

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | APRIL 21, 2017

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

**4276 Ryders Ridge,
Sylvan Lake**

Check out this
ULTRA MODERN SHOWHOME!
African mahogany cabinets, granite
countertops, Miele appliances, glass railing,
white oak Chardonnay hardwood flooring
Plus so much more!

\$529,900

*For further info on this multiple listing service home,
see page 6 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



Alex Wilkinson

Follow or
contact me on



403-318-3627



UNIT 227-260 DUSTON ST
\$179,900 Move in ready 1 bedroom condo on the second floor. Comes with 2 parking stalls, one heated and underground. Clean, tidy and ready to go. **Call Alex**



148 JENNINGS CRESCENT
\$289,900 - Perfect starter home. Fully developed bi-level with 4 Bedrooms and 2 baths. Room for a garage. **Call Alex!**



253 CRIMSON CT, BLACKFALDS
\$281,900 Awesome home with single attached garage. Granite kitchen island, bright open plan with 2nd floor convenient laundry. **Call Alex for more information!**



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



39215 RANGE RD 284
Gorgeous Custom built large fully fin'd 2 storey walkout acreage mins to Red Deer or Sylvan Lake. Custom home feat. huge att. garage, 4 bdrms, 5 baths & much more. **Call Alex to view!**



88 TIMBERSTONE WAY
\$595,000 Large 2 story with double att Garage. This one has 4 bdrms up and family room as well. Backs onto park. **Call Alex!**



96 OAKWOOD CLOSE
\$899,000 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 2414 - 12B IRONSIDE ST
\$234,000 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**



Doug Wagar
403.304.2747



\$342,500
38 Lanterman Close
Vaubert ceilings, hardwood floors, lovely maple cabinets, full basement development, pie lot. Double garage.

OPEN HOUSE
SUN. APRIL 23 2-4 PM

LANCASTER
Vaubert ceilings, hardwood floors, lovely maple cabinets, full basement development, pie lot. Double garage.



\$149,900
DRIVE A LITTLE-SAVE A LOT!
Blackfalds-super price. 4 beds, 2 full baths. Deck plus bsmt walkout to covered patio!



\$225,000
ROSEDALE FORECLOSURE!
1056 sq. ft. bungalow. Fully developed basement. Attached single garage.

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Les Anderson
403.350.1932



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

\$339,900



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 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 F/P. Kitchen opens to large great room. South facing backyard.

\$364,900



NEW LISTING!
Great value in this 4 bdrm 3 bath 1170 sq ft modified bi level. Bright open plan, vaulted ceilings, FP in living room, great kitchen with upgraded stainless steel appliances. 9' bsmt fully dev'd.

\$369,900



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

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

Check Out My Website - geraldldore.ca - or call (403) 872-4505



Gerald Doré
403.872.4505



6210 53 AVENUE
Adult Duplex with all the amenities 3 beds, 3 baths, main laundry, open plan, dbl. gar **MLS#CA0098892**
Only \$424,900!



56 HERMARY ST.
Almost fully reno'd - stunning 4 level split. A total "wow" factor as soon as you enter. Park-like, private back yard retreat! **MLS#CA0100185**
Only \$312,900



132 & 140 BOWMAN CIRCLE
2013 2 duplexes (up/down), 2 beds, 2 baths, great revenue properties priced to sell **MLS#s CA0099307 and CA0099308** each only **\$389,900!**



135 ADDINGTON DR.
1388 sq. ft. bungalow in Anders, 3 beds, 3 baths, hardwood, 2 gas f/p, dbl. garage **MLS#CA0101031**
\$459,900



19 VOISIN CLOSE
1520 sq. ft. bungalow 3 beds, 3 baths, loaded with features, triple heated garage **MLS#CA0097590**
\$724,900



43 HERITAGE DR.
2350 sq. ft. 4 level split - amazing family home with many reno's. too many features to list. **MLS#CA0098540**
\$414,900



703 5220 50A AVE.
2 beds, 2 baths, gas f/p, walking distance to golf and beach! **MLS#CA0100282**
\$185,000



RR 260
6.3 Acres near Ponoka & Morningstar 1700 sq.ft bungalow 6 beds, 4 baths, loaded with features, fantastic horse property! **MLS#CA0099744**
\$724,900



26 LAWSON CL.
1968 sq.ft. 2 storey, 5 beds, 4 baths, walkout, in/floor heat, bonus rm. **MLS#CA0102577**
\$564,900



163 DORAN CRES.
Adult 1/2 Duplex! 1216 sq. ft. 4 beds, 3 baths, bi-level - w/dbl att. garage, MF laundry, spotless & ready to move in! **MLS#CA0103972**
Only \$359,900



118 JASPAR CRES.
Newer 900 sq. ft. bi-level w/4 beds, 2 baths, fully dev., beautiful, lge kitchen, 1/1 heat r/i, large yard fenced & ready for garage, tidy, spotless & well maintained **MLS#CA0103973**
Only \$289,900



Network Realty Corp. 403-346-8900
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@royallepage.ca



Bob Gummow
 403 598-7913
 www.bobgummow.net



Donna Empringham
 403-872-0105



OPEN HOUSE SUN. APRIL 23, 1-4 PM

16 PAYNE CLOSE

THIS AMAZING TWO STOREY is fully finished and is tucked away in a quiet close and sits on nearly 1/2 acre lot. Come by our open house or call Donna Empringham 403 872 0105 for a private viewing.



OPEN HOUSE SAT. APRIL 22, 2-4 PM

174 LARSEN CRESCENT

THE FULLY DEVELOPED TOWNHOUSE backs onto a large park/reserve with no condo fees. It is like brand new with upgraded finishings. Call Donna Empringham 403 872 0105 to view.

Call Donna Empringham for more information or a private booking 403-872-0105



350-5502
Carol Donovan



NEW LISTING

**#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!!**

YOUR HOUSE YOUR HOME

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**#1801, 5220 50A Avenue,
 Sylvan Lake**

Check out this **IMMACULATE EXECUTIVE BUNGALOW** backing onto the fairway of the Woli Creek Golf Course. 4 bedrooms, 3 bathrooms, 1627 sq. ft. home on a 0.36 acre lot.

A BEAUTIFUL HOME YOU MUST SEE!

For further info on this multiple listing service listing, see page 10 or contact a member of the Red Deer Real Estate Board.

View our complete publication ONLINE at www.yourhouseyourhome.com

YOUR HOUSE YOUR HOME

To advertise
 call **Tanis**
 at

403-347-9474

or email **tanis.mcouat@yourhouseyourhome.ca**

Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE





The Durling Group

YOUR HOUSE SOLD GUARANTEED

www.YourHouseSoldGuaranteed.com
STARTING AT \$239,900 TEXT: 8345**BLACKFALDS**

- Contemporary 2 Storey townhouses, NO condo fees
- Brand new build, gorgeous laminate flooring & open design kitchen living room area
- Enjoy the fully landscaped yard. Partially fenced

**\$314,900 OR TRADE****KENTWOOD**

- Clean well kept bi-level, 914 SqFt, 4 Bedrooms, 2 Baths
- Warm color palette throughout, Laminate flooring throughout main floor
- Quality oak cabinetry with trendy tile backsplash
- Garden door to south facing back yard. Tons of room for a garage

**TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS**Kevin Durling
AgentJamie Berg
Agent**\$409,900 OR TRADE TEXT: 3310****IRONSTONE**

- Bi-level, 1211 SqFt, 5 Bedrooms, 3 Baths
- Stunning & spotless home, vaulted ceilings, gas fireplace in LR
- 3 Bedrooms on main, 4 piece ensuite in master & walk in closet
- Large family room + 2 bedrooms in bsmt
- Gorgeous outside living space w/vinyl fence

**\$299,900 OR TRADE TEXT: 3311****EASTVIEW**

- Bungalow, 3 bedrooms, 2 baths, on huge lot
- New shingles, furnace, windows, C/A conditioning
- Gorgeous hardwood throughout main living area
- Large sunroom. Yard is gardeners dream with many perennials

Scott Wiber
AgentCam Ondrik
Agent**\$524,900 OR TRADE TEXT: 8344****LACOMBE**

- Bi-level, 1874 SqFt, 5 Bedrooms, 3 Baths w/Bonus room
- Open concept main floor, vaulted ceilings, bright windows, stunning kitchen w/granite
- Fully developed basement, wet bar
- Triple heated garage, fully landscaped west facing back yard

**\$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 AdministratorNetwork
Realty

403-346-8900

* Some conditions apply

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MORTGAGE
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Time Selections:
Tuesday April 25
9:30 - 10:30am or 6:30 - 7:30pm

Location: The Place To Mortgage - 2250 50 Avenue Red Deer, AB T4R 1W5
Go to www.buylikeapro.ca for more info



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403-358-8924



**JOHN
RICHARDSON**
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





**Dale
Stuart**
403-302-3107

BUILD YOUR NEW DREAM HOME!

\$549,900



C&E TRAIL
4.72 acres only 2 miles west of Red Deer. On the C & E Trail south. Has river frontage. Has a 1450 sq.ft. bungalow and 22 x 24 det. garage. (Both in need of major renovations).
Call DALE 403-302-3107

FULLY FINISHED BI-LEVEL IN PENHOLD

\$259,900



4 JOHNSON CLOSE, PENHOLD
On a huge lot. Features vaulted ceilings, 3 bdrms, 2 full baths, office, large family room with gas FP, 4 appliances. Has some new carpet & lino.
Call DALE 403-302-3107

LOCATED IN ONE OF THE PRIME AREAS OF LACOMBE

\$358,900




12 EBONY STREET, LACOMBE
Located in one of the prime areas of Lacombe. 1318 sq.ft bungalow featuring an open floor plan, hardwood & tiled flooring, 9' ceilings up & down, quality cabinetry, 3 bdrms, 2 baths, a lge att fin'd garage, fully fenced & nicely landscaped.
Call DALE 403-302-3107

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BRAND NEW

3 bedroom, 2 bathroom bilevel.
Vista's Sylvan Lake **\$325,900**
Call **BRAD GRANLUND 342-7700**



PENHOLD

Immediate possession on brand new townhouse. 3 bedroom, 2 full baths stainless steel appliances, landscaped yard with vinyl fencing **\$258,900**
Call **BRAD GRANLUND 342-7700**



OPEN HOUSE SAT., 1-3 PM #1606 30 CARLETON AVENUE

FULLY FINISHED 3 bedrooms/3 bathrooms 2 storey w/ laminate flooring, fenced yard. Great location! **\$281,900**
CALL **NADINE 342-7700.**



WALKOUT BUNGALOW

Backing onto greenspace. 4 bedrooms/3 bathrooms, attached garage. **\$394,900.**
CALL **BRAD GRANLUND 342-7700.**



TRIPLE GARAGE Opportunity to Own a BRAND NEW 2 bdrm, 2 bath home, corner lot on a close, soaker tub, fireplace, laminate, & HUGE TRIPLE ATTACHED GARAGE. New price of **\$424,900**
CALL **NADINE 342-7700.**



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.**



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**
CALL **NADINE 342-7700.**



1.0 ACRE LINN VALLEY 1690 sq ft renovated bungalow with 30x22 detached garage. **\$499,900** CALL **NADINE 342-7700.**

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



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. **\$499,900.**
Call **BRAD GRANLUND 342-7700.**



BUY THIS ULTRA MODERN SHOWHOME! African mahogany cabinets, granite countertops, Miele appliances, glass railing, white oak Chardonnay hardwood flooring Plus so much more! **\$529,900.**
Call **BRAD GRANLUND 342-7700.**



2 STOREY SHOWHOME

3 bdrm, 3 bath modern beauty, w/family room, micro office & loaded with extras! **\$599,900.**
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 **\$1,649,000**
CALL **NADINE 342-7700.**



2 GARAGES!

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**
CALL **BRAD GRANLUND 342-7700.**



BRAND NEW 3 bedroom, 3 bath with main floor laundry. South facing yard w/ room for garage. **\$319,900**
CALL **BRAD GRANLUND 342-7700.**

EXCITING OPPORTUNITIES!

CHECK OUT THESE HOMES! PRICE JUST DROPPED!



MAIN FLOOR CORNER LOCATION

Superb private location w/south facing deck, close to walking paths, this 2 bdrm Main Floor condo has just received new paint, new carpeting, has hardwood flooring, 6 appliances, Affordably priced @ **\$179,900. BOLT BUS STOP NEAR YOUR FRONT DOOR!**
CALL **NICOLE 342-7700.**



FREE FENCE INCLUDED

Brand New 1148 sqft, 3 bdrms on Main floor, 2 baths, stainless appliances, quartz countertops, south facing yard. **Only \$319,900**
CALL **NICOLE 342-7700.**

5 Tips to make an older home more energy efficient

While new homes are being built to be more energy efficient than ever before, thanks to a growing green building movement and increasingly strict building codes, the age of existing dwellings continues to present challenges. More than 40 percent of the housing stock in the United States was built before 1969 and simply wouldn't stand up to today's standards. Yet, much can be done to help homeowners improve their building envelope to reduce energy use and increase efficiency.

Improving your home's energy efficiency can help save money, keep you more comfortable, reduce pollution, and prevent global warming. Try these five simple measures to maximize the energy efficiency of your home:

1. Seal cracks and gaps around your home's windows, doors, and vents. These can be a considerable source of energy loss, allowing conditioned air to escape and unconditioned air to infiltrate your home, placing stress on your furnace and air conditioner in the process. An easy DIY solution is to caulk around windows, doors, and vents, and install or replace worn weatherstripping. An average home loses up to 30 percent of its energy through air leaks, so sealing your home is a worthwhile exercise.
2. Top up or replace old insulation in your attic. A poorly insulated attic is a primary source of energy loss. Also, over time, some types of insulation can settle and compact, allowing heat to escape through gaps. Experts recommend installing a dimensionally stable batt insulation like a Roxul product called Comfortbatt. Aim for an r-value of at least R-50, or a depth of roughly 16 inches.
3. Insulate basement headers. Uninsulated basement headers are common, especially in older homes. They can act as a gateway for heated air to escape. Fixing the problem is fast and easy. Simply cut Comfortbatt stone wool insulation to fit the cavity and compress into place. Doing this throughout your basement will prevent heat loss and can potentially save hundreds of dollars each year.
4. Switch to LED light bulbs. Some LED light bulbs have a lifespan of up to 10 years, and are 80 to 90 percent more efficient than incandescent bulbs. They are generally more environmentally friendly than CFLs and safer, too, since they produce less heat. The return on investment is excellent, as LED bulbs often pay for themselves through energy savings within the first year.
5. Consider a home energy audit. This will help you identify and target specific problematic areas of energy loss. A professional home energy audit will also provide a list of recommended solutions to help you maximize your energy-efficiency strategy.







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

Welcome to the family!



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Associate Broker

241 Jordan Parkway

\$409,900



MLS# CA0102907
6 Bdrm, 2 bath

118 Rutherford Dr

\$354,900



MLS# CA0101082
4 Bdrm, 3 Bath

44 Oliver St

\$314,900



MLS# CA0096617
6 Bdrm, 3 Bath



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Welcome to Exclusive, Luxury Sylvan Lake Villa Living - Westpine Estates



Become a resident in an exclusive, ten home community and enjoy a fabulous standard of living just moments away from the pristine waters of Sylvan Lake.

As a resident of Westpine Estates, you will come home to a private, ten unit, Luxury Villa Community whose residents share a fabulous standard of living. Ownership of the private road and other amenities is shared by all owners. Simple Bylaws govern to ensure respect for the common interests of all residents in this fabulous Community. With access to your home via a private illuminated roadway, your luxury walkout bungalow will offer easy access to all the recreational opportunities of Sylvan Lake with its many amenities. Direct access to Highway 11 with four lanes to Red Deer creates a unique mix where small town charm is just minutes away from big city services.

Open to view Saturday and Sunday April 22nd & 23rd 1-4 pm

Choose from two outstanding floor plans:

- **The Westdale- a 1569 sq. ft. bungalow with immediate possession of two fully finished homes!**
- **The Westfield- a 1549 sq. ft. bungalow starting at \$550,000**

www.WestpineEstates.ca Contact: Bob Hollingshead (403)232-3320 • BobHoll@Telus.net

**Two Gorgeous Homes
 OPEN TO VIEW,
 SATURDAY AND SUNDAY,
 APRIL 22ND & 23RD
 1:00pm - 4:00pm
 5300- 60th Street, Sylvan Lake**



Take immediate possession or choose your lot to have a fabulous home custom crafted for you.

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, APRIL 22

RED DEER

47 George Crescent	2:00 – 4:00 pm	Blake King	CENTURY 21 ADVANTAGE	350-7672	Glendale
#139 5344 76 Street	2:00 – 4:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE	307-5581	\$41,000 Normandeau North
10 Grove Close	1:00 – 3:00 pm	Kim Fox	CENTURY 21 ADVANTAGE	506-7552	\$775,000 Garden Heights
73 Addington Drive #51	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$240,000 Aspen Ridge
51 Aldrich Close	2:00 – 4:00 pm	Hilary Rosebrugh	CENTURY 21 ADVANTAGE	358-2691	\$549,900 Anders South
43 Marion Crescent	12:00 – 3:00 pm	Melissa Morin	CENTURY 21 ADVANTAGE	318-5665	\$375,000 Morrisroe Extension
3957 35 Avenue	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$274,900 Eastview
4026 52 Street	2:00 – 3:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$525,000 Michener Hill
34 Davis Close	2:00 – 4:00 pm	Cindy Dooley	REALTY EXECUTIVES	597-0284	\$242,900 Deer Park Estates
14 Windermere Close	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$499,500 Westlake
6170 Orr Drive	1:00 – 3:00 pm	Greg Martens	RE/MAX	391-8849	\$309,000 Oriole Park West
439 6 Michener Blvd	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$340,000 Michener Hill
246 Ebert Close	1:00 – 3:00 pm	Marcella Barthel	RE/MAX	597-5563	\$245,900 Eastview Estates
248 Ebert Close	1:00 – 3:00 pm	Dawn Parent	RE/MAX	391-3296	\$255,000 Eastview Estates
#1606 30 Carleton Ave	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$281,900 Clearview Ridge
88 Timberstone Way	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$595,000 Timberstone
174 Larsen Crescent	2:00 – 4:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	Lonsdale
135 Addington Drive	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$459,900 Aspen Ridge

SATURDAY, APRIL 22

OUT OF TOWN

32 Reynolds Rd	1:00 – 3:00 pm	Jacqui Fletcher	ROYAL LEPAGE NETWORK	896-3244	\$299,900 Sylvan Lake
4720 48 Street	1:00 – 3:00 pm	Lisa Suarez	ROYAL LEPAGE LIFESTYLES	782-3171	\$279,900 Clive
5300 60 Street	1:00 – 4:00 pm	Connie Williamson	RE/MAX	403-232-3320	Sylvan Lake
828 20 Street	2:00 – 4:00 pm	Len Parsons	RE/MAX	350-9227	\$379,900 Spruce View
43 Elizabeth Park Blvd	1:00 – 3:00 pm	Amanda Shannon	RE/MAX	343-3020	\$422,900 Lacombe
829 20 Street #13	1:00 – 3:00 pm	Ernie Sandstra	RE/MAX	877-9144	\$319,750 Spruce View
38 Silver Drive	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$344,900 Blackfalds
4821 Westbrooke Road	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$305,900 Blackfalds
5 Willow Crescent	2:00 – 4:00 pm	Chris Forsyth	MAXWELL	391-8141	\$279,900 Lacombe
77 Vermont Close	1:00 – 3:00 pm	Janice Resch	CENTURY 21 ADVANTAGE	346-0021	\$325,000 Blackfalds
26 Cedar Crescent	1:00 – 3:00 pm	Christine Bourke	CENTURY 21 ADVANTAGE	350-3985	\$319,900 Blackfalds
69 Murphy Close	2:00 – 4:00 pm	Jay McDouall	CENTURY 21 ADVANTAGE	396-7355	\$419,900 Blackfalds

SUNDAY, APRIL 23

RED DEER

87 Patterson Crescent	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$344,900 Pines
54 Vista Close	2:00 – 4:00 pm	Len Parsons	RE/MAX	350-9227	\$749,900 Vanier East
29 Amer Close	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$264,900 Anders Park East
B2, 35 Nash Street	1:00 – 3:00 pm	Chad Jensen	ROYAL LEPAGE NETWORK	318-0510	\$136,500 Normandeau
56 Hermery Street	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$312,900 Highland Green Estates
38 Lanterman Close	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$342,500 Lonsdale
16 Payne Close	1:00 – 4:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	Pines
68 Kershaw Close	1:00 – 3:00 pm	Christine Bourke	CENTURY 21 ADVANTAGE	350-3985	\$430,000 Kingsgate
26 Dunning Crescent	2:00 – 4:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE	307-5581	Deer Park Estates
119 Isherwood Close	1:00 – 3:00 pm	Kim Fox	CENTURY 21 ADVANTAGE	506-7552	\$384,900 Ironstone
264 Kingston Drive	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$319,000 Kingsgate

SUNDAY, APRIL 23

OUT OF TOWN

4 Johnson Close	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$259,900 Penhold
5300 60 Street	1:00 – 4:00 pm	Connie Williamson	RE/MAX	403-232-3320	Sylvan Lake
4746 43 Street	1:00 – 3:00 pm	Marcella Barthel	RE/MAX	597-5563	\$249,900 Sylvan Lake
4913 Aspen Lakes Blvd	1:00 – 2:00 pm	Debra Kerr	RE/MAX	597-9134	\$399,000 Blackfalds
180 Tamarac Boulevard	1:00 – 3:00 pm	Bob Gummow	ROYAL LEPAGE NETWORK	598-7913	\$239,900 Springbrook
19, 4546 Iron Wolf Place	1:00 – 3:00 pm	Deb Simpson	CENTURY 21 ADVANTAGE	396-0165	\$242,900 Lacombe

THURSDAY, APRIL 27

RED DEER

19 Ratcliffe Street	5:00 – 7:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$409,900 Rosedale Meadows
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View our complete publication ONLINE at www.yourhouseyourhome.com

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



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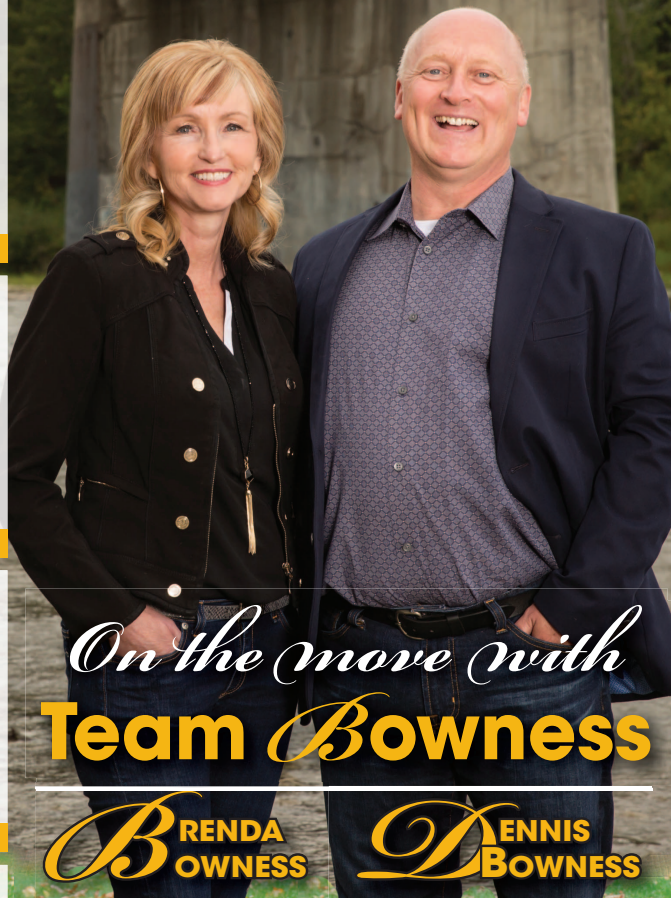
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943 SQ FT CONDO
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SATURDAY, APRIL 22 • 2-4 PM
1024 SQ FT MOBILE HOME
3 BDRMS, 1 BATH, \$41,000



26 DUNNING CRESCENT

SUNDAY, APRIL 23 • 2-4 PM
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Advantage Milena Toncheva 403 304-5265

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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!



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EXCELLENT, FULLY FINISHED
Immaculate starter home in a quiet family neighbourhood with a double heated garage.
\$319,000.



IN ANDERS, PRIME LOCATION
This town house has seen much love & upgrades in the last few years. Experience care free home ownership. 3bedrms, 3 baths.
\$240,000.



SPECTACULAR WALK OUT BI-LEVEL
in pristine condition tucked away in a quiet little close. 4 bdms, 3 baths - move in and enjoy!
\$425,000.



Advantage 21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**
403-391-3583



Saturday April 22, 1-2 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!



Saturday April 22, 2-3 pm
\$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.



\$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.

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



SELLING SECRET: LIGHT IT UP

Maximize the light in your home. After location, good light is the one thing that buyers want in a home. Take down the drapes, clean the windows, change the lampshades, increase the wattage of your light bulbs and trim the bushes outside.

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HOME**

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Century 21 Advantage

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NEW LISTING



Lot in Gull Lake Area

2.87 Acres just east of Gull Lake surrounded by newer subdivisions. Only minutes from the lake. At the end of the close, with gas and power on the road. Nice flat site bordered by mature trees to the south and farm land to the east. Priced to sell at \$114990! Don't hesitate, call today!

NEW LISTING



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!

NEW LISTING



19 Ratcliffe Street

Fantastic neighbourhood, south facing lot, attached garage! Are you looking for a nice bungalow with open floor plan 4 bedrooms and 3 bathrooms? Look no more and check this out! Granite counter tops, Renail water heater, wet bar, 2 covered decks, shed- those are only few things this house has to offer. Check website for more details.

OPEN HOUSE



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.



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.



#8 Iron Wolf Court

In a quiet close in desirable Iron Wolf area is located this well designed bilevel. 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 of the back. Call for details Today!



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!



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!



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

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www.century21.ca/derek.austin
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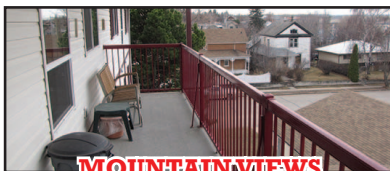
Derek Austin



Eva Austin



During the Day & Night of the City of Red Deer & Beyond. 1 km from City, unique open design w/ full walk out bsmt, kitchen with granite, large garage, large west facing deck & landscaped yard. **Asking \$825,000** www.38forestgreenestates.com



from 4th floor 1130 sq.ft. condo in Innisfail. 2 bedrooms, 2 bathrooms, this corner unit has lots of window, a bright open design, and kitchen w/ island. 45 + building. Quick possession, **Asking \$238,000**



Built in 2014. Bungalow w/ 1826 sq.ft. main floor and 10 ft. ceilings. 8 ft. doors, bsmt fully developed, 4 bds, 3 baths, huge garages. **Asking \$537,500** . www.503659street.com



YOUR HOUSE YOUR HOME OPEN HOUSE

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

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5 WILLOW CRES, LACOMBE
4 bed / 2 Bath Dbl det'd Garage
MLS CA0103817 \$279,900
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107 JENKINS DRIVE
MLS CA0093772 \$237,000
Call Ed 403-506-7171 or
Gord 403-357-7720



19 AMER CLOSE, RED DEER
MLS CA0099981
\$267,900
Call Ed 403-506-7171
or Gord 403-357-7720



5121 42 AVE., RED DEER
MLS CA0103532
Legal suited property
Call Ed 403-506-7171
or Gord 403-357-7720



4916 48 STREET, ALIX
MLS CA0100826 \$150,000
Call CHRIS: 403-391-8141



4-32 DOWLER STREET
MLS CA0089100 \$373,900
Call KELLY: 403-304-4061



10 WISHART STREET
Revenue & Family home buyers!
Clean well-kept home with many
renos in Westpark area. Real nice
nonconforming suite in the bsmt on
a large lot with a huge garage.
Call Ivan: 403-350-9603



52 DUVAL CLOSE
MLS CA0102225 \$400,000
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30 ACRES, 10 MINS TO RED DEER
2 Houses MLS CA0095977 \$888,000
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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

I'm selling my home, and the potential buyers also want to use my real estate professional to represent them. Is that allowed?

Yes, that's allowed. The situation you're referring to is called transaction brokerage. Transaction brokerage is a service option when your real estate professional represents a buyer client interested in purchasing the property in which you are the seller client. The reverse is also true – transaction brokerage is a service option when you're interested in buying a property and the property's seller is also represented by your real estate professional.

When a real estate professional works on behalf of only one client in a transaction – the buyer or the seller – they have legal responsibilities, which include:

- undivided loyalty to their client
- acting in their client's best interest at all times
- the duty to avoid conflicts of interest
- the duty to disclose conflicts of interest when they arrive.

Transaction brokerage changes the services your real estate professional is able to provide to you and to the other party in the transaction. A real estate professional who is working with both the buyer and the seller in a transaction cannot fulfill all of their legal responsibilities because there is a conflict between the best interests of the buyer and those of the seller. The buyer wants to pay as little as possible for the property, while the seller wants to sell their property for the highest possible price. It is impossible for a real estate professional to advocate for and represent the best interests of a buyer client AND seller client in the same transaction.

This is when and why transaction brokerage becomes an option. In transaction brokerage, the real

estate professional will provide facilitation services to you and the other party. These services include:

- helping the buyer and seller negotiate an agreement
- giving the buyer and seller property statistics and information, including comparative information from listing services and local databases
- providing and preparing agreements of purchase and sale, and other relevant documents according to the buyer and seller's instructions

A transaction facilitator has to treat both parties in an even-handed, objective, and impartial manner. They must remain neutral, not advocate for either you or the buyer, and they cannot provide confidential advice.

Before a real estate professional proceeds with transaction brokerage, both the buyer and the seller need to provide their informed consent by signing an Agreement to Represent both Buyer and Seller. Informed consent means each client understands the facts, implications, and future consequences of providing their consent. You do not have to consent to transaction brokerage. If you don't consent to it, or the other party doesn't, there are other options available to you such as seeking representation from a different real estate professional.

"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA). 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.



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\$379,900

828-20 Street

SMALL TOWN LIVING Are

you looking for a get away from

city living? Check out this 2 bedroom, 2 bath bungalow with a triple car garage. Large 94'x323' lot, very well maintained. 18x40 Quonset. **Your host Len Parsons. 403.350.9227**



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shopping. House & garage have little to no value. Sold ``as is where is``. Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.

\$199,900**3729 47 Street**

DOUBLE LOT located in Eastview & zoned R1A which allows for a brand new duplex if desired. Located close to schools, city transit & some



in a close. This end unit has been newly painted and is fresh and ready for you to move right in.. come see. **Ivan Busenius** 403-350-8102, www.ivanb.ca

OPEN HOUSE • SUN. APR. 23, 2-4 P.M.**\$264,900****29 Amer Close**

NEWLY OFFERED excellent newly renovated townhouse set on a pie shaped yard... located



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 • SAT. APR. 22, 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



details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.

\$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



layout – be the first owner! Call **TIM MALEY** 403-550-3533 today for more details and a virtual tour, visit www.timmaley.com.

\$494,900**18 Lowden Close**

BRAND NEW QUALITY, fully finished 2 storey! Wonderful location, 3 beds up and 1 down, fireplace, ensuite, and a great



top floor laundry, Hardwood floors, and front garage. Minutes from Heritage Ranch in Westlake! Call **TIM MALEY** 403-550-3533 today for more details and a virtual tour, visit www.timmaley.com.

OPEN HOUSE • SAT. APR. 22, 1-3 P.M.**\$499,500****14 Windermere Close**

BEAUTIFUL CUSTOM SORENTO 2 STOREY 3 bdrms, 4 baths,



fully developed. 3 bedrooms, 3 bathrooms. Loaded with extras. Triple car garage, huge lot, backing onto green area. **Your host Len Parsons.** 403.350.9227

\$698,880**50 Tyson Crescent****STUNNING WALK-OUT**

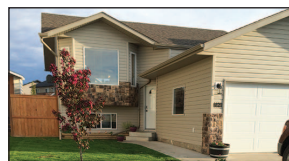
2 storey, 5 beds, 4 baths, custom chef's kitchen and backing on to a pond. Granite counter tops, stainless steel appliances, upgraded fixtures, upper and lower decks with gas, bonus room, there are many custom upgrades in this home! Call **TIM MALEY** 403-550-3533 today for more details and a virtual tour, visit www.timmaley.com.



fully developed. 3 bedrooms, 3 bathrooms. Loaded with extras. Triple car garage, huge lot, backing onto green area. **Your host Len Parsons.** 403.350.9227

OPEN HOUSE • SUN. APR. 23, 2-4 P.M.**\$749,900****54 Vista Close****ADULT LIVING AT IT'S****FINEST** Spacious bungalow,

•• **BLACKFALDS** ••



yard and deck, front attached garage and comes with appliances! Call **TIM MALEY** 403-550-3533 today for more details and a virtual tour, visit www.timmaley.com.

OPEN HOUSE • SAT. APR. 22, 1-3 P.M.**\$305,900****4821 Westbrooke Road**

FULLY FINISHED 4 bedroom Bi-Level , vaulted ceilings, 2 baths, fully fenced with a large



3 bedrooms up and 1 down, family room and rec room!! Call **TIM MALEY** 403-550-3533 today for more details and a virtual tour, visit www.timmaley.com.

OPEN HOUSE • SAT. APR. 22, 1-3 P.M.**\$344,900****38 Silver Drive****BEAUTIFUL AND BRIGHT**

Fully finished with detached garage, hardwood, many updates,



garage. Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.

\$414,900**61 Adina Close****SUPERB CLOSE LOCATION!**

This 2 Storey features 1746 sq ft w/ 3 bdrms, 3 baths, open main floor design, a large BONUS room, high-end flooring, RI in-floor heat and a FF heated

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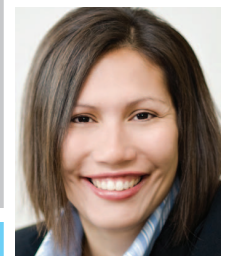
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21 BIRCH CRESCENT
\$749,900
MLS CA#0100276



Blackfalds

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



Red Deer

3 LANDRY CLOSE
\$499,900
MLS CA#0092261



Lacombe

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



2.79 acres

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



Lacombe

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



Lacombe

41301 RANGE ROAD 263
\$425,000
MLS CA#0098245



Lacombe

16 PETTICOAT LANE
\$419,900
MLS CA#0101175



Lacombe

40 ELIZABETH PARK BLVD
\$419,000
MLS CA#0095242



Lacombe

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



Lacombe

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



Lacombe

94 RANCHER'S CLOSE
\$325,000
MLS CA#0098564



Lacombe

19 SANDSTONE AVE
\$299,900
MLS CA#0100107



Clive

OPEN HOUSE SAT. APR 22, 1-3 PM

4720 48 STREET
\$279,900
MLS CA#0098382



Blackfalds

4929 WESTBROOKE RD
\$279,900
MLS CA#0097745



Lacombe

41 HANGINGSTONE DR.
\$229,900
MLS CA#0101336



Lacombe

4718 49 AVENUE
\$255,000
MLS CA#0098608



Clive

4913 FOX DRIVE
\$249,900
MLS CA#0100732



Lacombe

5214 50TH ST
\$225,000
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Alix

4603 LAKE STREET
\$209,900
MLS CA#0102495



Lacombe

17 GREEN COURT
\$189,900
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Red Deer

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



Lacombe

37 ERICA DRIVE
\$725,000
MLS CA#0101782



Lacombe

61 PARKLAND ACRES
\$25,000
MLS CA#0087591



Wolf Creek Village

505 DUNES RIDGE DR.
\$99,900
MLS CA#0086194