

YOUR HOUSE YOUR HOME

March 24, 2017

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CENTRAL AB'S
DEFINITIVE
OPEN HOUSE
LISTING!
CENTER PAGES

37 Erica Drive, Lacombe

*STUNNING 2216 sq. ft. 6 bedroom,
4 bathroom two storey home
with EXTENSIVE UPGRADES
and TRIPLE car garage. Finished
basement, backing onto Elizabeth Lake!*

*For further info on this multiple listing service home, see page 16
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 Renos! 7 tier water fall, beautiful curb appeal.



Doug Wagar
 403.304.2747



\$155,000
69 LEUNG PLACE BLACKFALDS.
 Immaculate 3 bed, 2 bath townhouse. Lower level walk-out to park & pond view!



\$342,500
38 LANTERMAN CRES. JUST LISTED.
 Fully developed 1,060 sq. ft. bi level. 4 beds, 2 baths. Pie lot and double garage.



\$425,000
1913 BOUNDARY ROAD PENHOLD.
 1.71 Acres, 1,621 sq. ft. bungalow. Double heated garage!



\$172,900
66 WINSTON PLACE BLACKFALDS.
 Fully developed condo-3 beds, 2 baths, fenced yard. Backs onto a playground.



\$229,900
4836 51 AVE ECKVILLE
 1,258 sq. ft. 4 beds, 2 baths-2 lots, 134x115. Hardwood on main-immediate possession!



\$414,900
171 DANIEL CRES.
 Devonshire Walkout. 4 beds, 3 baths, double garage, fireplace, wood stove, wet bar!

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Garry Raabis
 403-340-6789



PENDING
SPRINGFIELD CROSSING!
 Beautifully renovated adult condo, 2 beds and 2 baths, fully finished basement, worry free living for \$279,900 CALL GARRY 340-6789



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



GULL LAKE
 Walkout hillside bungalow with gorgeous panoramic view of Gull Lake, with attached garage, man cave, pole shed, horse shelter all on 4.25 acres. **\$685,000. CALL GARRY 340-6789**



RIMBEY
 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**



GORGEOUS WALK-OUT BI-LEVEL
 51 Ackerman Crescent in Aspen Ridge, fully loaded with smart upgrades and custom features, priced to sell at **\$479,900 CALL GARRY 340-6789**

www.yourcentralalbertarealtor.com



Alex Wilkenson
 Followor contact me on

403-318-3627



JUST LISTED
253 CRIMSON COURT BLACKFALDS
 Awesome home with single attached garage. Granite kitchen island, bright open plan with 2nd floor convenient laundry. **Call Alex for more information!**



JUST LISTED
UNIT 2414 - 12B IRONSIDE ST
 Top floor 2 bdrm, 2 bath condo. Lots of space, great views. Corner fireplace and 1 underground heated parking stall make this the place to be. **Call Alex**



IMMEDIATE POSSESSION!
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 fin'd 2 storey walkout acreage mins to Red Deer or Sylvan Lake. The custom home features huge att'd garage, 4 bdrms, 5 baths & much much more. **Call Alex to view!**



OPEN HOUSE SAT MAR 25, 2-4 PM
88 TIMBERSTONE WAY
 Large 2 story with double att'd Ga-ds. This home features 4 bdrms and a family room upstairs. Backs onto park. **Call Alex!**



Les Anderson
 403.350.1932



ANDERS TOP FLOOR
 2 bedroom 2 bath condo! Bright unit with great south exposure. Corner gas fireplace, air conditioning, and underground parking! Great building with lots of amenities. Priced at only **\$244,900 OR TRADE**



HUGE CONDO
 1580 sq. ft. 2 bdrms plus den. Open kitchen & living area, new counter tops plus granite sink in kitchen. Large entryway, 2 underground parking stalls. Showhome condition. Great building w/ lots of amenities. **\$344,900 OR TRADE**



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 CANADA WEST
 1,917 sq. ft. fully developed 4 bedroom, 4 bath, plus bonus room. Absolutely stunning open plan. Chef like Kitchen with quartz countertops, huge island, and 6 appliances. Check out the beautiful ensuite. Priced at **\$544,900**



NEW LISTING!
 Stunning fully dev'd 2 storey on a quiet green close in prestigious Caledon! 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**

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



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

For More Information check out www.kevinglover.ca



\$349,900
QUICK POSSESSION
OPEN HOUSE SUN. MAR 26, 2-4 PM
 - Barely lived in 2 bed 2 bath bi-level
 - Beautifully landscaped & fenced
 - Immediate possession



\$349,900
NEW LISTING
 - Infloor Heat, A/C
 - 4 piece ensuite
 - Huge Lot!



\$214,900
NEW LISTING
 - 2 Bedrooms, + Den
 - Laminate & tile throughout
 - Bright & Open



\$194,900
NEW LISTING
 - Great Revenue property
 - 3 bedrooms, 2 bath
 - New Flooring, vinyl windows



\$584,900
5 BEDROOMS!
 - 5 Bedroom Bi-Level
 - Granite, Hardwood, a/c, infloor heat
 - Oversized heated garage

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



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

VISIT OUR WEBSITES TO VIEW ALL LISTINGS!



Gerald Dore
 403 872-4505
 www.geralddore.ca



Janice Mercer
 403 598-3338
 www.jjmercer.ca



Rick Burega
 403 350-6023
 www.rickburegahomes.ca



Jan Carr
 403 396-1200
 www.jancarr.ca



Steve Cormack
 403 391-1672
 www.stevemackrealty.com



Elaine Wade
 403 396-2992
 www.elainewaderealestate.com



350-5502
Carol
Donovan

NEW LISTING



**#1 COACHMAN WAY
 BLACKFALDS**

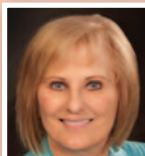
Immaculate 2014 Bi-level! Four bedroom, three bathroom, fully finished home. Separate basement entrance. Open concept with vaulted ceilings, dark cabinets and a covered deck off the kitchen. Fully fenced yard with RV parking and a large gate for toy access!! **Call today for your viewing!**



NEW LISTING

**#21 ROWELL CLOSE
 RED DEER**

Downsize in style! Over 1300 sq. ft. bungalow! This half duplex faces a green space. Double attached garage, RV parking and covered deck. Spacious Master Bedroom and ensuite. Pristine condition, open spacious living and a full basement! **Call Carol today!!**



Sena
Walker
 403-358-0077

NEW LISTING



LOCATION, LOCATION

On a wonderful Morrisroe Cr. 4 bdrm, 3 bath fully developed blevel with newer hardwood throughout, lovely sunroom addition, new granite countertop, stainless appliances, gas range, detached garage, mature yard and plot for organic garden. **ONLY 348,000!**



ST JOSEPH VIEWS CONDO

with an amazing south view of the city, watch the sunrise or sunset. Wonderful apartment condo, 1212 sq. ft. with 2 bedrooms, 2 baths, granite countertops, and 2 tiled underground parking spots. You'll love it!



**GREAT BEGINNER,
 REVENUE PROPERTY**

or for an extended family. 2 bedrooms up, 1 down, original hardwood in living room, private entrance to fully developed basement, near college. Single garage. **Priced to sell at only 239,900.**



DEER PARK DUPLEX

NO CONDO FEES! Bungalow style, ideal for retired or beginners. 2 bdrms up, 1 down, 3 complete baths. Convenient main flr laundry can easily be converted back to 3rd bdrm. Oak cabinets and trim, laminate flooring, fully dev. Att. garage, fenced, deck and garden shed.

**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

**YOURHOUSE
 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.

Add curb appeal to your property

Many people are familiar with the idea that a strong first impression can go a long way. While that idea is most often referenced in regard to personal interactions, it's also applicable to real estate.

When selling a home, homeowners who emphasize curb appeal may find it far easier to sell their homes. Curb appeal refers to the impression a home's exterior makes on people seeing the home for the first time. Projects that improve curb appeal can be vast undertakings or simpler projects, and the following are a handful of projects to improve a home's curb appeal that run the gamut from simple to complex.

- Clean up the yard. Cleaning up the yard is among the simpler yet most effective projects to improve a home's curb appeal. When selling their homes, homeowners should clear the yard of any clutter, including kids' toys, grass clippings or items that might be scattered throughout the yard. A cluttered yard suggests homeowners do not care much about their home's appearance, and that may



lead buyers to think that indifference extended to maintaining the home's interior as well. Many buyers will ignore properties without any external aesthetic appeal, but cleaning up the yard does not require much effort or expense on the part of sellers.

- Make the main entryway more inviting. Creating a more inviting entryway won't be as simple as cleaning up the yard, but it can help create a strong first impression without breaking the bank. To begin, remove plants

and furniture from the front porch or area surrounding the doorway, as such items can create a cluttered feel. If the front door is old, replace it. Custom doors may be expensive, but they might add the wow factor buyers are looking for. If a new door is beyond your means or just unnecessary, repaint the door, ideally in a color that complements the color of your home and the surrounding landscape.

- Address pavement problems. Paving problems are not necessarily an expensive fix, but the cost of repairing driveways and walkways can add up if it's been awhile since these areas were refurbished. Still, one of the first things buyers will notice when getting out of their cars is the ground they're walking on, so patch and repair or even replace driveways and walkways that have fallen into disrepair.

Curb appeal can add a lot to a home, while lack of such appeal can make a home difficult to sell. Homeowners who want to sell their properties for asking price or more should address curb appeal before putting their homes on the market.



The Durling Group

YOUR HOUSE SOLD GUARANTEED

www.YourHouseSoldGuaranteed.com

STARTING @ \$239,900 TEXT: 3310

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



\$399,900 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



\$374,900 OR TRADE TEXT: 8343

SYLVAN LAKE

- Bi-level with Legal Suite
- Upstairs suite features 2 bedrooms, upgraded kitchen
- Basement suite also features 2 bedrooms
- Fully finished yard



\$549,900 OR TRADE TEXT: 8349

SUNDANCE HILLS, RD COUNTY

- Newly built hillside bungalow on 1.86 Acres
- Premium upgrades throughout, 3 bedrms, 3 baths
- Kitchen is a chef's 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



\$449,900 OR TRADE TEXT: 3313

SYLVAN LAKE

- Stunning 2 storey walkout
- Master features large walk-in closet & 5 piece ensuite
- Spacious & bright main flr w/ hardwood flooring
- Park like setting, landscaped yard
- Beautiful view of the lake



\$289,900 OR TRADE TEXT: 8340

DEVONSHIRE

- Half duplex, 3 Bedrooms up, 1 down
- Laminate flooring throughout most of home
- Country kitchen w/new countertops & corner pantry
- Downstairs fea. mother in law suite
- Central vac & central air conditioning



TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS



Kevin Durling
Agent



Jamie Berg
Agent



Scott Wiber
Agent



Cam Ondrik
Agent



Debby Wells
Office Administrator



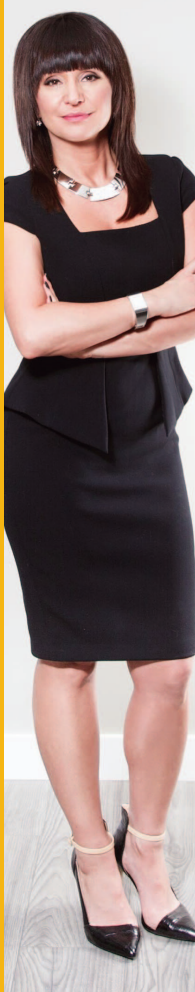
Network
Realty

403-346-8900

* Some conditions apply



Smarter, Bolder, Faster



Asha Chimiuk
403-597-0795



\$314,900

#8 Iron Wolf Court

In a quiet close in desirable Iron Wolf area is located this well designed b-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!



\$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 bdrms, 3 baths and theatre room! There is 2 decks back and front, 3 poe garage, fenced back yard for small children or 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 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 det garage, 3 storage sheds for those extras plus green house. \$15,000 cash back offered by seller towards renovations. Call for more details.



\$73,830

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!



\$544,900

154 Ivany Close

On a quiet close. 1824 sq. ft., 2 storey, fully fin'd, 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 maintenance free deck. 3 bdrms & large bonus room. Master suite w/ walk in closet, ensuite, dbl sinks, air tub, sep. shower. Newly fin'd bsmt has rec room w/ wet bar, bdrm, bath & storage.



\$299,900

51 Patterson Crescent

Location! Location! Welcome to Pinest! 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 baths 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.



\$364,900

5549 Park Street Blackfalds

Fantastic 2 story home with spectacular custom made wall in the living room that will wow your friends! This elegant home won award of distinction in 2003! Perfect for entertaining with kitchen open to dining area and living room plus covered deck! Double att. fully finished garage! Wet bar with large cabinet space in the basement, 4 bdrms 4 baths and more! South facing yard!



\$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!



\$299,900

48 Arthur Close

Welcome to Aspen Ridge! Are you looking for a duplex in one of the most sought after doth neighbourhoods in Red Deer? Stop here and look no more! This place has it all! Garage, large lot for duplex facing W, shed, 3 bdrms on one level and 3 baths - one on each floor. It is fully finished with upgraded stainless steel appliances and AC for your convenience! Call Today to book your private showing!



\$339,850

140 Duckering Close

Excellent location in a preferred neighbourhood! Bi-level with fully fenced lot and triple parking pad! Covered deck, granite, elegant arches, fireplace, AC unit, Hardwood floors, Stainless steel appliances and more! 1100 sq. ft. home has 4 bedrooms, 3 bathrooms and a den. Theatre room with French doors will impress you! Call Today for more details!



\$699,000

Gorgeous Acreage

Only 10 km 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 1.6 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!



\$179,900

4528-45 Street Lacombe

One of a kind, hard to find property! Looking for a place to run small business from? Stop here and look no more! Residential lot located in Lacombe with Light Industrial Zoning. 1 Acre lot comes with plan for a house and shop available for buyer with purchase. Small business is allowed here. Call Today for more details!



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



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 BE SNOOPY, SO BE SURE TO KEEP ALL YOUR CLOSETS AND CABINETS CLEAN AND TIDY.

YOUR HOUSE
YOUR HOME

See **21 Photos** at www.brendabowness.com**NEW LISTING**

**FAMILY FRIEND HOME,
PREMIUM LOCATION!**
4 Bedroom, 4 Bath
1,741 Sq.Ft. Two Storey
\$439,900

www.6asmundsenclouse.com**PENHOLD**

**GORGEOUS FULLY FINISHED
HOME, EXCELLENT LOCATION!**
4 Bedroom, 4 Bath
1,746 Sq.Ft. 2 Storey
\$499,900

www.17hendersonclouse.com**INNISFAIL**

**CLOSE TO
GOLF COURSE!**
2 Bedroom, 3 Bath
1,394 Sq.Ft. Half Duplex
\$344,900

www.6404-elmwoodway.com

**WALKOUT BACKING
ONTO A PARK!**
4 Bedroom, 3 Bath
1,224 Sq.Ft. Bungalow
\$449,900

www.32dentoomclouse.com**SYLVAN LAKE**

**IMMEDIATE POSSESSION,
UNIQUE OPPORTUNITY!**
3 Bedroom, 2 Bath
1,278 Sq.Ft. Condo Apartment
\$169,900

#111, 80A Kellaway Crescent



**LEGALLY SUITED INCOME
PROPERTY/MORTGAGE HELPER!**
4 Bedroom, 3 Bath
1,190 Sq.Ft. Bi-Level
\$399,900

14-kiddclouse.com**NEW LISTING**

**LUXURIOUS TOP FLOOR
PENTHOUSE!**
3 Bedroom, 2 Bath
1,680 Sq.Ft. Penthouse
\$299,900

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MATURE NEIGHBOURHOOD!**
4 Bedroom, 2 Bath
1,050 Sq.Ft. Bungalow
\$309,900

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UNIQUENESS!**
5 Bedroom, 4 Bath
1,891 Sq.Ft. 4 Level Split
\$519,900

www.4320-43street.com

**SPACIOUS 3 BEDROOM
CONDO W/ PARK VIEW!**
3 Bedroom, 2 Bathroom
1,425 Sq.Ft. Condo Apartment
\$272,900

www.28c-32dainesavenue.com

**POSITIVE CASH
FLOW INVESTMENT!**
2x3 Bedroom, 1 Bath
2x2 Bedroom 1 Bath
\$510,000

www.5713-60avenue.com

**FULLY FINISHED HOME,
WALKOUT BASEMENT!**
5 Bedroom, 3 Bath
1,157 Sq.Ft. Bi-Level
\$374,900

www.20illingworthclouse.com

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

www.44-6220orrdrive.com

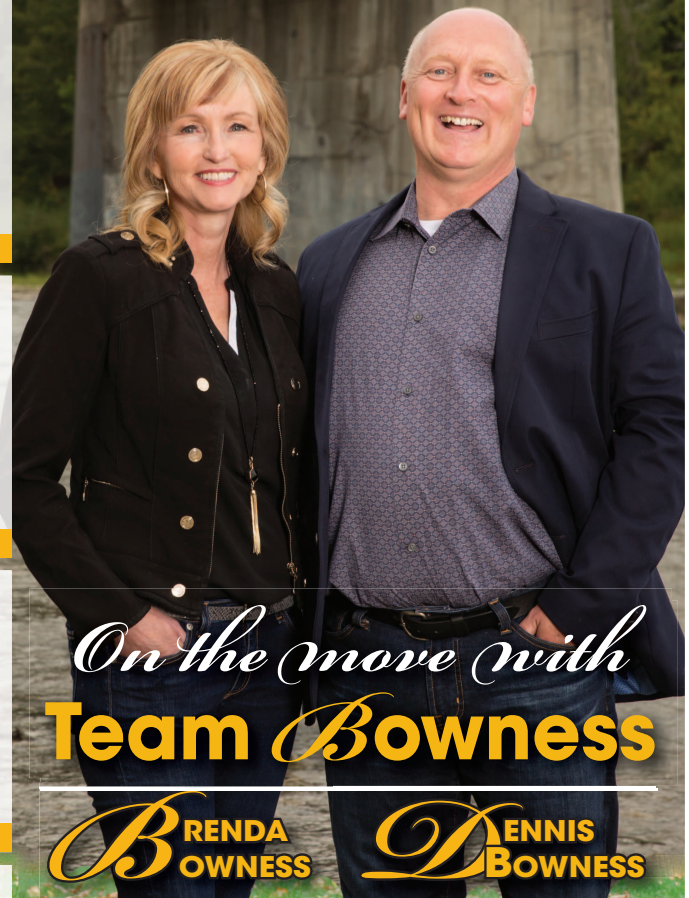
**STYLISH HOME W/
LEGAL SUITE!**
4 Bedroom, 3 Bath
1,147 Sq.Ft. Bi-Level
\$389,900

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

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LOCATION!**
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1,548 Sq.Ft. Hillside Bungalow
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Bett Portelance 403-307-5581

OPEN HOUSE



43 ELLIOT CRESCENT

**SAT., MAR. 25
1-3 PM**

1112 SQ. FT.,
4 LEVEL SPLIT
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



Advantage 21 photos of every property

Parkland Mall, Red Deer



**Bob
Wing**
403-391-3583



\$274,900

3957 - 35 Ave.
SOLID, EASTVIEW BUNGALOW!
Quiet location near elementary school:
3+1 bdms, 2 baths, lovely oak
hardwood, new maple kitchen!



\$525,000

4026 - 52 St.
PARK-LIKE ACREAGE IN TOWN!
Charming, upgraded family home
on a treed, 3/4 acre lot: excellent
city view, 5 bedrooms & 3 baths.



\$134,900

601, 4719 - 33 St.
CLOSE TO RED DEER COLLEGE!
Affordable, 3 bdrm, townhouse: 4
appl's, 2 parking stalls, near Kin
Canyon, transit, quick possession.

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



Advantage Milena Toncheva 403 304-5265

Покупаете или продавате недвижимост?

Доверьтесь моему опыту и профессионализму и я помогу вам обеспечить наилучшие условия при покупке или продаже жилья. Звоните мне!

¿Desea comprar o vender su casa?

Aquí encontrará a un dedicado y experimentado agente de bienes raíces que puede ayudarle en cada paso de las transacciones de compra-venta de inmuebles. ¡Llámemme hoy!



**Milena
Toncheva**
304-5265



SUN., MAR. 26, 2 - 4 P.M. • 264 KINGSTON DRIVE

\$327,800 WELL DESIGNED, FULLY FINISHED
4 bedroom 2 bath home in EXCELLENT CONDITION
facing a green belt. Double detached garage is heated
with surround sound and workbenches. FANTASTIC
LOCATION, A BRIGHT AND HAPPY HOME!



309 WESTRIDGE DRIVE

\$359,900 ONE OF THE BEST LOCATIONS IN BLACKFALDS.
FACING A POND, NATURAL TREED RESERVE, AND
PLAYGROUND! Well maintained fully dev. Modified Bi-level with
3 bdms & 3 full baths. Operational in-floor heating in bsmt and
garage. Home is sunny and bright and a pleasure to show.



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

**Wes Wiebe**

info@counterscapes.ca

403.347.2115# 9-4608 62nd Street
Red Deer, AB**34 years of
dedicated experience**

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HOME****SERVICE DIRECTORY****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



OPEN HOUSE

directory



CENTRAL ALBERTA'S DEFINITIVE WEEKEND OPEN HOUSE LISTING!

SATURDAY, MARCH 25

RED DEER

6333 61 Avenue	1:00 – 3:00 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$229,900	Highland Green
48 Arthur Close	2:00 – 4:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$299,900	Aspen Ridge
23 Odstone Green	2:00 – 4:00 pm	Jay McDouall	CENTURY 21 ADVANTAGE	396-7355	\$349,900	Oriole Park
51 Duffell Avenue	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070	\$394,900	Devonshire
43 Elliot Crescent	1:00 – 3:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE	307-5581	\$280,000	Eastview Estates
6 Densmore Crescent	1:00 – 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	506-2121	\$399,900	Deer Park Estates
88 Timberstone Way	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627		Timberstone
14 Stewart Street	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$304,900	Sunnybrook
92 Dodge Avenue	1:00 – 3:00 pm	Elaine Wade	ROYAL LEPAGE NETWORK	396-2992	\$369,900	Davenport
37 Rutherford Place	2:00 – 4:00 pm	Tammy Jensen	ROYAL LEPAGE NETWORK	755-4829	\$239,900	Rosedale Estates
153 Downing Close	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$309,900	Devonshire
6210 53 Avenue	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505		Highland Green Estates
2660 22 Street #5119	12:00 – 2:00 pm	Mitzi Billard	RE/MAX	396-4005	\$269,900	Lancaster Green
44 Drever Close	3:00 – 5:00 pm	Mitzi Billard	RE/MAX	396-4005	\$459,900	Deer Park Village
8 Neal Close	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$314,900	Normandeau
133 Dempsey Street	1:00 – 3:00 pm	Barb McIntyre	RE/MAX	350-0375	\$349,900	Davenport
20 Best Crescent	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$389,000	Bower South
8 Neal Close	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$314,900	Normandeau South
50 Tyson Crescent	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$719,900	Timber Ridge
246 Ebert Close	2:00 – 4:00 pm	Marcella Barthel	RE/MAX	597-5563	\$249,900	Eastview Estates
#104 5144 45 Avenue	2:00 – 4:00 pm	Dale Russell	RE/MAX	343-3020	\$299,900	Woodlea
5334 42 A Avenue	2:00 – 4:00 pm	Tara Dowding	REALTY EXECUTIVES	872-2595	\$499,000	Woodlea

SATURDAY, MARCH 25

OUT OF TOWN

4421 Ryders Ridge Blvd.	1:00 – 4:00 pm	Quisha Yee	ROYAL LEPAGE NETWORK	596-2792	\$514,900	Sylvan Lake
4402 54 Street	1:00 – 4:00 pm	Darlis Dreveny	ROYAL LEPAGE NETWORK	358-4981	\$339,800	Rocky Mountain House
61 Adina Close	2:00 – 4:00 pm	Leanna Cowie	RE/MAX	506-5266	\$414,900	Blackfalds

SUNDAY, MARCH 26

RED DEER

442 Wishart Street	1:00 – 3:00 pm	Barb McIntyre	RE/MAX	350-0375	\$539,900	Westlake
439 6 Michener Blvd	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$340,000	Michener Hill
25 Vienna Close	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$939,900	Vanier East
#57 2816 Botterill Cres.	2:00 – 4:00 pm	Dale Russell	RE/MAX	343-3020	\$249,900	Bower North
264 Kingston Drive	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$327,800	Kingsgate
21 Michener Place	2:00 – 4:00 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$459,900	Michener Hill
105 Dowler Street	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070	\$349,900	Deer Park Estates
63 Village Crescent	2:00 – 4:00 pm	Lori Loney	ROYAL LEPAGE NETWORK	350-9700	\$349,900	Vanier East
61 Kendall Crescent	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$399,900	Kentwood East
#7B Grant Street	2:00 – 4:00 pm	Tammy Jensen	ROYAL LEPAGE NETWORK	755-4829	\$174,900	Glendale
B2 35 Nash Street	1:00 – 3:00 pm	Chad Jensen	ROYAL LEPAGE NETWORK	318-0510	\$139,500	Normandeau South
113 Darling Crescent	2:00 – 4:00 pm	Darlis Dreveny	ROYAL LEPAGE NETWORK	358-4981	\$364,800	Devonshire
4013 52 Street	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$309,900	Michener Hill
18 Law Close	1:00 – 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK	350-6023	\$514,900	Lancaster Green
13 Kee Close	2:00 – 4:00 pm	Tara Dowding	REALTY EXECUTIVES	872-2595	\$379,900	Kentwood East

SUNDAY, MARCH 26

OUT OF TOWN

5284 Lansdowne Ave.	2:00 – 4:00 pm	Jay McDouall	CENTURY 21 ADVANTAGE	396-7355	\$259,900	Blackfalds
65 Newton Drive	1:00 – 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	506-2121	\$249,900	Penhold
2025 Minto Street	2:00 – 4:00 pm	Marcella Barthel	RE/MAX	597-5563	\$266,500	Penhold



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Home projects perfect for spring

The rejuvenating spirit of spring makes this beloved season an ideal time for homeowners to take stock of their homes and properties and address any issues that arose during the winter. While some homes make it through winter unscathed, the harsh weather of the year's coldest season can add several tasks to homeowners' springtime to-do lists.

While some projects are best left to the professionals, others can be tackled even by those homeowners with little or no DIY experience. The following are a handful of projects tailor-made for spring.

Inspect the gutters

Gutters tend to bear the brunt of harsh winter weather, and come spring gutters are in need of inspection if not repair. Winter winds, snow and heavy rainfall can compromise the effectiveness of gutters, which can easily accumulate debris and detach from homes during winter storms. In addition, gutters sometimes develop leaks over the winter months. As a result, homeowners should conduct a careful inspection of their gutters come the spring, being sure to look for leaks while clearing the gutters of debris and reattaching gutters that might have become detached from the home on windy winter days and nights. When reat-

taching loose gutters, make sure the downspouts are draining away from the foundation, as gutters that are not draining properly can cause damage to that foundation and possibly lead to flooding.

Take stock of roof shingles

Much like its gutters and downspouts, a home's roof can suffer significant damage over the course of a typical winter. Shingles may be lost to harsh winter winds and storms, so homeowners should examine the roof to determine if any shingles were lost (lost shingles might even be lying around the property) or suffered damage that's considerable enough to require replacement. Summer can be especially brutal on shingles, especially those that suffered significant damage during the winter. If left unchecked or unaddressed, problems with damaged shingles can quickly escalate into larger issues when spring rains and summer sun inevitably arrive, so homeowners should prioritize fixing or replacing damaged shingles as quickly as possible.

Check for freeze damage

Frozen temperatures can be hard on humans and homes alike, but unlike humans who can stay inside when temperatures dip below freezing, homes are forced to withstand the elements throughout the



Each spring, homeowners should inspect their gutters to ensure the gutters are still attached to their homes and free of debris.

winter. External hose faucets are often susceptible to freeze damage. To inspect such faucets, turn the water on and then place a thumb or finger over the opening of the faucet. If your thumb or finger can completely stop the flow of water, the pipe where the water is coming from is likely damaged and will need to be replaced.



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NEW PRICE

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\$389,000

20 Best Crescent

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14 Windermere Close

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NEW LISTING!

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175 Alexander Crescent

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50 Tyson Crescent

STUNNING WALK-OUT

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•• **BLACKFALDS** ••



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61 Adina Close

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