



\$249,900
OPEN HOUSE SUN. 2-4 PM
 #11 5125 62 STREET
 Adult Townhome! Bright open plan- 2beds, 2 baths. Gas fireplace, large deck!



\$424,900
DEER PARK WALKOUT!
 Open plan-vaulted ceiling, gas fireplace, 4 beds, 3 baths-on a crescent!



\$330,000
PRIVATE TREED ACREAGE!
 10 minutes from Downtown Red Deer. Bungalow- 3 beds, 2 bath, 3 garages.



\$95,000
IMMACULATE
 Top floor condo. Fully renovated! 2 bedroom and balcony. Bargain priced!



\$575,000
PRIVATE ACREAGE!
 Gull Lake. Beautiful 3 year old walkout. 10.95 acres. 5 bed, 3 bath. Triple garage!



\$180,000
CLASSY
 Top floor condo. Open plan, balcony, 2 bedrooms.

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



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



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!**

ROYAL LEPAGE

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



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 bdrms 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
 Backing onto green space. Attractive 2 storey. Gas fireplace and main floor office and laundry. Deluxe master ensuite plus a ton of closet space. Deck, patio & garden.



\$474,900
 Classy modified bilevel. Very open plan with vaulted ceilings, hardwood and plenty of windows. Gorgeous island kitchen, custom fireplace. Private master has sitting area and spa like ensuite. Lots of extras. A/C, wet bar, & more.



\$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.



\$514,900
 Stunning bungalow on a pie lot! Backing treed reserve. This upscale home offers 3 bedrooms plus an office on the main floor. Lots of tile and hardwood, open kitchen, great room with gas FP, superb media room & large family/games room.

403-350-6023 • rickburega@royallepage.ca



Gerald Doré
 403.872.4505

27 DUFFIELD AVENUE

BACKS INTO PARK!
OPEN HOUSE SAT. 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 \$4,900

#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

9 ARCHIBALD CRESCENT

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

Check out geraldore.ca for more information about these properties



Darlis Dreveny
 403-358-4981



PERFECT LOCATION
OPEN HOUSE SAT. 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.
\$84,800



NO CONDO FEES
OPEN HOUSE SUN. 2-4 PM
33 BOYCE STREET
 Move in ready town home close to Bower Mall. Across from park and close to shopping. **\$216,800**



NEW LISTING IN DEVONSHIRE
 Gorgeous fully finished bi-level with 4 beds, 3 baths. Detached garage with office. Former show home with executive finishing. **\$364,800**



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!
\$75,800



INCREDIBLE VALUE IN L'ACOMBE
OPEN HOUSE SAT. 3-5 PM
17 IRON WOLF PLACE
 * Immaculate 2012
 * 3 bed, 2 bath Townhome
 * Low condo fees, gorgeous views
 * Immediate possession
\$244,800

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

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

Call Tanis today for your advertising needs!



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

\$319,000



MLS# CA0096804
3 Bdrm, 1 Bath

44 Oliver St

\$314,900



MLS# CA0096617
6 Bdrms, 3 Baths



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...

**\$100 Gift Certificate to
Don's Tire and Auto**



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

Why use a Realtor?

Your Realtor can help you negotiate

There are many negotiating factors, including but not limited to price, financing, terms, date of possession and often the inclusion or exclusion of repairs and furnishings or equipment.

The purchase agreement should provide a

period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase. Your agent can advise you as to which investigations and inspections are recommended or required.



ROYAL CARPET REALTY LTD.



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**

403-342-7700

SERVING RED DEER
FOR 40 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.



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



UPGRADED 2 BEDROOM

2 bathroom bilevel laminate flooring, s/s appliances, immediate possession Sylvan Lake, Ryders Ridge. **\$294,900.**

CALL BRAD AT 342-7700.



SYLVAN LAKE

Brand new unique elevations built 1107 sq ft 2 bedroom, 2 bathroom bi level. Immediate possession. **\$297,900.**

CALL BRAD GRANLUND 342-7700



BRAND NEW

1140 sq ft 3 bedroom/2 bathroom bilevel with laminate flooring, stainless appliances incl Laredo. **\$339,900.**

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.



SHOWHOME

Upgrades galore 3 bdrm/3 bath 2 storey extensive tile, high gloss cabinets, spa like ensuite. **\$644,900.**

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.



LOCATION LOCATION! 80 acres just 5 mins south of Red Deer. 1893 sq ft Bungalow + loft. 3 bedrooms/3 baths. Detached shop, mountain view. Call for information package **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.



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.

*For more info on our listings,
check out www.rcrrealestate.com*

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

SERVICE DIRECTORY

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 All NELS International Holding & used under license by Locality Management Group Inc. and Home-Alyze. Each company is independently owned and operated.

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



Wes Wiebe
info@counterscapes.ca

403.347.2115

9-4608 62nd Street
Red Deer, AB

**34 years of
dedicated experience**

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



Renovation Professionals
Kitchens | Baths | Complete Home

Your House Your Home Is delivered to homes and various stores and companies in the following areas:

RED DEER (inserted into the Friday Flyer Wrap)

LACOMBE, BLACKFALDS, SYLVAN LAKE, PENHOLD (inserted into the CA Life)

Over 34,000 Households in Central Alberta

SERVICE PAGE

1/8 PAGE 1/4 PAGE

\$75 \$140

ONE TIME RATE.
FREQUENCY DISCOUNTS AVAILABLE

**Call Tanis for more information
or for advertising space!**

403-347-9474

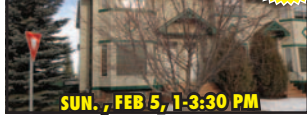
tanis.mcouat@yourhouseyourhome.ca



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™

**CHECK OUT THIS IMMACULATE
 FULLY FINISHED TOWNHOME****\$299,900****OPEN
 HOUSE****SUN., FEB 5, 1-3:30 PM****95 ABEL CLOSE**

In Aspen Ridge. Has 4 bdrms, 3 baths,
 an open floor plan, hickory cabinet,
 some upgraded flooring and some
 rooms recently painted. Very nicely
 landscaped, RV parking.

Call DALE 403-302-3107**THIS IS A GREAT
 FAMILY HOME****\$369,900****OPEN
 HOUSE****SAT., FEB 4, 1-3:30 PM****25 KINGSTON DRIVE, RED DEER**

This is the best price for an immaculate
 4 Level Split w/Walk-Out off 3rd level.
 Features gas FP, 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**

2 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"**

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



**JIM
 DULG**
 403-588-7066

WEEKEND IS COMING!**WHY NOT ALSO CHECK OUT THE****OPEN HOUSE**
directory

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

Call 403-347-9494email: tanis.mcouat@yourhouseyourhome.ca



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



OPEN HOUSE

directory



CENTRAL ALBERTA'S DEFINITIVE WEEKEND OPEN HOUSE LISTING!

SATURDAY, FEBRUARY 4

RED DEER

50 Tyson Crescent.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$739,900	Timber Ridge
439 6 Michener Blvd.....	2:00 – 4:00 PM	Ivan Busenius.....	RE/MAX.....	350-8102	\$355,000	Michener Hill
226 Livingston Close.....	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236	\$344,900	Laredo
69 Ladwig Close.....	1:30 – 3:30 pm	Cindy Vander Linden	RE/MAX.....	506-7355	\$389,900	Lonsdale
70 Dumas Crescent.....	12:00 – 4:00 pm	Kim Fox.....	CENTURY 21 ADVANTAGE.....	506-7552	\$550,000	Deer Park
114 Turner Crescent.....	1:00 – 3:00 pm	Martina Unger.....	CENTURY 21 ADVANTAGE.....	396-8667	\$489,900	Timberlands
5730 - 41 Street Cres.....	1:00 – 2:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583	\$242,500	West Park
601 4719 - 33 Street.....	3:00 – 4:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583	\$134,900	South Hill
248 Vanson Close.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021	\$349,900	Vanier Woods
25 Kingston Drive.....	1:00 – 3:30 pm	Dale Stuart.....	COLDWELL BANKER.....	302-3107	\$369,900	Kentwood East
308 Creekside.....	2:00 – 4:00 pm	Darlis Dreveny.....	ROYAL LEPAGE NETWORK.....	358-4981	\$84,800	Creekside
180 Inglewood Drive.....	12:00 – 3:00 pm	Pamella Warner.....	ROYAL LEPAGE NETWORK.....	302-3596		Inglewood West
27 Duffield Avenue.....	1:00 – 3:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK.....	872-4505	\$414,900	Devonshire
121 Jordan Parkway.....	2:00 – 4:00 PM	Jan Carr.....	ROYAL LEPAGE NETWORK.....	396-1200	\$291,900	Johnstone Crossing
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, FEBRUARY 4

OUT OF TOWN

#17 Iron Wolf Place.....	3:00 – 5:00 pm	Lisa Bone.....	ROYAL LEPAGE NETWORK.....	346-8900	\$244,800	Lacombe
53 Sunrise Close.....	2:00 – 4:00 PM	Melissa Morin.....	CENTURY 21 ADVANTAGE.....	318-5665	\$269,900	Blackfalds
27 Rosewood Rise.....	2:00 – 4:00 PM	Tony Sankovic.....	RE/MAX.....	391-4236	\$449,900	Sylvan Lake
#118 462025 RR 11.....	11 am – 5 pm	Bob Wild.....	WILD BOB BUILDING SOLUTIONS.....	587-434-9453		Silverwood-Pigeon Lake
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, FEBRUARY 5

RED DEER

5 Orillia Park.....	2:00 – 4:00 PM	Ivan Busenius.....	RE/MAX.....	350-8102	\$415,000	Oriole Park
33 Boyce Street.....	2:00 – 4:00 pm	Darlis Dreveny.....	ROYAL LEPAGE NETWORK.....	358-4981	\$216,800	Bower
#11 5125 62 Street.....	2:00 – 4:00 PM	Doug Wagar.....	ROYAL LEPAGE NETWORK.....	304-2747	\$249,900	Highland Green Estates
4121 45 Street.....	2:00 – 4:00 PM	Kevin Glover.....	ROYAL LEPAGE NETWORK.....	396-2706	\$294,900	Grandview
17 Morris Avenue.....	1:00 – 4:00 pm	Jeff Glover.....	ROYAL LEPAGE NETWORK.....	872-0123	\$364,900	Morrisroe Extension
88 Timberstone Way.....	2:00 – 4:00 PM	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627		Timberstone
95 Abel Close.....	1:00 – 3:30 pm	Dale Stuart.....	COLDWELL BANKER.....	302-3107	\$299,900	Aspen Ridge
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, FEBRUARY 5

OUT OF TOWN

4979 60 Avenue.....	2:00 – 4:00 PM	Dennis Bowness.....	CENTURY 21 ADVANTAGE.....	357-8087	\$534,900	Innisfail
18 McKinlay Crescent.....	12:00 – 2:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795	\$319,500	Lacombe
6 Talisman Close.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021	\$389,900	Lacombe
53 Prospect Close.....	1:00 – 3:00 pm	Ed Katchur/Gord Phillips.	MAXWELL.....	506-7171/357-7720	\$350,000	Blackfalds
#118 462025 RR 11.....	11 am – 5 pm	Bob Wild.....	WILD BOB BUILDING SOLUTIONS.....	587-434-9453		Silverwood-Pigeon Lake
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

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

Ken Devoe
350-1192

www.KenDevoeRealty.com

"Let Experience Work For You"

**FREE HOME
EVALUATIONS**



Rob White
350-1070

www.robwhiterealestate.com



**OPEN
HOUSE**

SUNDAY, FEB. 5, 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**



www.123doherty.com

123 Doherty Close: 4 bedroom 2 bath bilevel on a quiet Deer Park close. Vaulted Ceilings, detached garage and huge deck. **\$333,000**



www.homesofreddeer.com

#205 4614-47A Street: Fantastic apartment style condo in an adult building with your own garage. **\$175,000**



www.HomesofRedDeer.com

35 Jenner Crescent: Wonderful modified bilevel with 4 bed (3 up) & 3 bath an an oversized front garage that backs onto walking trails. **\$394,900**



Bett Portelance 403-307-5581



**#435, 6 MICHENER
BOULEVARD**

SIERRAS AT MICHENER
943 SQ FT CONDO
1BDR, 1DEN,
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**



3800sq.ft. Industrial Shop/Bay

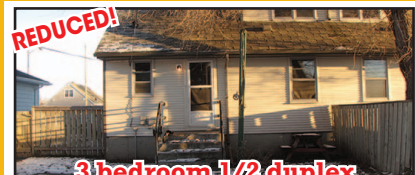
Available for lease in Innisfail. Large door for trucks, upper floor 800 sq.ft. 2 washrooms, front back entrance outside storage or 2400 sq.ft. open bay w/ washroom, large door, out side storage area asking \$ 1450 per month.
www.industrialshopinnisfail.com



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



REDUCED!

3 bedroom 1/2 duplex

Asking **\$166,900**. Appliances, hardwood floors, full basement and large fenced yard. Immediate possession. www.172tamaraceblvd.com



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

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



NEW LISTING

CLOSE TO GOLF COURSE!
2 Bedroom, 3 Bath
1,394 Sq.Ft. Half Duplex
\$349,900

6404 Elmwood Way

YOUR LISTING HERE!



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



OPEN HOUSE INNISFAIL

SUN FEB. 6, 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



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



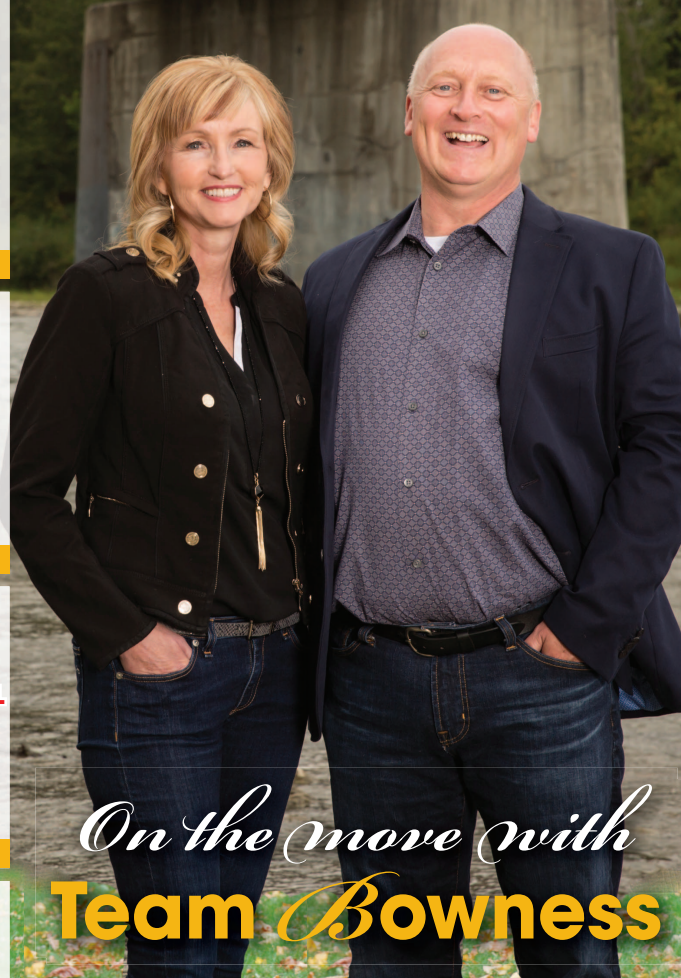
IMMACULATE MOVE IN READY HOME, EXCELLENT QUIET LOCATION!
2 Bedroom, 2 Bath
660 Sq.Ft. Half Duplex
\$214,900

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

Century 21 Advantage

Smarter, Bolder, Faster



Asha Chimiuk
403-597-0795

**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 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.

**18 McKinlay Cres., Lacombe**

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, eves, 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

**121 WOODRIDGE DRIVE**
\$135,000**WASKASOO ESTATES**

4 Bedrooms & 2 Bathrooms
1400+ sqft with some updates
Outdoor Workshop & Shed
www.consider121woodridgedrive.com

**27543A TWP RD 380**
\$889,900**RED DEER COUNTY**

3 Bedrooms & 4 Bathrooms
Chefs Kitchen & Spa like Master Suite
Private Treed lot. 2 min to Red Deer
www.consider27543a-twnrd380.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

**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

**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



Advantage

21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**
403-391-3583

**OPEN
HOUSE**



5730 - 41 ST. CRES. SAT., FEB. 4, 1-2 PM

COZY WEST PARK STARTER!

Charming, one level bungalow: nice location, well kept, 3 bedrooms, oak country kitchen with bay window, big yard, attractive deck, garage, RV parking **\$242,500.**

Call/Text BOB WING today (403) 391-3583

**OPEN
HOUSE**



601, 4719 - 33 ST. SAT., FEB. 4, 3-4 PM

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

Moving Checklist

ONE MONTH BEFORE

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

TWO WEEKS BEFORE

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

ONE WEEK BEFORE

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

MOVING DAY!

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



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 ••

**\$249,900****4746 43 Street****ENJOY DOING NOTHING?**

Well that's exactly what will happen in this 'like new' end unit townhouse with double garage, RV parking, 4 bdrms, 3 baths,

large walk-in in master. Just come home and do nothing!

Call or text MARCELLA BARTHEL 403-597-5563.**Visit marcellarealestate.com.****OPEN HOUSE • SAT. FEB 4, 2-4 P.M.****\$449,900****27 Rosewood Rise****QUALITY BUILT BY ABBEY MASTER BUILDER.** Thismodified 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.**

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

ROYAL LEPAGE *Lifestyles Realty*
LACOMBE • 403-782-3171
*Lisa Suarez***ROYAL LEPAGE**

Helping you is what we do.™

*Clive***4720 48 STREET****\$279,900**

MLS CA#0098382

*Red Deer***#36-20 JACOBS CLOSE****\$179,900**

MLS CA#0098340

*Lacombe***#13, 41201 RR 263****\$425,000**

MLS CA#0098243

*Lacombe***36 ELIZABETH PARK BLVD****\$439,900**

MLS CA#0098024

*Blackfalds***4929 WESTBROOKE RD****\$279,900**

MLS CA#0097745

*Lacombe***20 BROWNSTONE RD****\$209,900**

MLS CA#0096778

*Lacombe***5214 50TH ST****\$225,000**

MLS CA#0096754

*Red Deer***3 LANDRY CLOSE****\$499,900**

MLS CA#0092261

*Lacombe***37 WILLOW CRESCENT****\$329,900**

MLS CA#0096307

*Lacombe***79 TERRACE HEIGHTS DR.****\$385,000**

MLS CA#0096296

*Lacombe***40 ELIZABETH PARK BLVD****\$419,000**

MLS CA#0095242

*Lacombe***61 PARKLAND ACRES****\$29,900**

MLS CA#0087591

SELLING SECRET: HALF EMPTY CLOSETS

Storage is something every buyer is looking for and can never have enough of.

Take half the stuff out of your closets then neatly organize what's left in there.

Buyers will snoop, so be sure to keep all your closets and cabinets clean and tidy.


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



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**

**NEW LISTING!****\$269,900****111, 5110 36 Street****BEST CONDO LIVING** In Red Deer South! Main floor condo features 2 bdrms, 2 baths, open design, underground heatedparking & numerous rec. facilities. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.****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.****\$299,900****51 Lawford Ave****WATCH THE KIDS WALK TO SCHOOL! GREAT PRICE**

For a cozy, 4 bdrm bi-level in Lonsdale! Large corner lot, RV parking, room for a garage. You

don't want to miss out on this great family home!

Call or text MARCELLA BARTHEL 403-597-5563.**Visit marcellarealestate.com.****NEW LISTING!****OPEN HOUSE • SAT. FEB 4, 1-3 P.M.****\$344,900****226 Livingston Close****BE THE FIRST TO OWN** This brand new home built byABBHEY MASTER BUILDER. Home is a walkout bi-level & features 2 bdrms, 1 bath, open design w/ 8' ceilings. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.****\$349,900****111 Andrew Close****BEAUTIFUL, IMMACULATELY KEPT ANDERS HOME!**

Quiet neighbourhood, backing onto small green space, one owner home, have your kids

left home and you want to downsize? Perfect place to call yours! Check it out!

Call or text MARCELLA BARTHEL 403-597-5563.**Visit marcellarealestate.com.****NEW LISTING!****OPEN HOUSE • SAT. FEB 4, 2-4 P.M.****\$355,000****439-6 Michener Blvd.****THE ULTIMATE SUITE** In Sieras of Michener- Top floor corner unit facing west, this 2 bedroom2 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****NEW LISTING!****OPEN HOUSE • SAT. FEB 4, 1:30-3:30 P.M.****\$389,900****69 Ladwig Close****CLOSE LOCATION NEXT TO A GREEN SPACE!** Beautiful 4 bdrm, 3 bath bi-level with manyupgrades! Hardwood flrs throughout most of the main. Large mstr w/custom built drawers in walk-in closet Fully developed basement w/fireplace. **Cindy Vander Linden (403) 506-7355.****OPEN HOUSE • SUN. FEB 5, 2-4 P.M.****\$415,000****5 Orillia Park****LOCATION TO DIE FOR** Across from a huge park set on a quietclose. 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****\$465,000****83 Issard Close****LARGE HOME IN IRONSTONE!**

Great place to entertain! Check out all the features of this open floor plan home, vaulted ceilings, beautiful ensuite off master, 3 tiered deck for those warm summer evenings, just to name a few! Check it out!

Call or text MARCELLA BARTHEL 403-597-5563.**Visit marcellarealestate.com.****OPEN HOUSE • SAT. FEB 4, 1-3 P.M.****\$739,900****50 Tyson Crescent****STUNNING WALK-OUT**2 storey, 5 beds, 4 baths, custom chef's kitchen and backing on to a pond. Granite counter tops, stainless steel appliances, upgraded fixtures, upper and lower decks with gas, bonus room, there are many custom upgrades in this home! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmaley.com.**

*Say, "I saw it in
Your House, Your Home"*

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

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

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



**Mitzi
Billard**



**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**



RED DEER - 403-343-3020



**Ernie
Sandstra**



**Bryan
Wilson**



**Dustin
Henfrey**



**Suzanne
Filyk**



**Kim
Argent**



**Michelle
Langelaar**



**Tim
Maley**



**Allan
Melbourne**



**Barb
McIntyre**



**Leanna
Cowie**



**Marcella
Barthel**

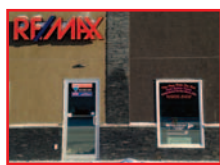


Proud Presenting Sponsor
of
**RDC School
of Creative Arts**

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.