

YOUR HOUSE YOUR HOME

February 24, 2017

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES



OPEN HOUSE: Sunday, February 26, 2-4 pm

110 Wildrose Acreage

*A LARGE 4 BEDROOM HOME on beautifully treed 1.83 acres.
MASTER BEDROOM HAS ENCLOSED SUN ROOM.
FIREPLACE IN FAMILY ROOM.*

*For further info on this multiple listing service home, see page 5 or contact a
member of the Red Deer Real Estate Board.*



View our complete publication **ONLINE** at **www.yourhouseyourhome.com**



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



NORM JENSEN
 403.346.8900



ANDERS 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!



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!



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

For More Information check out
www.kevinglover.ca



\$584,900
 PRICE REDUCED
 - 5 bedroom modified bi-level
 - Canada West Quality built
 - A/C, infloor heat



\$349,900
 LIKE NEW
 - 1032 sq. ft. bi-level
 - 4 piece ensuite
 - Vaulted ceiling, open concept



\$249,900
 SPRINGBROOK
 - 4 bedroom 1/2 duplex
 - Single detached garage
 - Original hardwood, vinyl windows



\$339,900
 GREAT PRICE!
 - Executive stylish 1/2 duplex
 - Close to Heritage Range, bike/walking trails
 - 3 bedrooms upstairs



\$549,900
 DEER PARK ESTATES!
 - Upgraded throughout
 - Fantastic Landscaping
 - Close to High Schools, Collicutt Centre

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



ALIX

Beautiful, fully upgraded with A/C, hardwood, htd garage, RV parking, super location. Immediate possession
\$269,000



SPRINGFIELD CROSSING!

Beautifully renovated adult condo, 2 beds and 2 baths, fully finished basement, worry free living for
\$279,900 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



\$225,000
 JUST LISTED
 Rosedale adult oriented townhome. Fireplace, deck, attached garage.



\$425,000
 JUST LISTED! ACREAGE
 1.71 acres, 10 mins to Red Deer. 1600 sq ft bungalow, dble heated grage!!



\$170,000
 TOWNHOUSE STYLE CONDO!
 3 beds, 2 baths, deck - shows great!



\$229,900
 JUST LISTED! ECKVILLE!
 Fully dev 1258 sq ft home, 4 beds, 2 baths, hardwood. 2 lge 67x115 ft lots! Super opportunity at \$229,900



\$310,000
 CENTRAL PARK ACREAGE!
 Mins to city center. Beautifully treed 1 acre parcel. 977 sq ft bungalow, 3 garages - A must see at \$310,000



\$185,000
 RESORT HOME!
 Super value! Log style bungalow, golf holes front & back.

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Janice Mercer
 403.598.3338



\$409,800

REDUCED!

OPEN HOUSE SUN. FEB 26, 2-4 PM

NOW \$409,800 Completely Renovated Bungalow on a Quiet close across from a park. 4 Beds 3 baths, huge family room with wet bar.

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



\$443,900

Fully developed Executive 2 storey WALK OUT. Bonus room over garage. Many Extras.



Les Anderson
 403.350.1932



NEW LISTING!

Stunning fully dev'd 2 storey on a quiet green close in prestigious Laredo! Avalon built with upgrades beyond compare! 4 bed, 4 baths, open plan. Spacious kitchen, quartz countertops. Top line SS appliances, A/C, vinyl fence, and best of all, 26x26 att'd garage.
\$636,900 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



108 18 AVERILL STREET
 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 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 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

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



Alex Wilkinson
 Follow or
 contact me on

403-318-3627



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!**



10-27554 TOWNSHIP ROAD 375

Huge bungalow fully finished acreage just minutes to Red Deer. This home features 4 bdms, 3 baths and triple att garage on 18 plus acres! **Call Alex today!**



Gerald Doré
 403.872.4505

6210 53 AVENUE



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

19 VOISIN CLOSE



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

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

153 DOWNING CLOSE



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

43 HERITAGE DR. LACOMBE



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

Check out geraldlore.ca for more information about these properties



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.



\$295,000

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



\$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.



\$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.



\$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

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

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 YOUR **HOME**

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

**Central Alberta's Most Comprehensive
 Guide of Real Estate Listings**

**List with A Member Of
 the Central Alberta
 Realtors® Association
 and Have Your Home Shown
 to Over **34,000 Households**
 in Central Alberta**

**(Blackfalds, Innisfail, Lacombe, Penhold,
 Red Deer & Sylvan lake)**





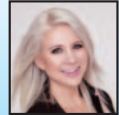
The Durling Group

**YOUR HOUSE SOLD
GUARANTEED**www.YourHouseSoldGuaranteed.com**\$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

**\$254,900 OR TRADE****BLACKFALDS**

- Townhouse, End Unit, No condo fees
- Built by Falcon Homes, Offers 3 bedrooms, 3 baths
- Contemporary home
- West facing landscaped & partially fenced yard

**TEXT CODE TO 555-0000
FOR PHOTOS & DETAILS**Kevin Durling
AgentJamie Berg
Agent**\$294,900 OR TRADE TEXT: 3315****BLACKFALDS**

- Falcon Homes new build
- 2 Storey, 3 Bedrooms, 3 Baths
- Open concept kitchen/living area
- Master features walk-in closet & ensuite
- Basement awaiting your personal touches

**\$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

Scott Wiber
AgentCam Ondrik
Agent**\$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

**\$254,900 OR TRADE****BLACKFALDS**

- 2 Storey Townhouse, Brand New
- Fully finished, offering 4 bedrooms & 4 baths
- Dark stained cabinetry, newest in painting & tile trends
- Private fully landscaped yard, partially fenced

Debby Wells
Office AdministratorNetwork
Realty

403-346-8900

* Some conditions apply

Are **YOUR** Advertising Dollars Getting Lost in the Shuffle...?

**HAVE YOUR AD DELIVERED TO 32,000 HOUSEHOLDS
EVERY WEEK FOR UNDER \$75!!***

If your business provides a service or product that
would be of value to those **buying or selling a home**,
you can advertise in the

YOUR **HOUSE**
YOUR **HOME**
SERVICE DIRECTORY!

CALL 403.347.9474 TODAY FOR DETAILS!

* GST not included. Some restrictions apply. Rate quoted is for 1/8 page ad.


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

Derek Austin

Eva Austin
OPEN HOUSE
Feature Home

SUN., FEB. 26, 2-4 PM
27054 TWSHP ROAD 364 #110 WILDROSE SUBDIVISION
www.110wildroseacreage.com

With large home, all 4 bdrms have walk-in closets, master bdrm also has enclosed sun room, Family room with fireplace, formal dining area, dinette and large kitchen, windows and door upgraded, attached garage on a beautifully treed yard.


\$349,900 IN INNISFAIL

For a fully developed Bi-level, 4 bedrooms, vaulted ceilings, upgraded kitchen has 2 bathrooms and family room plus double garage. Located close to school and Arena and recreational.


BUSINESS FOR SALE

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.


Bett Portelance
403-307-5581
OPEN HOUSE

119 KEITH CLOSE
SAT., FEB. 25 • 2-4 PM
981 SQ FT BUNGALOW
3BDR, 2 BATH

#435, 6 MICHENER BLVD

SIERRAS AT MICHENER
943 SQ FT CONDO
1 BDR, PLUS DEN, 2 BATH
HEATED UNDERGROUND PARKING

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

Century 21 Advantage
Smarter, Bolder, Faster

Asha Chimiuk
403-597-0795

\$549,000
154 Ivany Close

On a quiet close. 1824 sq.ft., 2 storey, fully frnt, 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 bdrms & a large bonus room. Master suite w/ walk in closet, ensuite, dot sinks, air tub, separate shower. Newly frnt bsmt has rec room w/wet bar, bdmr, bath & storage.


\$729,900
#141 Valley Ridge Estates

Perfect location just 3 km north of Red Deer on C&E Trail. Located in nice acreage community Valley Ridge Estates. Former show home has a lot of unique features. It comes with 5 bedrooms, 3 bathrooms and theatre room! There is 2 decks back and front, 3 poe garage and fenced back yard for small children or a dog. Circular paved driveway, curbs, over 150 trees were planted, call for details Today!


\$675,000
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. \$15,000 cash back offered by seller towards renovations. Call for more details.


\$309,850
51 Patterson Crescent

Location Location! Welcome to Pines! Perfect for investor or someone who would like to add some personal touches into the home! HUGE LOT 60x155, detached double garage, 3 bedrooms up and 2 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.


\$319,500
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!


SOLD
493- Street, Mirror, AB

Court of Queen's Bench Foreclosure! Cute home located on a quiet street in Hamlet of Mirror! Large lot 75x120 is partially fenced and private! Home was built in 1915 has an addition, single detached garage and work shop at the back. Nicely set pup house with open floor plan, 2 bedrooms & one bathroom. Only pre qualified buyers. Call for details Today!


\$59,950
6307-69 Street

This double wide mobile is located on the edge of a mobile park on a larger, private rented 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!


\$314,900
#8 Iron Wolf Court

In a quiet close in desirable Iron Wolf area is located this well designed bi-level. It features 3 bdrms & 2 baths on the MF & 2 bdrms & 1 bath open for development & already framed in the bsmt. Lge reversed pie shaped lot will accommodate all your needs. Garage, parking pad for that 5th wheel or trampoline. It is fully fenced & has a nice deck at the back. Call for details Today!


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



Advantage

21 photos of every property

Parkland Mall,
Red Deer



Bob Wing
403-391-3583

OPEN HOUSE



SAT., FEB. 25, 1-2 PM

\$525,000

4026 - 52 St.

Charming, upgraded, 1.5 storey on a gigantic (3/4 acre!), beautifully landscaped and treed lot! 5 bdrms, 3 baths and an excellent city view!



\$210,000

1310 Lucina St.

Updated in Penhold: 2 bedrooms, 2 baths - perfect for a starter or retired couple. Big eat-in kitchen, large fenced yard, RV parking, AC.



\$279,900

3957 - 35 Ave.

3 + 1 bdrms, 2 baths, quiet spot, close to school, oak hardwood, new maple kitchen, upgraded main bath and quick possession.

For details - call or text BOB WING today! (403)391-3583



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



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WENDY HAYES
403-350-7555



SANDY BURTON
403-358-8924



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403-348-3339



DALE HOWE
403-318-5375



JIM DULC
403-588-7066



ONTRACK REALTY

UNIT G, 2085—50TH AVE, RED DEER

www.coldwellbankerreddeer.ca

343-3344

ULTIMATE SERVICE

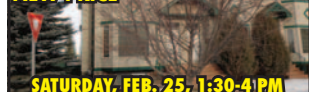
We keep our promises,
or you don't keep us™



Dale Stuart
403-302-3107

CHECK OUT THIS IMMACULATE FULLY FINISHED TOWNHOME

\$289,900
NEW PRICE



SATURDAY, FEB. 25, 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

\$359,900
NEW PRICE



SUNDAY, FEB. 26, 1:30-4 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



OFFER PENDING!

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"

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
\$499,900

www.17hendersonclose.com



NEW PRICE INNISFAIL

CLOSE TO GOLF COURSE!

2 Bedroom, 3 Bath
1,394 Sq.Ft. Half Duplex
\$344,900

www.6404elmwoodway.com

YOUR LISTING HERE!



OPEN HOUSE SYLVAN LAKE

SAT-FEB. 25, 2-4 P.M.

IDEAL FAMILY FRIENDLY HOME!
5 Bedroom, 3 Bath
1,388 Sq.Ft. Modified Bi-Level
\$397,900

www.3firdaleroad.com



LEGALLY SUITED INCOME PROPERTY/MORTGAGE HELPER!

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

14-kiddclose.com



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.432560aavenue.com



POSITIVE CASH FLOW INVESTMENT!

2x3 Bedroom, 1 Bath
2x2 Bedroom 1 Bath
\$510,000

www.5713-60avenue.com



FANTASTIC OPPORTUNITY FOR FIRST TIME BUYER!

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

www.594260avenue.com



NEW LISTING

IMMEDIATE POSSESSION, UNIQUE OPPORTUNITY!

3 Bedroom, 2 Bath
1,278 Sq.Ft. Condo Apartment
\$169,900

#111, 80A Kellaway Crescent

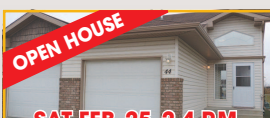


NEW LISTING

EXCELLENT SOUTHSIDE LOCATION!

5 Bedroom, 3 Bath
1,548 Sq.Ft. Hillside Bungalow
\$499,900

www.192ingleclose.com



OPEN HOUSE

SAT-FEB. 25, 2-4 P.M.

IMMACULATE MOVE IN READY HOME, EXCELLENT QUIET LOCATION!
2 Bedroom, 2 Bath
660 Sq.Ft. Half Duplex
\$209,900

www.44-6220orrdrive.com



STYLISH HOME W/ LEGAL SUITE!

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

www.45inglewooddrive.com



OPEN HOUSE NEW LISTING

SAT-FEB. 25, 2-4 P.M.

AFFORDABLE BUNGALOW, QUIET CLOSE!
3 Bedroom, 2 Bath
981 Sq.Ft. Bungalow
\$279,900

www.119keithclose.com

YOUR LISTING HERE!

On the move with
Team Bowness

BRENDA BOWNESS **DENNIS BOWNESS**

Call or Text **403.350.9509** Call or Text **403.357.8087**



Advantage



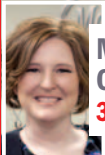
**Blaine
Dushanek**
391-9444



**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**
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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



**YOUR HOME
HERE**



5344 76 ST. #340 RED DEER
MLS CA0094129 \$25,000
Call CHRIS: 403-391-8141



44 CONNERS CRESCENT
MLS CA0099475 \$344,900
Call Ed 403-506-7171 or
Gord 403-357-7720



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**



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

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



**Cordell
Nielsen**
318-5478



**Kelly
Oster**
304-4061



OPEN HOUSE

directory



CENTRAL ALBERTA'S DEFINITIVE WEEKEND OPEN HOUSE LISTING!

SATURDAY, FEBRUARY 25

RED DEER

4026-52 Street	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$525,000	Michener Hill
74 Linn Close	1:00 – 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	506-2121	\$499,900	Lonsdale
#44 6220 Orr Drive	2:00 – 4:00 pm	Brenda Bowness	CENTURY 21 ADVANTAGE	350-9509	\$209,900	Oriole Park West
119 Keith Close	2:00 – 4:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE	307-5581	\$279,900	Kentwood West
131 Kerr Close	1:00 – 3:00 pm	Martina Unger	CENTURY 21 ADVANTAGE	396-8667	\$324,900	Kingsgate
44 Conners Crescent	1:00 – 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE	506-7171	\$344,900	Clearview Meadows
20 Best Crescent	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$399,900	Bower South
6299 Orr Drive	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$267,500	Oriole Park West
10 Drummond Avenue	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$289,000	Davenport
95 Abel Close	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$289,900	Aspen Ridge
88 Timberstone Way	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627		Timberstone

SATURDAY, FEBRUARY 25

OUT OF TOWN

26 Charlton Avenue	2:00 – 4:00 pm	Bonnie Meaney	SUTTON	885-4936	\$339,900	Blackfalds
40 Elizabeth Park Blvd	1:00 – 3:00 pm	Lisa Suarez	ROYAL LEPAGE LIFESTYLE REALTY	782-3171	\$419,000	Lacombe
89 Chinook Street	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$419,500	Blackfalds
3 Firdale Road	2:00 – 4:00 pm	Dave Haley	CENTURY 21 ADVANTAGE	304-8939	\$397,900	Sylvan Lake

SUNDAY, FEBRUARY 26

RED DEER

439 6 Michener Blvd	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$355,000	Michener Hill
48 Alton Close	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$514,900	Anders South
25 Kingston Drive	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$359,900	Kentwood East
407 400 Ramage Close	2:00 – 4:00 pm	Chad Jensen	ROYAL LEPAGE NETWORK	318-0510	\$385,000	Rosedale Meadows
44 Diamond Street	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$409,800	Deer Park Village
142 Livingston Close	1:00 – 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	506-2121	\$334,900	Laredo

SUNDAY, FEBRUARY 26

OUT OF TOWN

27054 Twtnshp Rd 364 #110	1:00 – 3:00 pm	Derek Austin	CENTURY 21 ADVANTAGE	597-2871		Wildrose Subdivision
26 Charlton Avenue	2:00 – 4:00 pm	Bonnie Meaney	SUTTON LANDMARK	885-4936	\$339,900	Blackfalds



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OPEN HOUSE
SAT & SUN, FEB. 25 & 26, 2-4 PM
26 CHARLTON AVE., BLACKFALDS
\$339,900

- Modified bi-level - 8 yrs. old
- Open concept design
- 2 beds, 2 baths - Quick. Poss
- Large master w/ensuite
- Gas FP, Fenced Lot • Double Att. Garage
- #CA0094837



**JIM
ESCOTT**
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**NATALIE
SCHNELL**
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**WAYNE
SOMMERS**
318-9114

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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.





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MLS# CA0093650
3 Bdrms

5 Daines Ave

\$319,000

SOLD!



MLS# CA0096804
3 Bdrm, 1 Bath

44 Oliver St

\$314,900



MLS# CA0096617
6 Bdrms, 3 Baths



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40 LAKES CLOSE
\$499,011
MLS CA#0099664

Blackfalds



132 EASTPOINTE DRIVE
\$599,000
MLS CA#0099100

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

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

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

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

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79 TERRACE HEIGHTS DR.
\$379,900
MLS CA#0096296

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OPEN HOUSE SAT. 1-3 PM
40 ELIZABETH PARK BLVD
\$419,000
MLS CA#0095242

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36 ELIZABETH PARK BLVD
\$439,900
MLS CA#0098024

2.79 acres



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

Red Deer



#36-20 JACOBS CLOSE
\$179,900
MLS CA#0098340

Lacombe



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



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IMMEDIATE POSSESSION! 1844 sq ft 3 bedrooms/3 bathroom 24x24 attached garage, partial basement development Shows like new! Sylvan Lake. **\$474,900**
CALL NADINE 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.



SHOWHOME

Upgrades galore 3 bdrm/3 bath 2 storey extensive tile, high gloss cabinets, spa like ensuite. **\$644,900.**
CALL BRAD GRANLUND 342-7700



SYLVAN LAKE

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



BRAND NEW Modern home in mature area Eastview. 1490 sq ft 3 bedroom 3 bathroom 2 storey half duplex. 4 appliances included. Both sides available. **\$309,900** **CALL NICOLE 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.**



HUGE PIE LOT On a close. 5 bdrm/3 full baths just like new, lots of room to build triple car garage. Sylvan Lake. **\$350,000**
CALL NADINE 342-7700.

EXCITING OPPORTUNITIES!

CHECK OUT THESE HOMES! PRICE JUST DROPPED!



BRAND NEW

1140 sq ft 3 bedroom/2 bathroom bilevel with laminate flooring, stainless appliances incl Laredo. **\$339,900.**
CALL BRAD GRANLUND 342-7700.



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.



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.



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.**



WALKOUT BUNGALOW

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



NEW LISTING

1380 sq ft modified bilevel 4 bedrooms/3 bathrooms maple hardwood, granite countertops, fireplace with 22x22 attached garage. **\$399,900.**
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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.**

\$158,500**214, 260 Duston Street**

HEATED UNDERGROUND
parking available with this unit!
Second floor condo apartment
featuring 887 sq ft w/ 1 bdrm



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.**

OPEN HOUSE • SAT. FEB 25, 1-3 P.M.**\$267,500****6299 Orr Drive**

ONE OWNER home shows
with pride. This fully finished ½



kitchen with large island, master bedroom has it's own ensuite, large yard and all appliances are included! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmaley.com.**

OPEN HOUSE • SAT. FEB 25, 1-3 P.M.**\$289,000****10 Drummond Close****SUPER AFFORDABLE**

Open concept 2 storey! Bright



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 • SUN. FEB 26, 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



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**

OPEN HOUSE • SAT. FEB 25, 2-4 P.M.**\$399,900****20 Best Crescent**

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



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.timmaley.com.**

\$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,



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.**

OPEN HOUSE • SUN. FEB 26, 1-3 P.M.**\$514,900****48 Alton Close**

LOADED WITH UPGRADES
this one of a kind bungalow is



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.**

\$719,900**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,



& 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.**

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

A LUXURY CUSTOM BUILT
home on a private 4.50 acres
just south of city limits. Home

•• **BLACKFALDS** ••



walk-out basement, granite and hardwood, main floor laundry and ensuite! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmaley.com.**

OPEN HOUSE • SAT. FEB 25, 1-3 P.M.**\$419,500****89 Chinook Street**

BEAUTIFUL OPEN CONCEPT
Bungalow, 3 beds up, unfinished

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