

YOUR HOUSE YOUR HOME

February 10, 2017

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES

OPEN HOUSE: Saturday, February 11, 1-3 pm

10 Addington Drive

EXCELLENT FAMILY HOME in an AWESOME LOCATION. This 4 bedroom 2 bath home is two blocks from 2 High schools, 1 block from the Collicut Centre. 1 block from a Sports field and Park and 2 Shopping Malls This home has a WALKOUT BASEMENT with fresh paint and NEW FLOORING throughout.

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.



48 ALLWRIGHT CLOSE
 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



\$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.



\$295,000
 Walk out half duplex on a close! Two bedrooms upstairs, both with 4pc ensuite. Hardwood floors, granite sink, tiled kitchen floor with island.



\$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.



\$385,000
 Fully finished bungalow. Spacious home with an oversize heated garage. Gas fireplace in living room, dual sinks in ensuite, walk in closet, and vinyl fenced yard with patio.



\$469,000
 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



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 much more. **Call Alex to view!**



88 TIMBERSTONE WAY
 Large 2 story with dbl att Garage. This one has 4 bdrms up and family room as well. Backs onto park. **Call Alex!**

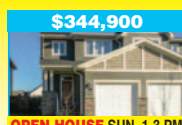


10-27554 TOWNSHIP ROAD 375
 Huge bungalow fully finished acreage just minutes to Red Deer. This home features 4 bdrms, 3 baths and triple att garage on 18 plus acres! **Call Alex today!**



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

For More Information check out www.kevinglover.ca



\$344,900
OPEN HOUSE SUN. 1-3 PM
 29 Windermere Close
 - Executive 1/2 duplex
 - Fantastic finishing throughout
 - 3 bedrooms upstairs



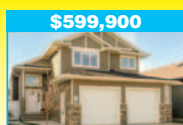
\$274,900
 - Close to schools, Multi-plex
 - Huge East facing Yard
 - Mature landscaping



\$314,900
 - Priced to SELL!
 - 6 Bedroom Home
 - Fully Fenced & Landscaped



\$349,900
 - Like-New Bi-Level
 - Open Concept, 2 big bedrooms
 - Fantastic Landscaping



\$599,900
 - Canada West Built Bi-Level
 - Fully Finished, Vinyl Fencing
 - Granite Counter-tops, a/c, infloor heat

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



Doug Wagar
 403.304.2747



\$249,900
ADULT BUNGALOW STYLE CONDO!
 Immaculate open plan- fireplace, deck full basement, att'd garage!



\$565,000
GORGEOUS ACREAGE WALKOUT!
 10.95 beautiful acres! Triple garage!



\$330,000
RED DEER ACREAGE
 Rare acreage in city limits! Beautifully treed 3 bed 2 bath bungalow.



\$180,000
TOP FLOOR 2 BEDROOM CONDO
 Open plan-balcony, excellent value.



\$170,000
JUST LISTED!
 3 bed, 2 bath condo! Parking for 2 cars, shows great!



\$177,500
WALKOUT 3 BEDROOM
 2 bath condo- backs onto treed pond area! Shows great!

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Les Anderson
 403.350.1932



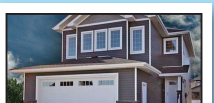
OPEN HOUSE SUN. 2-4 PM
67 LIVINGSTON CLOSE
NEW CANADA WEST
 3 beds, 1224 sq. ft. bi level. Unique spacious open plan. Gorgeous kitchen, lots of maple cabinets, pantry, 4 ss appliances plus washer & dryer, Gas FP. Kitchen opens to large great room. South facing backyard. **\$364,900**



NEW LISTING!
 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 hd parking, excellent bldg with lots of amenities. **\$244,900 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**



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**

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



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



Gerald Doré
 403.872.4505

6210 53 AVENUE



OPEN HOUSE SAT. 1-3 PM

Stunning 1/2 Duplex 3 beds, 3 baths. Condo in Montfort Heights, dble. garage **MLS#CA0098892**
Only \$424,900

19 VOISIN CLOSE



OPEN HOUSE SUN. 1-3 PM

Loaded! Triple Car Garage! 3 beds, 3 baths, 1520 sq. ft. Executive Showhome Bungalow! **MLS#CA0097590**
\$729,900

27 DUFFIELD AVENUE



BACKS INTO PARK!

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

135 ADDINGTON DR.



Gorgeous, show home bungalow. 1388 sq. ft. 4 beds, 3 baths, across from a park!

MLS#CA0092546
\$459,900

#703-5220 50A AVE.



NEAR LAKE & GOLF

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

43 HERITAGE DR. LACOMBE



HUGE PRIVATE YARD!

4 beds, 4 baths, over 2800 sq. ft., htd, 24 x 32 att. garage, LOADED!
MLS#CA0098540
Only \$424,900

Check out geraldore.ca for more information about these properties

FIND OUT WHAT YOUR HOME IS WORTH! CALL OR TEXT CHAD AT 403-318-0510



★ OPEN HOUSE ★
SUNDAY, FEBRUARY 12, 1-3 PM
B2, 35 NASH STREET
 Awesome 3 bdrm, 3 bath home!
\$139,500
 Call or text Keri today at 403-304-2707

chadjensen@royallepage.ca
403-318-0510



View ALL HOMES for sale at: www.WeSellRedDeer.com

kerijensen@royallepage.ca
403-304-2707



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

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.



The Durling Group

YOUR HOUSE SOLD GUARANTEED

www.YourHouseSoldGuaranteed.com

\$384,900 OR TRADE TEXT: 3311

BLACKFALDS

- Impressive modified bi-level, 3 Bedrooms, 2 Baths, 1260 SqFt
- Spacious open concept MF w/ vaulted ceilings
- Kitchen offers stainless appliances, dark stained maple cabinets
- Master is privately located above garage w/ large walkin closet & 3pc ensuite



\$399,900 OR TRADE TEXT: 8348

SPRINGBROOK

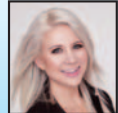
- Brand new LEGAL UP/DOWN suited bi-level
- Main flr features U shape kitchen w/ loads of counter space & eat up bar
- 3 Bedrooms, Master has its own ensuite & walk in closet
- Each suite has its own laundry facilities & separate entrance



TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS



Kevin Durling
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



\$409,900 OR TRADE TEXT: 8345

ORIOLE PARK WEST

- Fully legal up/down duplex
- Upper floor features 2 bedrms, separate laundry, gorgeous oak kitchen & vaulted ceilings
- Lower unit is almost mirror image of upper unit
- Main floor rents for \$1200, Lower rents for \$1000.00 plus utilities



Scott Wiber
Agent



Cam Ondrik
Agent

\$549,900 OR TRADE

SUNDANCE HILLS, RD COUNTY

- Newly built hillside bungalow on 1.86 Acres
- Premium upgrades throughout, 3 bedrms, 3 baths
- Kitchen is a chefs dream; gas range, SS appliances, granite countertops
- FR features wood burning FP w/ blower
- Massive master w/ 11' ceilings, full tile shower, custom built in's
- Lots of room to build a shop



\$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



RealtyExperts
GROUP



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

Welcome to the family!



NOLIN MAURIER
Broker



NICOLE MAURIER
Associate



JOSH REMILLARD
Associate Broker

Waskasoo Estates

\$97,500



MLS# CA0093650
3 Bdrms

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
Westlake Grill

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



*Escape to Westlake
Grill - Red Deer
dining at its finest*



**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

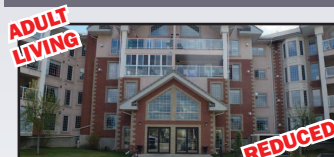
403-346-7755 1-877-901-6999



53 PROSPECT CLOSE
MLS CA0096073 \$350,000
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 \$269,900
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



**YOUR HOME
HERE**



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 \$278,800
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 \$364,900
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



**16 FT. TRAILER
Available For Rent**

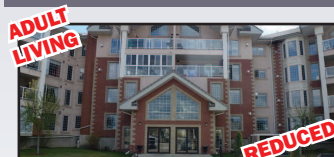
If You Are Interested in Joining
The MaxWell Team
Contact One of These Owners!



**Cordell
Nielsen**
318-5478



**Kelly
Oster**
304-4061



4805 45 ST 306, RED DEER
MLS CA0095613 \$257,000
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



21012 TWP 421
MLS CA0055465 \$349,900
Call CORDELL: 403-318-5478



2% realty
THE EVOLUTION OF REALTY

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!



2% realty
THE EVOLUTION OF REALTY



**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
DULE**
403-588-7066



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

CHECK OUT THIS IMMACULATE FULLY FINISHED TOWNHOME

\$299,900



SUN., FEB 12, 1:30-4 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



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"



**Nita
Jensen**
403-350-9878



RED KEY REALTY

&
PROPERTY MANAGEMENT

403-350-9878

300 - 2965 Bremner Avenue

www.redkeyproperties.ca



OPEN HOUSE - 7 LOUGHEED CLOSE

SATURDAY FEB. 11, 1:00 pm - 4 pm




ENTERTAINER'S DREAM HOME
Whether you are a family, bachelor or a couple, you will want this home—featuring hardwood, impressive open concept, fireplace, wall-to-wall media centre, games room with pool table & arcade games, 3 tiered deck with hot tub, 4 bedrooms plus bonus room, sunshine garage door, separate entry and much more!

Come out on Saturday and view open house 1 pm to 4pm



ROYAL CARPET REALTY LTD.



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**

403-342-7700

SERVING RED DEER
FOR 40 YEARS

www.rcrrealestate.com



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.



RED DEER - BRAND NEW

3 bdrm/3 bth 2 storey with upper laundry, main floor office, 5 pce ensuite, stainless appliances Laredo **\$364,900.**
CALL NICOLE 342-7700.



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 LISTING

1380 sq ft modified bilevel 4 bedrooms/3 bathrooms maple hardwood, granite countertops, fireplace with 22x22 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 family's home awaits
...it's here in our pages**

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

**Call Tanis at 403-347-9474 to advertise
tanis.mcouat@yourhouseyourhome.ca**



OPEN HOUSE

directory



CENTRAL ALBERTA'S DEFINITIVE WEEKEND OPEN HOUSE LISTING!

SATURDAY, FEBRUARY 11

RED DEER

7 Loughheed Close.....	1:00 – 4:00 pm	Nita Jensen	RED KEY REALTY	350-9878	Lancaster South
102 Thomlison Avenue.....	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$329,900..... Timber Ridge
48 Alton Close.....	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$529,900..... Anders South
226 Livingston Close.....	1:00 – 3:00 pm	Leah Spagrud	RE/MAX	343-3020	\$344,900..... Laredo
20 Best Crescent.....	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$415,900..... Bower South
78 Lewis Close.....	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$489,900..... Lancaster Green
14 Kidd Close.....	2:00 – 4:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE	307-5581	\$399,900..... Kentwood West
127 Adams Close.....	2:00 – 4:00 pm	Janice Resch	CENTURY 21 ADVANTAGE	346-0021	\$425,000..... Anders South
47 Viscount Drive.....	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$369,900..... Vanier Woods
248 Vanson Close.....	1:00 – 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	346-0021	\$349,900..... Vanier Woods
3957 - 35 Avenue.....	2:00 – 3:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$279,900..... Eastview
212 Wiley Crescent.....	1:00 – 3:00 pm	Kelly Bloye	ROYAL LEPAGE NETWORK	357-9289	\$419,900..... Westlake
5 Viking Close.....	1:00 – 3:00 pm	Jason Walz	ROYAL LEPAGE NETWORK	505-0039	\$519,900..... Vanier East
48 Allwright Close.....	1:00 – 3:00 pm	Norm Jensen	ROYAL LEPAGE NETWORK	346-8900	Aspen Ridge
6210 53 Avenue.....	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	Highland Green Estates
11 Dowler Street.....	11 am – 1 pm	Benji Hilman	ROYAL LEPAGE NETWORK	872-3493	\$364,900..... Devonshire
10 Addington Drive.....	1:00 – 3:00 pm	Ed Katchur/Gord Phillips	MAXWELL REAL ESTATE SOLUTIONS	506-7171/357-7720	\$364,900..... Anders Park East
45 Lindman Avenue.....	1:00 – 5:00 pm	Gord Smith	CANADA WEST HOMES	598-5051	Laredo

SATURDAY, FEBRUARY 11

OUT OF TOWN

3419 52 Avenue.....	1:00 – 3:00 pm	Christine Bourke	CENTURY 21 ADVANTAGE	350-3985	\$250,000..... Innisfail
---------------------	----------------	------------------	----------------------	----------	--------------------------

SUNDAY, FEBRUARY 12

RED DEER

34 Davis Close.....	1:30 – 3:30 pm	Cindy Dooley	REALTY EXECUTIVES	597-0284	\$244,900..... Deer Park Estates
439 6 Michener Blvd.....	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$355,000..... Michener Hill
8 Sullivan Close.....	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$319,900..... Sunnybrook South
114 Turner Crescent.....	2:00 – 4:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE	307-5581	\$489,900..... Timberlands
121 Woodridge Drive.....	2:00 – 4:00 pm	Christine Bourke	CENTURY 21 ADVANTAGE	350-3985	\$135,000..... Waskasoo Estates
69 Timberstone Way.....	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	Timberstone
23 Excell Street.....	2:00 – 4:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK	350-5502	Eastview Estates
121 Jordan Parkway.....	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$291,900..... Johnstone Crossing
29 Windermere Close.....	1:00 – 3:00 pm	Lori Loney	ROYAL LEPAGE NETWORK	350-9700	\$344,900..... Westlake
67 Livingston Close.....	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK	350-1932	\$364,900..... Laredo
19 Voisin Close.....	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	Vanier East
B2 35 Nash Street.....	1:00 – 3:00 pm	Chad Jensen	ROYAL LEPAGE NETWORK	775-4801	\$139,500..... Normandeau South
300 Inglewood Drive.....	2:00 – 4:00 pm	Margaret Comeau	COLDWELL BANKER	391-3399	\$300,000..... Inglewood West
95 Abel Close.....	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$299,900..... Aspen Ridge
45 Lindman Avenue.....	1:00 – 5:00 pm	Gord Smith	CANADA WEST HOMES	598-5051	Laredo

SUNDAY, FEBRUARY 12

OUT OF TOWN

43 Elizabeth Park Blvd.....	2:00 – 4:00 pm	Amanda Shannon	RE/MAX	343-3020	Lacombe
27543A Twp Road 380.....	2:00 – 4:00 pm	Janice Resch	CENTURY 21 ADVANTAGE	346-0021	\$889,900..... Red Deer County

THURSDAY, FEBRUARY 16

RED DEER

114 Turner Crescent.....	4:30 – 6:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$489,900..... Timberlands
51 Patterson Crescent.....	5:00 – 7:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$309,850..... Pines

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, bdrm, 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!

**493 Sweet, 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.comwww.Asha.Chimiuk.RealtyFanPage.com**Bett Portelance 403-307-5581****14 KIDD CLOSE**

SATURDAY, FEBRUARY 11 • 2-4 PM
1190 SQ FT BI LEVEL • 4 BDR,
3 BATH • LEGALLY SUITED

**114 TURNER CLOSE**

SUNDAY, FEBRUARY 12 • 2-4 PM
1804 SQ FT 2 STOREY HOME
4 BDR, 4 BATH • FULLY FIN'D BSMT

**943 SQ. FT CONDO**

1BDR, PLUS DEN, 2 BATH
HEATED UNDERGROUND PARKING

HELPING YOU MAKE THE RIGHT MOVE**bett.portelance@century21.ca****www.BettPortelance.com**

Century 21 Advantage
www.century21.ca/derek.austin
403-597-2871 • 403-598-2871

**Derek Austin****Eva Austin**

Turn-Key Operation. Well established business in a Prime location by Ross St & Gaetz Ave in Red Deer. Hot foods, Sandwiches, Desserts, Cakes, Fine bakery, Specialty coffees & soft drinks. Comfortably set up with tables, bar counters, couch, TV. All equipment included in price. Rent includes mostly all utilities. Public parking by the store. Quick possession, owner would stay to train if required.



Established Restaurant & Lounge. Prime location, the first restaurant off of Hwy 2 & 2A, by Main Street. Busy area by COOP Mall, Gas station, Fast food restaurants. Lots of parking with it's own parking lot. Turn key operation. Close to 6000 Sqft. Coming with all equipment and furnishing. Restaurant seating is 130, Lounge is 75. Suitable for large groups, private functions.



1526 sqft Bungalow w/ 10' ceiling, plus fully developed basement. 4 bdrms, Theatre room, Huge double attached garage
Asking \$586,800

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

**PENHOLD****GORGEOUS FULLY FINISHED HOME, EXCELLENT LOCATION!**

4 Bedroom, 4 Bath
1,746 Sq.Ft. 2 Storey
\$514,900

www.17hendersonclose.com

**INNISFAIL****CLOSE TO GOLF COURSE!**

2 Bedroom, 3 Bath
1,394 Sq.Ft. Half Duplex
\$349,900

www.6404elmwoodway.com

**YOUR
LISTING
HERE!**

**NEW LISTING****SYLVAN LAKE****IDEAL FAMILY FRIENDLY HOME!**

5 Bedroom, 3 Bath
1,388 Sq.Ft. Modified Bi-Level
\$397,900

www.3firdalroad.com

**OPEN HOUSE NEW LISTING****SAT FEB-11, 2-4 PM.****LEGALLY SUITED INCOME PROPERTY/MORTGAGE HELPER!**

4 Bedroom, 3 Bath
1,190 Sq.Ft. Bi-Level
\$399,900

www.14kiddclose.com

**NEW LISTING****LUXURIOUS TOP FLOOR PENTHOUSE!**

3 Bedroom, 2 Bath
1,680 Sq.Ft. Penthouse
\$299,900

www.411-60lawfordavenue.com

**INNISFAIL****MODERN HOME AND EXCELLENT LOCATION!**

3 Bedroom, 3 Bath
2,295 Sq. ft. 2 Storey
\$524,900

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.432560avenue.com

**POSITIVE CASH FLOW INVESTMENT!**

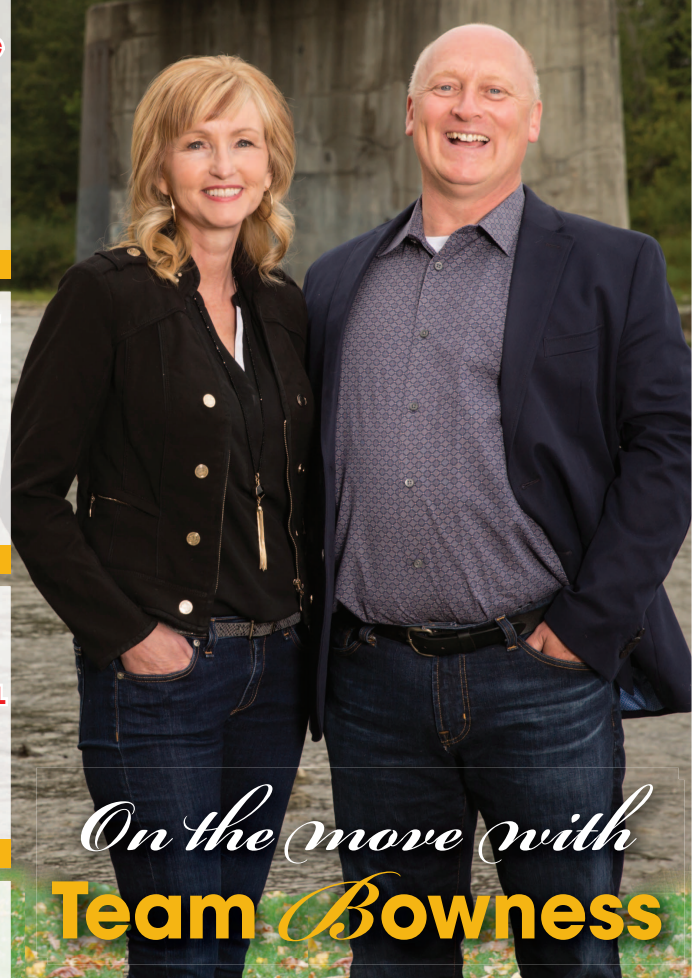
2x3 Bedroom, 1 Bath
2x2 Bedroom 1 Bath
\$525,000

www.571360Avenue.com

**FANTASTIC OPPORTUNITY FOR FIRST TIME BUYER!**

4 Bedroom, 2 Bath
850 Sq.Ft. Bungalow
\$224,900

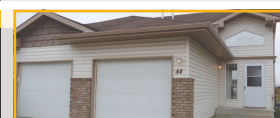
www.594260avenue.com



On the move with
Team Bowness

**BRENDA
BOWNESS**

**DENNIS
BOWNESS**

**IMMACULATE MOVE IN READY HOME, EXCELLENT QUIET LOCATION!**

2 Bedroom, 2 Bath
660 Sq.Ft. Half Duplex
\$214,900

www.44-6220orrdrive.com

**STYLISH HOME W/ LEGAL SUITE!**

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

www.45inglewooddrive.com

Call or Text
403.350.9509

Call or Text
403.357.8087



Advantage



Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**
403-391-3583

**JUST
LISTED**



CHARMING, UPGRADED 2 STOREY HOME
(5 bedroom/3 bath) on a park-like 60 foot lot,
PLUS a 60" X 400" private forest behind the
beautifully landscaped back yard! **\$525,000.**

CALL BOB WING TODAY! (403)391-3583

**OPEN
HOUSE**



3957 - 35 AVE. SAT., FEB. 11, 2-3 PM

EASTVIEW BUNGALOW

in a quiet spot near elem. school with 3+1 bdrms,
2 baths, oak hardwood, new maple kitchen,
upgraded main bath & quick possession - **\$279,900.**

Come and see, or call/text BOB WING at (403)391-3583.

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

YOUR HOUSE HOME SERVICE DIRECTORY

counterscapes
Kitchen and Bath Renovations

**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

Mortgage Broker
Make Yourself At Home
WITH THE BEST MORTGAGE

**Your clients
see these ads**

Address
000-000-0000
www.namewebsite.com

Competitive Rates
On-Time Closing
Free Preapproval
Personalized Service

Call today for
your **free credit
analysis and
rate quote!**



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

Transbarta 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.



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



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

•• **GULL LAKE** ••**\$649,900****Meridian Beach****LAKE LIVING ON 2.4 ACRES**Gull lake acreage at Meridian beach. 2049 sq.ft. Two storey home with a huge garage with room to park your boat and two more vehicles. Check out the amenities of Meridian beach at www.meridianbeach.ca MLS CA0098694

Call Kim Argent, at 403-357-4525 to view.



EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

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

Helping you is what we do.

*Lacombe*

#10 VICTORIA HOUSE

\$195,000

MLS CA#0098828

*Lacombe*

94 RANCHER'S CLOSE

\$325,000

MLS CA#0098564

*Lacombe*

3 & 4 4718 49TH AVE

\$255,000

MLS CA#0098610

*Clive*

4720 48 STREET

\$279,900

MLS CA#0098382

*Red Deer*

#36-20 JACOBS CLOSE

\$179,900

MLS CA#0098340

*Red Deer*

3 LANDRY CLOSE

\$499,900

MLS CA#0092261

*Lacombe*

36 ELIZABETH PARK BLVD

\$439,900

MLS CA#0098024

*Lacombe*

79 TERRACE HEIGHTS DR.

\$385,000

MLS CA#0096296

*Blackfalds*

4929 WESTBROOKE RD

\$279,900

MLS CA#0097745

*Lacombe*

40 ELIZABETH PARK BLVD

\$419,000

MLS CA#0095242

*4.57 Acres*

#13, 41201 RR 263

\$425,000

MLS CA#0098243

*Lacombe*

17 GREEN COURT

\$189,900

MLS CA#0090500



Buying a home doesn't have to be a nightmare, one of our local, knowledgeable realtors can be your knight in shining armour. Find yours at:

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**



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.**



South facing backyard. **Call Kim Argent, at 403-357-4525 to view.**



Lakeway Landing bi-level with 4 bedrooms and 2 bathrooms complete with finished basement, fenced yard and detached garage. **Call MIKE SNELL 403-352-9280 today for more details or visit www.mikesnell.ca.**



ABBEY 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.**



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**



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

\$314,900**62 Ireland Crescent**

BASEMENT ENTRY WITH MOTHER IN LAW SUITE

1130 sq.ft with 3 bedrooms on the main floor, vaulted ceilings.

\$319,900**42 Lodge Place**

ENJOY LAKE LIFE In the excellent community of Sylvan Lake. Great schools & neighbours in this bustling town.

\$344,900**226 Livingston Close**

BE THE FIRST TO OWN This brand new home built by

OPEN HOUSE • SUN. FEB 12, 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 bedroom

OPEN HOUSE • SAT. FEB 11, 2-4 P.M.**\$415,900****20 Best Crescent**

TERRIFIC HOME Terrific Location. Set on a crescent with a huge park in front, this 2700

**OPEN HOUSE • SAT. FEB 11, 1-3 P.M.****\$489,900****78 Lewis Close**

Great location close to schools and parks, 2 beds up plus office

and 2 beds in the developed walk-out basement! Open concept, main floor laundry, in floor heat in the basement and front attached garage plus rear detached single garage! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmale.com.**

**OPEN HOUSE • SAT. FEB 11, 1-3 P.M.****\$529,900****48 Alton Close**

LOADED WITH UPGRADES

this one of a kind bungalow is 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.**

**\$624,900****121 Lalor Drive**

STYLE AND LUXURY In this

Canada West built 2 storey home in 2014. This home shows brand new with main floor laundry, 3 upper bedrooms and large bonus room. Amazing ensuite, stunning kitchen, this home is sure to impress. **Call MIKE SNELL 403-352-9280 today for more details or visit www.mikesnell.ca.**

**\$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.timmale.com.**

**\$1,690,000****38019 RR 270**

A LUXURY CUSTOM BUILT home on a private 4.50 acres just south of city limits. Home features 2773 sq ft w/ 5 bdrms

& 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.**

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

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



**Marcella
Barthel**



**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**



RED DEER - 403.343.3020



**Andrew
Russell**



**Ernie
Sandstra**



**Bryan
Wilson**



**Dustin
Henfrey**



**Suzanne
Filyk**



**Kim
Argent**



**Michelle
Langelaar**



**Tim
Maley**



**Allan
Melbourne**



**Barb
McIntyre**



**Leanna
Cowie**



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.