

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | APRIL 7, 2017

Central Alberta's
**OPEN HOUSE
LISTINGS**
inside

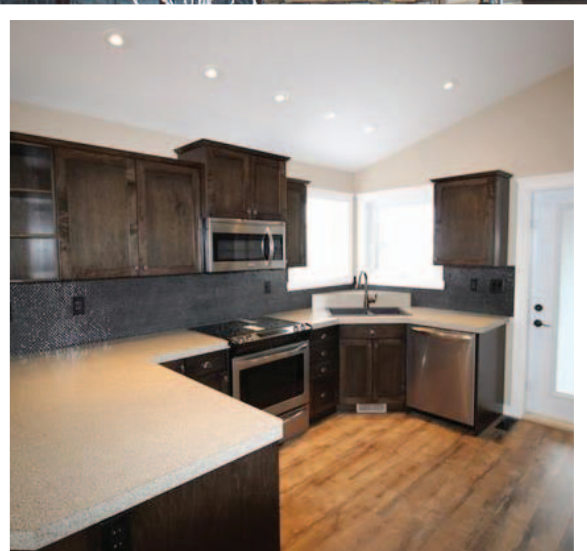
**9 Mackenzie Avenue,
Lacombe**

Check out this
FULLY FINISHED HOME
with 4 beds and 3 baths.

Features a large kitchen with soft closing cabinets, In Floor Heat in the basement, double detached garage and RV parking!

OPEN HOUSE: Saturday, April 8, 2:00 - 4:00 pm

For further info on this multiple listing service home, see page 10 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



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

For More Information check out
www.kevinglover.ca



\$344,900
PRICE REDUCED
OPEN HOUSE SUN. APR. 9, 1-3 PM
63 Village Crescent
 - Like New!
 - 2 bdms, ensuite in MB
 - fenced, landscaped, blinds



\$349,900
 - Huge Lot, Quiet Close
 - 4 bedrooms, 4 piece ensuite
 - in-floor heating, a/c



\$214,900
 - 2 bedrooms + den
 - Southfacing, tons of natural light
 - Tiled Shower in ensuite



\$584,900
 - Upgrades Galore!
 - fully landscaped with vinyl fence
 - oversized heated garage



\$774,900
 - Fantastic Custom Built 2 Storey
 - Backing on to Green Space w/ park
 - Bonus room, separate entry, fully finished

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

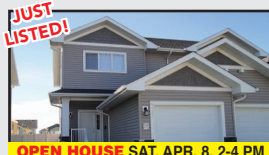


Alex Wilkinson

Follow or
 contact me on



403-318-3627



JUST LISTED!
OPEN HOUSE SAT. APR. 8, 2-4 PM
253 CRIMSON CT, 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 bedroom, 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 finished 2 storey walkout acreage mins to Red Deer or Sylvan Lake. Custom home feat. huge att. garage, 4 bdms, 5 baths & much much more. Call Alex to view!



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



JUST LISTED!
OPEN HOUSE SUN. APR. 9, 2-4 PM
96 OAKWOOD CLOSE
 Immaculate 2 storey walkout backing onto green space! Call Alex to view this 1 of a kind custom built home!



5702 SOUTH ST, BLACKFALDS
 Over 3 acres on the edge of Blackfalds offers triple garage, custom deck and entertainment area. Interior features include theater room, cozy European F/P with stunning views from the deck!



UNIT 107 - 41 BENNETT
 cozy main floor, 2 bdrm condo situated beside the Bower mall. Excellent starter - Just \$138,000!



Garry Raabis
403-340-6789



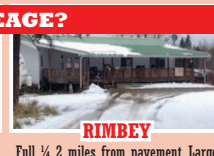
BRIGHT AND SPACIOUS
 home in Davenport Estates - three beds 2 baths, garage, nicely updated.
\$179,900 CALL GARRY 340-6789



PENHOLD
 245 acres, 1 mile river front 6500 sq. ft. 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



OPEN HOUSE SUN. APR. 9, 2-4 PM
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



350-5502
Carol Donovan



NEW LISTING
OPEN HOUSE SUN. APR. 9, 2-4 PM

#21 ROWELL CLOSE RED DEER

Downsize in style! Spacious bungalow facing a treed area! Open bright main floor with upgraded bathrooms, flooring, counter tops and backsplash. A kitchen for entertaining, with a fireplace in the eating area, and garden doors to the covered deck. Plenty of yard if you need RV parking. Don't miss this prime location home! Call Carol today!!



You'll love the private setting with the yard work done for you! All this for **168,500!!**

4914 DORCHESTER AVE RED DEER

Excellent value! Located in Davenport Place, this immaculate home is ready for a quick possession. Three bedrooms, two bathrooms, large single garage with a workbench.



Angela Stonehouse
403.598.4342



NEW LISTING

FAMILY HOME ACROSS FROM ELEMENTARY SCHOOL

- 3 bedroom, 2 bath
- Single Attached Garage



OPEN HOUSE SAT. APR. 8, 2-4 PM

PERFECT FOR THE FIRST TIME BUYER OR INVESTOR

4 Bedrooms, 3 Baths with Large Yard and extra parking in the back. Priced to Sell at **\$279,900!**

When You think HOUSE, Think . . .STONEHOUSE!

www.AngelaStonehouse.com



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3608-50 Ave www.networkrealtycorp.ca

VISIT OUR WEBSITES TO VIEW ALL LISTINGS!



Norm Jensen
403 346-8900



Jan Carr
403 396-1200
www.jancarr.ca



Jack Macauley/ Jacqui Fletcher
403 357-4156
403 896-3244



Janice Mercer
403 598-3338
www.jjmercerc.ca



Rick Burega
403 350-6023
www.rickburega@royalpage.ca



Bob Gummow
403 598-7913
www.bobgummow.net



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. **\$624,900 OR TRADE**



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**



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



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!



Darlis Dreveny
403-358-4981



NEW LISTING IN DEVONSHIRE
OPEN HOUSE SUN. APR. 9, 2-4 PM
113 DARLING CRESCENT Gorgeous fully finished bi-level with 4 beds, 3 baths. Detached garage with office. Former show home with executive finishing. **\$364,800**



PERFECT LOCATION
308 CREEKSIDE MOBILE PARK Immaculate 3 bed 2 bath mobile in Creekside. Terrific deck and extra living in a new boot room addition. **\$84,800**



NEW LISTING
7125 GRAY DRIVE Amazing fully finished 5 bed family bungalow with dbl garage, across from green space. **\$314,800**



Lisa Bone
587-729-0051

www.darlisdreveny.com • lisabone@royalpage.ca



Doug Wagar
403.304.2747



\$342,500
WONDERFUL FAMILY HOME
Fully developed. 4 beds, 2 baths, double garage, pie lot on a close.



\$414,900
DEER PARK WALKOUT!
Fully developed 5 beds, 3 baths, open plan, hardwood. On a crescent!



\$149,900
INCREDIBLE PRICE!
Fully developed townhouse. 3 beds, 2 baths. Open plan, nice view of park.



\$229,900
SMALL TOWN LIVING
1258 sq. ft. bungalow. 4 beds, 2 baths, 2 extra large lots. Super deal!



\$225,000
ROSEDALE TOWN HOUSE!
Fully developed adult style-2 beds, 2 baths, fireplace, att'd garage!

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747

Dare to Dream

**The home you've
always dreamed
about is now
within your reach.**



**Just choose it
from the pages of**

**YOURHOUSE
YOUR HOME**



The Durling Group

YOUR HOUSE SOLD GUARANTEED

www.YourHouseSoldGuaranteed.com

\$399,900 OR TRADE TEXT: 8348

SPRINGBROOK

- Brand new LEGAL UP/DOWN suited bi-level
- 3 Bedrooms, Master has its own ensuite & walk in closet
- Each suite has its own laundry facilities & separate entrance
- Upper suite rented for \$1350/mth



\$269,900 OR TRADE TEXT: 3317

AUX

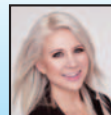
- Bungalow, 1216 SqFt, 5 bdrms, 3 baths
- Cozy LR features stone faced fireplace
- Basement features large familyroom & den area
- Fully finished yard w/2 tier deck & enclosed hot tub
- 2 garages (attached 14x26, detached 24x26)



TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS



Kevin Durling
Agent



Jamie Berg
Agent

\$399,900 OR TRADE TEXT: 8345

ORIOLE PARK WEST

- Fully legal up/down duplex
- Upper floor features 2 bdrms, 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



Scott Wiber
Agent



Cam Ondrik
Agent

\$249,900 OR TRADE TEXT: 3318

52 EASTMAN CRES. EASTVIEW

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



**OPEN HOUSE
SUNDAY 1-3 PM**

\$399,900 OR TRADE

BLACKFALDS

- Brand new 2 Storey home built by Falcon Homes
- 1529 SqFt, 3 bedrooms, 3 baths
- Modern design & paint throughout
- 23x22 attached garage



Debby Wells
Office Administrator



Network
Realty

403-346-8900

* Some conditions apply

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.

Ask Charles

My real estate professional told me there is a standard rate of commission in Alberta, is that true?

It depends what they mean by "standard." There is no legislative requirement or governing body that specifies the commission rate an authorized industry professional can or will charge.

The fact is, commission is something you can negotiate with your real estate professional. Some real estate professionals aren't willing to negotiate their commission while others are. That's their right. As a buyer or seller, you have the right to work with someone who charges a commission that you're comfortable with.

Before choosing a real estate professional, you'll likely want to compare the services and fees of a few real estate professionals. These interviews can help you understand the range of commission rates available, and the services provided at the various rates.

Typically, professionals calculate commissions by:
 a percentage of the sale price
 a flat fee or schedule of flat fees
 a fee for service
 a combination including any of these

Goods and Services Tax (GST) applies to real estate fees, as they are a "service."

When you're signing an agreement to work with a real estate professional, make sure you understand the commission arrangements. The service agreement you sign is a legal document and it's binding. If you don't understand something in it or you don't agree with something, don't sign. Seek legal advice or find a different real estate professional to work with.

While some businesses or companies may have specific commission structures, extensive changes within the Canadian real estate industry in recent years means there isn't a standard commission rate.

"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.



Bett Portelance 403-307-5581



#435, 6 MICHENER BLVD

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



32 DENTOOM CLOSE

SATURDAY, APRIL 8 • 2-4 PM
 1224 SQ FT BUNGALOW
 4 BDR, 3 BATH • ATT'D GARAGE



#139 5344 76 STREET

1024 SQ FT MOBILE HOME
 3 BEDROOMS, 1 BATH
 \$41,000

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 THE RIGHT MOVE**

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Advantage **21 photos of every property**

Parkland Mall, Red Deer



**Bob
 Wing**
403-391-3583



Saturday April 8, 1-2 pm

\$132,900

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.



Saturday April 8, 3-4 pm

\$274,900

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



\$35,000

#16, 38138 Range Rd. 283
 COUNTRY SETTING NEAR TOWN
 Spacious, upgraded, 3 bdrms, newer
 kitchen and bath, 8 minutes to Red
 Deer or Sylvan - peaceful location!

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

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



SAT APR. 8, 2-4 P.M.
FAMILY FRIENDLY HOME,
PREMIUM LOCATION!
 4 Bedroom, 4 Bath
 1,741 Sq.Ft. Two Storey
\$439,900

www.6asmundsendclose.com



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

www.17hendersonclose.com



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CLOSE TO
GOLF COURSE!
 2 Bedroom, 3 Bath
 1,394 Sq.Ft. Half Duplex
\$339,900

www.6404-elmwoodway.com



SAT APR. 8, 2-4 P.M.
WALKOUT BACKING
ONTO A PARK!
 4 Bedroom, 3 Bath
 1,224 Sq.Ft. Bungalow
\$439,900

www.32dentoomclose.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-kiddclose.com



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

www.411-60lawfordavenue.com



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

www.4416-51street.com



PEACE, PRIVACY &
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



NEW LISTING GULL LAKE
IDEAL LAKE LIVING, ALL
SEASON GETAWAY!
 2 Bedroom, 1 Bath
 1,020 Sq.Ft. Two Storey
\$344,900

www.345pinestreet.com



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

www.44-6220orrdrive.com



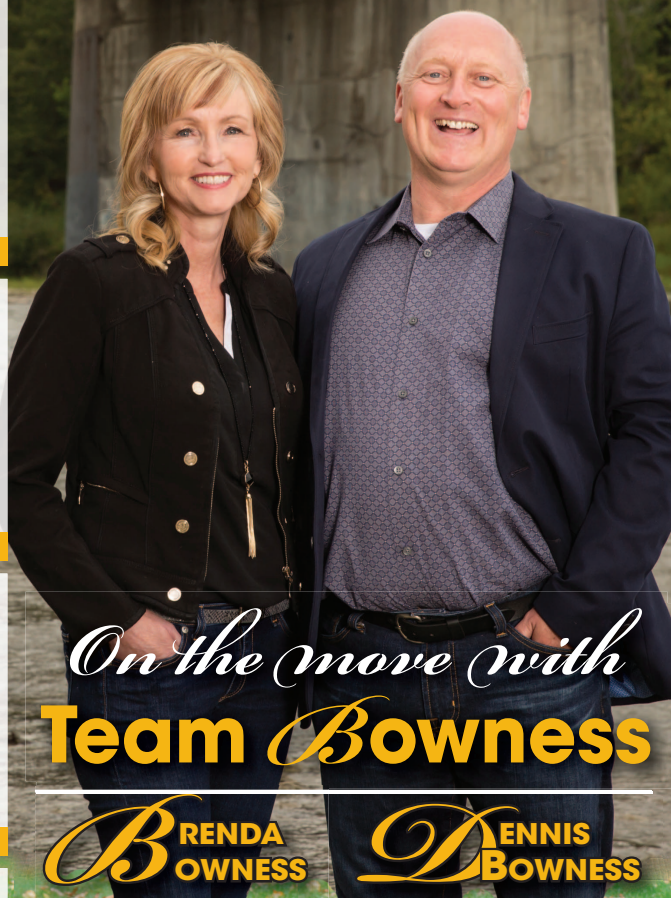
STYLISH HOME W/
LEGAL SUITE!
 4 Bedroom, 3 Bath
 1,147 Sq.Ft. Bi-Level
\$389,900

www.45inglewooddrive.com



NEW PRICE
EXCELLENT SOUTHSIDE
LOCATION!
 5 Bedroom, 3 Bath
 1,548 Sq.Ft. Hillside Bungalow
\$474,900

www.192ingleclose.com



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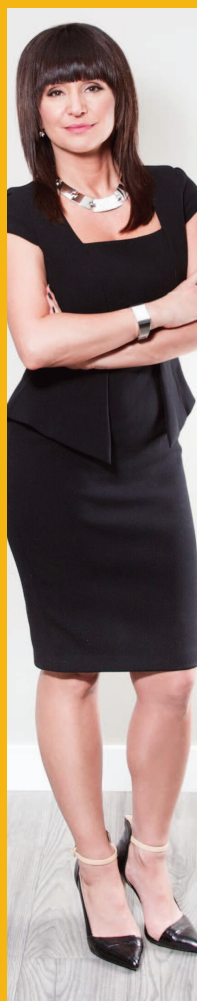


Advantage

YOUR
LISTING
HERE!

Century 21 Advantage

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\$312,000

#8 Iron Wolf Court

In a quiet close in desirable Iron Wolf area is located this well designed bi-level. It features 3 bedrooms & 2 baths on the MF & 2 bedrooms & 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!



\$349,850

37 MacFarlane Avenue

Nicely updated outside 4 level split! Newer: shingles, siding, windows! Nice and clean, move in ready home is situated on good sized back yard that features double detached garage, shed and deck. 5 bedrooms and 3 updated bathrooms. This quiet and mature Ave in Morrisroe is a great place to raise your family! 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 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!



\$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!



\$544,900

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 maintenance free deck. 3 bedrooms & large bonus room. Master suite w/ walk in closet, ensuite, dbl sinks, air tub, sep. shower. Newly finished 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 lots of possibilities. Updates include, freshly painted cabinets, Shingles, deck, some windows & doors.



\$299,900

48 Arthur Close

Welcome to Aspen Ridge! Are you looking for a duplex in one of the most sought after dth neighbourhoods in Red Deer? Stop here and look no more! This place has it all! Garage, large lot for duplex facing W, shed, 3 bedrooms 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!



\$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!



\$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 bedrooms 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!



\$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.



\$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!

Asha Chimiuk
403-597-0795



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



OPEN HOUSE

directory

Make sure to check out the Open House Directory in the centre of the magazine and go see your new home!

Call Tanis at 403-347-9494
tanis.mcouat@yourhouseyourhome.ca

**Wes Wiebe**

info@counterscapes.ca

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

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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, APRIL 8

RED DEER

34 Joice Close.....	2:00 – 4:00 pm	Angela Stonehouse	ROYAL LEPAGE NETWORK	598-4342	\$279,900	Johnstone Park
Unit #204 4902 37 St.....	1:00 – 3:00 pm	Jeremy Martins	COLDWELL BANKER	357-3360	\$184,500	South Hill
#3 Munro Crescent.....	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$314,900	Morrisroe
155 Daniel Crescent.....	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$414,900	Devonshire
6170 Orr Drive	1:00 – 3:00 pm	Greg Martens	RE/MAX	391-8849	\$309,000	Oriole Park West
140 Duckering Close	1:00 – 3:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$339,850	Devonshire
32 Dentoom Close	2:00 – 4:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE	307-5581	\$439,900	Davenport
46 Kirkland Close.....	1:00 – 3:00 pm	Deb Simpson	CENTURY 21 ADVANTAGE	369-0165	\$349,900	Kentwood West
601 4719 33 Street	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$132,900	South Hill North
3957 35 Avenue	3:00 – 4:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$274,900	Eastview
264 Kingston Drive	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$327,800	Kingsgate
6 Asmundsen Close	2:00 – 4:00 pm	Dave Haley	CENTURY 21 ADVANTAGE	304-8939	\$439,900	Anders South
5334 42A Avenue	12:00 – 4:00 pm	Tara Dowding with owner	REALTY EXECUTIVES	872-2595	\$499,000	Waskasoo

SATURDAY, APRIL 8

OUT OF TOWN

38 Mackenzie Ranch Way..	2:00 – 4:00 pm	Kim Lindstrand	MAXWELL	318-7178	\$369,900	Lacombe
9 Mackenzie Avenue	2:00 – 4:00 pm	Chris Forsyth	MAXWELL	391-8141	\$369,900	Lacombe
253 Crimson Court.....	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627		Blackfalds
12 Ebony Street.....	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$364,900	Lacombe
309 Westridge Drive	2:00 – 4:00 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$359,900	Blackfalds
213 Pine Street	2:00 – 4:00 pm	Hilary Rosebrugh	CENTURY 21 ADVANTAGE	358-2691	\$197,500	Springbrook
47 Valli Close.....	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	358-0546	\$461,400	Sylvan Lake

SUNDAY, APRIL 9

RED DEER

113 Darling Crescent.....	2:00 – 4:00 pm	Darlis Dreveny	ROYAL LEPAGE NETWORK	358-4981	\$364,800	Devonshire
7125 Gray Drive.....	1:00 – 3:00 pm	Lisa Bone	ROYAL LEPAGE NETWORK	587-729-0051	\$314,800	Glendale
21 Rowell Close	2:00 – 4:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK	350-5502		Rosedale Meadows
51 Ackerman Crescent.....	2:00 – 4:00 pm	Garry Raabis	ROYAL LEPAGE NETWORK	340-6789	\$479,900	Aspen Ridge
52 Eastman Crescent.....	1:00 – 3:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$249,900	Eastview
63 Village Crescent.....	1:00 – 3:00 pm	Lori Loney	ROYAL LEPAGE NETWORK	350-9700	\$344,900	Vanier East
96 Oakwood Close	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627		Oriole Park West
63 Vanier Drive	1:00 – 3:00 pm	Kelly Bloye	ROYAL LEPAGE NETWORK	357-9289	\$409,900	Vanier Woods
95 Abel Close	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$283,900	Aspen Ridge
5815 58 Avenue	2:00 – 4:00 pm	Len Parsons	RE/MAX	350-9227	\$249,900	Riverside Meadows
46 Dobler Avenue	1:00 – 3:00 pm	Barb McIntyre	RE/MAX	350-0375	\$444,900	Deer Park Village
246 Viscount Drive	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$469,900	Vanier East
5 Lazaro Close	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$499,900	Laredo
39 Donnelly Crescent.....	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$354,500	Deer Park Estates
439 6 Michener Blvd.....	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$340,000	Michener Hill
50 Denovan Crescent.....	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070	\$369,900	Deer Park Village
6333 61 Avenue	2:00 – 4:00 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$219,900	Highland Green
6 Densmore Crescent.....	1:00 – 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	506-2121	\$399,900	Deer Park Estates
5334 42A Avenue	12:00 – 4:00 pm	Tara Dowding with owner	REALTY EXECUTIVES	872-2595	\$499,000	Waskasoo
4 32 Dowler Street.....	2:00 – 4:00 pm	Kim Lindstrand	MAXWELL	318-7178	\$365,000	Devonshire

SUNDAY, APRIL 9

OUT OF TOWN

615 Oak Street	1:00 – 3:00 pm	Amanda Shannon	RE/MAX	343-3020		Springbrook
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Home improvements that increase home value

When granite countertops or shiny, stainless steel appliances beckon homeowners from the display areas of home improvement stores, it's tempting to gear remodeling thoughts toward the items that will add flair and decorative appeal to a home. Even though most improvements add some measure of value, deciding which are the best investments can be difficult.

Return on investment, often referred to as "ROI," varies depending on the project. Frequently, the projects that seem like the best investments don't bring the greatest rate of return, while those that seem like smaller projects bring substantial returns. Real estate professionals routinely weigh in with their expert advice, and homeowners can couple that advice with Remodeling magazine's annual "Cost vs. Value Index" to reap the greatest financial impact from their renovations.

The following were some of the projects that gar-



Before remodeling, determine which projects will provide the greatest return on investment.

nered the greatest ROI in 2015.

- Open the door to improvement. Region by region across the United States, installation of a new steel door on the front of a home can have a large impact on the resale value of a property. The ROI ranges from 123 percent at the highest, to 86 percent at the lowest — which is still a considerable investment return for such a simple project. Match the door's style with the style of the house for the best value.

- Turn up the kitchen

heat. An attractive kitchen can encourage buyers to overlook some of a home's less attractive components. In the kitchen, replacement countertops, wall color changes, new cabinetry and flooring offer the biggest ROI.

- Dreaming of a new bedroom. Remodeling magazine also points to creating an attic bedroom to increase home value. The ROI of an attic remodel that adheres to code can garner an 83 percent ROI.

- Home maintenance projects. There's little good to improving the aesthetic appeal and

functionality of a home if there are existing structural or maintenance issues, warn experts. Siding replacement, HVAC system repair or replacement, a new roof, and basement dampness prevention solutions can be smarter investments before other flashy remodels. Many buyers have a strict budget for a house, and those buyers may be more likely to buy a house with little or no maintenance issues. Such buyers will then upgrade the kitchen or baths themselves, according to Harvard's Joint Center for Housing Studies.

- Worthy window replacement. Angie's List, a home services review and referral resource, has found that the average ROI of new windows is 77 percent. The cost of installation and energy savings tend to offset at around the 10-year point.

If remodeling is on the horizon, homeowners should give strong consideration to ROI before choosing a project.

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47 VALLI CLOSE

FREE FENCE INCLUDED

Brand new Modern Family Plan from Asset Builders, this gorgeous 2 storey features 3 bdrms, 3 bath, upper floor laundry, fireplace, quartz countertops & windows galore! **\$461,400**
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1.0 ACRE LINN VALLEY 1690 sq ft renovated bungalow with 30x22 detached garage. **\$499,900** CALL **NADINE 342-7700.**



4 BEDROOM 4 BATHROOM 2 STOREY

In desirable Clearview Ridge with triple garage. Features granite counter tops. Large ensuite & walk in closet in master. 3 bdrms up. 6 Appliances included. Immediate possession available. **\$509,900.**
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African mahogany cabinets, granite countertops, Miele appliances, glass railing, white oak Chardonnay hardwood flooring Plus so much more! **\$534,900.**
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3 bdrm, 3 bath modern beauty, w/family room, micro office & loaded with extras! **\$599,900.**
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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
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Executive home on a huge pie lot with 4 bedrooms, and 5 baths, in a great location on trail system. Upgraded throughout. **\$1,099,900.**
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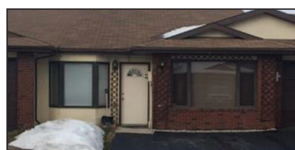
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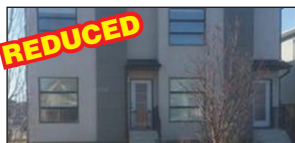
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**\$152,900****#3, 5 Stanton Street****2 BED 1 BATH CONDO APT.**

Private Patio with 875 sq. ft living space. 6 Appl. Move in Ready. Pets allowed. First Time Owner,

or Couple Downsizing. CA0094666. **Call Mitzi Today for your personal viewing. 403.396.4005****\$227,500****137-6 Michener Blvd.****SIERRAS OF MICHENER** A fantastic 40 plus building, and this one bedroom suite is in immaculate condition. Complete with all heated underground parkingthis is a great suite at a great price. **Ivan Busenius 403-350-8102, www.ivanb.ca****OPEN HOUSE • SUN. APR. 9, 2-4 P.M.****\$249,900****5815-58 avenue****SOLID 4 BEDROOM 2 BATHROOM HOME**On a large lot. Home has been well maintained! Shows well. 24x32 garage. Rv Parking pad. **Your host Len Parsons 403.350.9227****\$259,900****#8, 4240 46A Crescent****2 BED 3 BATH BUNGALOW**

This home is a wheel-chair friendly townhouse. If you are over 55 you are very welcome

to this quiet neighbourhood. NO CONDO FEES but you still have lawn maintenance/snow removal (small fee) So close to shopping, clinics, transit, the Rec Centre & Golden Circle. **DON'T PASS THIS UP. It's perfect for the person/couple looking for convenience & comfort living. CA0099618. Let Mitzi show you your future home. 403.396.4005****\$269,900****5119, 2660 22 Street****2 BED 3 BATH 2 STOREY CONDO APT.**This Gorgeous Home c/w underground parking Fabulous Décor & 1,500 sq. ft of living space. 7 Appl. A/C, Fitness & Recreation Facilities Pets Allowed. Curious about the Venu? CA0099618. **Talk to Mitzi she has all the info you need. 403.396.4005****REDUCED****OPEN HOUSE • SAT. APR. 8, 1-3 P.M.****\$309,000****6170 Orr Drive****2 STOREY 1300 SQUARE FOOT HALF DUPLEX HOME,** Fully

developed basement, open concept. Stucco exterior, double car garage. Come and check out this wonderful home.

Call Greg Martens 403-391-8849 today for more details.**\$314,900****36 Otterbury Ave****EXCELLENT CONDITION,** granite counter tops, oversized double garage, 3 beds and 2 baths and RV parking!**Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmale.com.****OPEN HOUSE • SUN. APR 9, 2-4 P.M.****\$340,000****439-6 Michener Blvd.****SIERRAS OF MICHENER** is a 40 plus adult building and this is a premier suite. 4th floor corner unit, 2 bedroom and 2 bathroom, plus heated underground parking. This is a must see. **Ivan Busenius 403-350-8102, www.ivanb.ca****OPEN HOUSE • SUN. APR 9, 1-3 P.M.****\$354,500****39 Donnelly Crescent****4 BEDROOM BUNGALOW,** and a 5th bedroom can be addedeasily! Rear detached garage, large green space at the front, hardwood floors, main floor laundry, and fully finished! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmale.com.****OPEN HOUSE • SAT. APR. 8, 1-3 P.M.****\$414,900****155 Daniel Crescent****FULLY FINISHED WALKOUT BI-LEVEL** featuring 1244 sq. ft. with 4 bedrooms, 3 baths,vaulted ceilings and a 24x22 attached garage. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.****OPEN HOUSE • SUN. APR 9, 1-3 P.M.****\$444,900****46 Dobler Ave****HUGE PIE LOT** Fully developed, super sized family home with EXTENSIVE Exterior reno's - Fabulous family oriented Deerpark neighborhood! **Call Barb McIntyre at 403-350-0375 for more details or to view.****\$494,900****18 Lowden Close****BRAND NEW QUALITY,** fully finished 2 storey! Wonderful location, 3 beds up and 1 down, fireplace, ensuite, and a greatlayout – be the first owner! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmale.com.**



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•• RED DEER CONTINUED ••



OPEN HOUSE • SUN. APR. 9, 2-4 P.M.

\$499,900

246 Viscount Drive

4 BED/3 BATH 2 1/2 STOREY

In Vanier East Fully Fenced, Dbl Garage, Bonus Room, ALL 4 BEDROOMS TOGETHER on 2nd Floor! 7 Appliances! Very close to the walking paths this community is famous for. CA0102606. **Mitzi Billard is inviting you to personally view this home on April 9th. 403.396.4005**



NEW LISTING!

OPEN HOUSE • SUN. APR. 9, 1-3 P.M.

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5 Lazaro Close

BRAND NEW, FORMER SHOW HOME built by ABBEY MASTER BUILDER. A 1692 sq ft 2 Storey

featuring 3 bdrms, 3 baths, open design main floor, attached 24x23 finished garage and complete sod front to back. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**



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Heritage Ranch in Westlake! **Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmale.com.**



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50 Tyson Crescent

STUNNING WALK-OUT

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\$939,900

25 Vienna Close

4 BED/3 BATH BUNGALOW

In Vanier East. Triple Car Garage H/I/1/2, Walk-Out & Vaulted Ceilings, 10 Appliances! Great View off the Balcony, So many upgrades. CA0101673. **Step Up and View this Gorgeous Home: It's your Dream Home! Call Mitzi Billard 403.396.4005**



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featuring over 4300 finished sq ft w/ 6 bdrms, 4 baths, triple heated garage, situated on 1.9 acres only minutes East of Red Deer's city limits. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

•• BLACKFALDS ••



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38 Silver Drive

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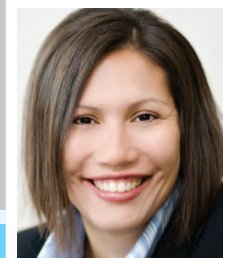
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Lacombe

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2.79 acres

4402 50 STREET
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Lacombe

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