

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | MAY 5, 2017

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

**34 Issard Close,  
Red Deer**

Check out this  
**STUNNING BI-LEVEL**

Features 5 bedrooms, 3 baths, open concept layout, vaulted ceilings, hardwood flooring, vinyl fencing, 2 tier deck.

**\$409,900**

*For further info on this multiple listing service home, see page 3 or contact a member of the Red Deer Real Estate Board.*



View our complete publication ONLINE at [www.yourhouseyourhome.com](http://www.yourhouseyourhome.com)



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



**Janice Mercer**  
**403.598.3333**



**\$349,900**  
**OPEN HOUSE SUN. MAY 7, 2-4 PM**

**163 DORAN  
 CRESCENT RED DEER  
 MLSCA0103972**

**Adult Duplex. 3 bedrooms, 3 baths 2 fireplaces, main floor laundry, central air. Just move in! No condo fees!**



**9 PORTWAY CLOSE,  
 BLACKFALDS  
 MLSCA0104738**

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

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



**Alex Wilkinson**  
 Follow or contact me on  
**403-318-3627**



**96 OAKWOOD CLOSE 5702 SOUTH ST, BLACKFALDS**  
**\$899,000** 3D Tour now Over 3 acres on the edge of Blackfalds offers triple grg, custom built 2 storey walkout deck & entertainment area. Interior features inc theater room, cozy European F/P with stunning views from the deck!

**Call Alex to view!**



**UNIT 227-260 DUSTON ST 41 BENNETT STREET**  
**\$179,900** Move in ready Main floor 2 bedroom con- do located close to parks, shopping! Ready to move in. Just **\$138,000.**



**2414 - 128 IRONSIDE ST 39215 RANGE RD 284**  
**\$234,000** Top floor 2 bedroom con- do, 2 bath condo, geous Custom built large Corner fireplace and 1 un- acreage mins to Red Deer or derground heated parking Sylvan Lake. Custom home stall make this the place features huge att'd garage, 4 bdrms, 5 baths & much more



**39215 RANGE RD 284**  
**\$234,000** Top floor 2 bedroom con- do, 2 bath condo, geous Custom built large Corner fireplace and 1 un- acreage mins to Red Deer or derground heated parking Sylvan Lake. Custom home stall make this the place features huge att'd garage, 4 bdrms, 5 baths & much more



**Doug Wagar**  
**403.304.2747**



**OPEN HOUSE SUN. MAY 7, 2-4 PM**

**WONDERFUL HOME, SUPER LOCATION!**  
 Open plan, vaulted ceilings, hardwood floors, bright sunny kitchen, with maple cabinets, breakfast bar & pantry. Extra large family room, dbl garage, large pie lot. **\$338,900**



**FORECLOSURE!**  
 Rosedale fixer upper, fully developed townhouse, gas fireplace, attached garage. **\$225,000**

**FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747**

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



**FORECLOSURE**

**★ OPEN HOUSE ★**  
**SUNDAY, MAY 7, 2-4 PM**  
**407-400 RAMAGE CLOSE**  
**Awsome 4 bed, 3 bath bungalow**  
**\$379,900**

**Call or text Chad at 403.318.0510**

**chadjensen@royallepage.ca**  
**403-318-0510**



**kerijensen@royallepage.ca**  
**403-304-2707**

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

**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. garage MLS#CA0098892 Only \$419,900!**

**56 HERMARY ST.**



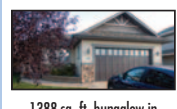
**Almost fully reno'd - stunning 4 level split. A total "wow" factor as soon as you enter. Park-like, private back yard retreat! MLS#CA0100185 Only \$312,900**

**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.**



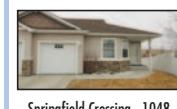
**1388 sq. ft. bungalow in Anders, 3 beds, 3 baths, hardwood, 2 gas f/p, dbl. garage MLS#CA0101031 \$449,900**

**19 VOISIN CLOSE**



**1520 sq. ft. bungalow 3 beds, 3 baths, loaded with features, triple heated garage MLS#CA0097590 \$729,900**

**434 JENKINS DR.**



**Springfield Crossing - 1048 sq ft 3 beds, 2 baths - att. single garage, newer appliances, south exposure. MLS#CA0104164 Only \$319,900**

**43 HERITAGE DR.**



**2350 sq. ft. 4 level split - amazing family home with many renos. 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 & Morningside 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 \$549,900**

**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 \$349,900**

**#28 - 20 JACOBS CL.**



**Why pay rent? Spotless, 930 sq. ft. townhouse. 2 beds, 1 bath, in suite laundry, west exp. on green space, awesome starter! MLS#CA0104624 Only \$175,000**

**#111 - 6118 53 AVE.**



**Montfort Heights 1272 sq. ft. 2 beds, 2 baths, tiled parking, bright southern exposure! MLS#CA0104119 Only \$299,900**





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

**VISIT OUR WEBSITES TO VIEW ALL LISTINGS!**



**Todd Sparrow**  
403 358-8670



**Elaine Wade**  
403 396-2992  
www.elainewaderealestate.com



**Norm Jensen**  
403 346-8900



**Garry Raabis**  
403 340-6789  
www.yourcentralalbertainator.com



**Darlis Dreveny**  
403 358-4981  
www.darlisdreveny.com



**Bob Gummow**  
403 598-7913  
www.bobgummow.net



**Les Anderson**  
403.350.1932



**OPEN HOUSE SUN. MAY 7, 2-4 PM**

**74 LAZARO CLOSE**

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 off'd garage.  
**\$612,900**



**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 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!**

Great value on this 1190 sq ft fully developed bungalow. Open plan, main floor laundry, fireplace in family room downstairs, hot tub, double garage.  
**\$299,900**



**NEW LISTING!**

Executive half 3 bedroom duplex in Westlake in excellent condition. Top quality upgrades throughout, hardwood floors, 9' ceilings. Exceptional open kitchen, and laundry on bedroom level. Must see!  
**\$329,900**

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



**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



**\$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



**\$353,900 OR TRADE TEXT: 3313**

**BLACKFALDS**

- Fully developed & re-done w/high end finishes throughout
- Brand new paint, trim, flooring, lighting, deck, garage, landscaping & more
- 1092 SqFt, 4 Bedrooms, 2 Baths
- East facing deck, 24x24 garage



**\$309,900 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



**\$459,900 OR TRADE**

**ORIOLE PARK WEST**

- Executive style modified bi-level, 1421 SqFt, 5 bedrooms, 3 baths
- Open concept w/unique archways & detail throughout
- Above garage is master bedroom oasis
- Short walk to RD from walking path/trail system



**\$239,900 OR TRADE**

**SYLVAN LAKE**

- Brand new 2 storey townhouses built by Falcon Homes
- Gorgeous, open design w/modern dark stained cabinetry & newest in painting & tile trends
- Yard is landscaped & partially fenced
- No condo fees



**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*

**Say, "I saw it in YOUR HOUSE YOUR HOME"**



# ROYAL CARPET REALTY LTD.



**BRAD  
GRANLUND  
BROKER**



**NADINE  
MARCHAND**



**NICOLE  
DUSHANEK**

**403-342-7700**

SERVING RED DEER  
FOR 40 YEARS

[www.rcrrealestate.com](http://www.rcrrealestate.com)



## PENHOLD

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

Call **BRAD GRANLUND 342-7700**



**LEGAL SUITE** Garden Heights 1188 sq ft blevel with 3 bdrm, 2 bath main floor suite with 22x26 att'd garage & 2 bdrm, 1 bath basement suite. **\$529,900.**

Call **BRAD GRANLUND 342-7700.**



**FULLY FINISHED** Located in Clearview, 3 bedrooms/3 baths 2 storey w/laminate flooring, fenced yard & 2 parking stalls! Reduced to **\$281,900** CALL **NICOLE 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.**



**BRAND NEW** 3 bedroom, 3 bath with main floor laundry. South facing yard w/ room for garage. **\$314,900**

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.**



## BRAND NEW

3 bedroom, 2 bathroom blevel. Vista's Sylvan Lake **\$324,900**

Call **BRAD GRANLUND 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.**



## WALKOUT BUNGALOW

Backing onto greenspace. 4 bedrooms/3 bathrooms, attached garage. **\$389,900.**

CALL **BRAD GRANLUND 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.**



**IMMEDIATE POSSESSION!** 1844 sq ft 3 bedrooms/3 bathroom 24x24 attached garage. partial basement development

Shows like new! Sylvan Lake. **\$469,900**

CALL **NADINE 342-7700.**

## EXCITING OPPORTUNITIES!

**CHECK OUT THESE HOMES! PRICE JUST DROPPED!**



## OPEN HOUSE SUN., 1-3 PM

#69 39026 RR 275 LINN VALLEY

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

CALL **NADINE 342-7700.**



## OPEN HOUSE SAT., 2-4 PM

27 HEALEY CLOSE, PENHOLD

**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 **\$419,900**

CALL **NICOLE 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! **\$459,900**

CALL **NICOLE 342-7700.**

**For more information  
on our listings, check out  
[www.rcrrealestate.com](http://www.rcrrealestate.com)**





**MaxWell**

**Real Estate Solutions Ltd.**

5913 50 Ave., Red Deer, Alberta

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

**Blaine Dushanek**  
391-9444

**Chris Forsyth**  
391-8141

**Roger Will**  
350-7367

**Marie Oro**  
304-7616

**Ivan Brandt**  
350-9603

**Bill Conroy**  
391-0623  
*Business Sales*

**Cordell Nielsen**  
Owner  
318-5478

**Kelly Oster**  
Owner/Broker  
304-4061

**Gord Phillips**  
357-7720

**Ed Katchur**  
506-7171

**Tim McRae**  
350-1562  
MLS.CA

**Kim Lindstrand**  
318-7178



**5 WILLOW CRES, LACOMBE**  
4 bed / 2 Bath Dbl det'd Garage  
MLS CA0103817 \$279,900  
Call CHRIS: 403-391-8141

**SITS ON DOUBLE LOT**



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



**27 AINGE CLOSE**  
MLS CA0105099  
Call Ed 403-506-7171 or Gord 403-357-7720



**107 JENKINS DRIVE**  
MLS CA0093772 \$237,000  
Call Ed 403-506-7171 or Gord 403-357-7720



**BEAUTIFUL 12 ACRES W/ BUNGALOW**  
MLS CA0104582 \$699,900  
Call Ed 403-506-7171 or Gord 403-357-7720



**52 DUVAL CLOSE**  
MLS CA0102225 \$400,000  
Call CORDELL: 403-318-5478

**2 HOUSES PRICE REDUCED**



**30 ACRES, 10 MINS TO RED DEER**  
MLS CA0095977  
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



**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

**CONSIDER HOUSE TRADE**



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

**COLDWELL BANKER**

OnTrack Realty

**ONTRACK REALTY**

UNIT G, 2085 — 50<sup>TH</sup> AVE, RED DEER

[www.coldwellbankerreddeer.ca](http://www.coldwellbankerreddeer.ca)

**343-3344**

**COLDWELL BANKER**

OnTrack Realty



**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**

**NEW PRICE**



**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**

**NEW PRICE**



**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

**"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"**



Find your dream home in

YOUR HOUSE YOUR HOME





**RealtyExperts**  
GROUP

Call: 403-505-SOLD  
[www.realtyexpertsgroup.com](http://www.realtyexpertsgroup.com)

**Welcome to the family!**



**NOLIN MAURIER**  
Broker



**NICOLE MAURIER**  
Associate



**JOSH REMILLARD**  
Associate Broker

**241 Jordan Parkway**

**\$409,900**



MLS# CA0102907  
6 Bdrm, 2 bath

**#19, 4700 Fountain Dr**

**\$639,000**



MLS# CA0104924  
3 Bdrms, 4 Baths

**44 Oliver St**

**\$314,900**



MLS# CA0096617  
6 Bdrm, 3 Bath



**Family Serves...**

Offering Private Home Showings over the weekend!  
View any home on MLS with us

Hosts: Nolin Maurier,  
Nicole Maurier, Josh Remillard

**Family Gives...**

\$50 Gift Certificate to  
**THE SOUNDHOUSE**

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



**With 14 years of experience, I work hard to provide you value, flexibility and convenience when choosing your mortgage.**

Not only will you get competitive rates and the most innovative selection of mortgage features available, you'll get the BMO Financial Group difference.

Ask me about my Purchase Plus mortgage to complete your additional home improvements or when purchasing a home that requires work.

**Dannette Lightbown**

MORTGAGE SPECIALIST | RED DEER DISTRICT  
BMO SPECIALIZED SALES | 3825 40 AVENUE  
RED DEER, AB T4N 2W4



**T: 403.350.0729**

F: 403.347.0010 [dannette.lightbown@bmo.com](mailto:dannette.lightbown@bmo.com)

VISIT US AT [BMO.COM](http://BMO.COM)

**BMO Financial Group**  
We're here to help.™





# 6 easy spring cleaning projects

Warmer days are here and what better way to spend them than... cleaning? Although enjoying the great outdoors is probably high on many a to-do list come spring, by the end of winter, homes can probably do with a much-needed overhaul. Owners and renters can rely on temperate days to throw open the windows and engage in some easy spring-cleaning projects. The earlier one begins spring cleaning, the more quickly he or she will be able to head outside and bask in the warm spring sun.

Spring cleaning tasks can be stretched out across several days to make the jobs more manageable. While certain spring cleaning tasks can be time-consuming, many projects can be started and completed in 30 minutes or less.



## 1. Look up

Start by looking up at ceilings, molding and ceiling fans. Chances are strong that some cobwebs and dust have formed in these areas. Always begin cleaning by working from the top downward so you don't have to clean any tables countertops or floors twice. Static-charged dusting cloths work well to catch and contain dust. Use a pillowcase on ceiling fan blades to clear the dust and keep it from cascading to the floor.

## 2. Blinds and curtains

Heavy window treatments can be removed and replaced with more gauzy fabrics. This lets in more light and warmth from the sun. Many curtains can be freshened up right in the laundry, but blinds may require a bit more effort. If the blinds can be snapped out of the brackets, place them in a tub full of vinegar, dish soap and water. Allow them to soak and then rinse with the shower nozzle. Stationary blinds can be cleaned with using an old sock over your hand dipped in a vinegar-and-water solution.

## 3. Change linens

Remove and launder bed linens. While the linens are in the wash, thoroughly dust all furniture and vacuum the carpets. Move furniture so you can reach areas where dust gathers, such as under the bed or dresser.

## 4. Grout cleaner

Grade school science lessons can be put to use as you look to remove stubborn dirt. Combining baking soda and vinegar produces a reaction that causes the formation of gassy bubbles. These bubbles can help to break up dirt that clings to crevices, such as grout between tiles. Some light scrubbing and then subsequent rinsing can rid surfaces of hard-to-remove dirt.

## 5. Vacuum vent intakes

Many houses are heated by forced-air systems. The air intake vents can become clogged with dust and other debris. Vacuum these vents so that air flow is not impeded. Let the heat run for a few minutes to catch any small particles that become dislodged, and then change the furnace filter.

## 6. Clean out the refrigerator

Now is a great time to remove any of those mystery containers growing fuzzy experiments in the back of the refrigerator. Take the food out of the refrigerator and use a food-safe cleaner to scour the shelves and inside of crisper drawers.

Spring cleaning is a necessary task, but it doesn't have to be a headache. Break up the work into manageable chunks of time, and projects won't feel like such a hassle.



**2%  
realty**  
THE EVOLUTION OF REALTY

**SERVING RED DEER & CENTRAL ALBERTA CALL 587.797.1988**

Go to

**[www.2PercentRealtyRedDeer.ca](http://www.2PercentRealtyRedDeer.ca)**

To View ALL of Our Listings  
Or

To Get a Free Home Evaluation & To Find Out How We  
Save You Money On The Sale Of Your Home!



**2%  
realty**  
THE EVOLUTION OF REALTY



**SHANE  
OPP**  
587-797-1988



**BARB  
MUNDAY**  
403-598-7721



**CHARLENE  
MILLER**  
403-598-5388



**LARRY  
HASTIE**  
403-550-3984



**WENDY  
HAYES**  
403-350-7555



**SANDY  
BURTON**  
403-358-8924



**JOHN  
RICHARDSON**  
403-348-3339



**DALE  
HOWE**  
403-318-5375



**JIM  
DULC**  
403-588-7066



**34 years of  
dedicated experience**

[facebook.com/CounterscapesRD](https://facebook.com/CounterscapesRD)



**Wes Wiebe**  
[info@counterscapes.ca](mailto:info@counterscapes.ca)

**403.347.2115**

# 9-4608 62<sup>nd</sup> Street  
Red Deer, AB



**Renovation Professionals**  
**Kitchens | Baths | Complete Home**

**ADVERTISE YOUR BUSINESS IN THE**

---

**YOUR HOUSE YOUR**  
**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](mailto:tanis.mcouat@yourhouseyourhome.ca)



# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, MAY 6

### RED DEER

264 Kingston Drive .....	11:30 am – 1:00 pm	Milena Toncheva .....	CENTURY 21 ADVANTAGE.....	304-5265.....	\$319,000.....	Kingsgate
218 200 Ramage Close..	1:30 – 3:00 pm	Milena Toncheva .....	CENTURY 21 ADVANTAGE.....	304-5265.....	\$425,000.....	Rosedale Meadows
#51 73 Addington Drive	3:30 – 5:00 pm	Milena Toncheva .....	CENTURY 21 ADVANTAGE.....	304-5265.....	\$240,000.....	Aspen Ridge
37 MacFarlane Avenue..	12:00 – 2:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795.....	\$339,850.....	Morrisroe
19 Ratcliffe Street .....	3:00 – 5:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795.....	\$409,900.....	Rosedale Meadows
22 Inglis Crescent .....	2:00 – 4:00 pm	Bett Portelance .....	CENTURY 21 ADVANTAGE.....	307-5581.....	\$389,900.....	Inglewood West
113 Baird Street .....	2:00 – 4:00 pm	Rob White .....	CENTURY 21 ADVANTAGE.....	350-1070.....		Bower
15 Dietz Close .....	1:00 – 3:00 pm	Deb Simpson .....	CENTURY 21 ADVANTAGE.....	369-0165.....	\$425,000.....	Deer Park Village
26 Lawson Close .....	1:00 – 3:00 pm	Gerald Doré .....	ROYAL LEPAGE NETWORK .....	872-4505.....	\$549,900.....	Lonsdale
50 Tyson Crescent.....	1:00 – 3:00 pm	Tim Maley .....	RE/MAX.....	550-3533.....	\$698,880.....	Timber Ridge
73 Tyson Crescent.....	1:00 – 3:00 pm	Leanna Cowie.....	RE/MAX.....	506-5266.....	\$434,000.....	Timber Ridge
85 Tyson Crescent.....	1:00 – 3:00 pm	Mike Snell.....	RE/MAX.....	352-9280.....	\$494,900.....	Timber Ridge
6170 Orr Drive .....	1:00 – 3:00 pm	Greg Martens.....	RE/MAX.....	391-8849.....	\$309,000.....	Oriole Park West
5815 58 Avenue .....	1:00 – 3:00 pm	Len Parsons .....	RE/MAX.....	350-9227.....	\$249,900.....	Riverside Meadows

### SATURDAY, MAY 6

### OUT OF TOWN

1310 Lucina Street .....	2:00 – 3:00 pm	Bob Wing .....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$200,000.....	Penhold
12 Fairway Drive.....	2:00 – 4:00 pm	Janice Resch .....	CENTURY 21 ADVANTAGE.....	346-0021.....	\$339,900.....	Lacombe
3419 52 Avenue .....	1:00 – 3:00 pm	Christine Bourke.....	CENTURY 21 ADVANTAGE.....	350-3985.....	\$250,000.....	Innisfail
5002 57 Avenue .....	1:00 – 3:00 pm	Tracey Thody.....	ROYAL LEPAGE NETWORK .....	358-8605.....		Ponoka
27 Healey Close .....	2:00 – 4:00 pm	Nicole Dushanek .....	ROYAL CARPET REALTY.....	342-7700.....	\$419,900.....	Penhold
157 Bowman Circle.....	1:00 – 3:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$519,900.....	Sylvan Lake
39210 Range Road 274..	1:00 – 3:00 pm	Kim Fox .....	RE/MAX.....	506-7552.....	\$650,000.....	Red Deer County
88 Paramount Crescent.	2:00 – 4:00 pm	Simona Tantas.....	REALTY EXECUTIVES .....	396-5192.....		Blackfalds

### SUNDAY, MAY 7

### RED DEER

65 Larsen Crescent.....	1:00 – 3:00 pm	Kim Fox .....	RE/MAX.....	506-7552.....	\$470,000.....	Lonsdale
34 Vista Close .....	2:00 – 4:00 pm	Greg Martens.....	RE/MAX.....	391-8849.....	\$534,900.....	Vanier East
428 Kingston Drive .....	1:00 – 3:00 pm	Mike Snell.....	RE/MAX.....	352-9280.....	\$349,900.....	Kingsgate
25 Vienna Close .....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$939,900.....	Vanier East
439 6 Michener Blvd.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$340,000.....	Michener Hill
54 Vista Close .....	2:00 – 4:00 pm	Len Parsons.....	RE/MAX.....	350-9227.....	\$749,900.....	Vanier East
127 Adams Close .....	2:00 – 4:00 pm	Janice Resch .....	CENTURY 21 ADVANTAGE.....	346-0021.....	\$419,900.....	Anders South
6333 61 Avenue .....	1:30 – 4:30 pm	Avril Evans.....	CENTURY 21 ADVANTAGE.....	348-6303.....	\$213,500.....	Highland Green
102 Landry Bend.....	2:00 – 4:00 pm	Rob White .....	CENTURY 21 ADVANTAGE.....	350-1070.....		Lonsdale
#1605 4709 33 Street .....	2:00 – 4:00 pm	Hilary Rosebrugh .....	CENTURY 21 ADVANTAGE.....	358-2691.....	\$159,900.....	South Hill North
6 Densmore Crescent.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	506-2121.....	\$399,900.....	Deer Park Estates
#139 5344 76 Street.....	12:00 – 4:00 pm	Bett Portelance .....	CENTURY 21 ADVANTAGE.....	307-5581.....	\$41,000.....	Northwood Estates
407 400 Ramage Close..	2:00 – 4:00 pm	Chad Jensen.....	ROYAL LEPAGE NETWORK .....	318-0510.....	\$379,900.....	Rosedale Meadows
86 Duston Street.....	2:00 – 4:00 pm	Sena Walker.....	ROYAL LEPAGE NETWORK .....	358-0077.....	\$304,900.....	Deer Park Estates
#111 6118 53 Avenue .....	1:00 – 3:00 pm	Gerald Doré .....	ROYAL LEPAGE NETWORK .....	872-4505.....	\$299,900.....	Highland Green Estates
12B Ironside St Unit 2116	1:00 – 3:00 pm	Elaine Wade.....	ROYAL LEPAGE NETWORK .....	396-2992.....	\$209,000.....	Inglewood West
163 Doran Crescent .....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK .....	598-3338.....	\$349,900.....	Deer Park Village
74 Lazaro Close .....	2:00 – 4:00 pm	Les Anderson.....	ROYAL LEPAGE NETWORK .....	350-1932.....	\$612,900.....	Laredo
38 Lanterman Close.....	2:00 – 4:00 pm	Doug Wagar .....	ROYAL LEPAGE NETWORK .....	304-2747.....	\$342,500.....	Lonsdale
66 Douglas Avenue.....	2:00 – 4:00 pm	Henrietta Thompson.	SUTTON LANDMARK REALTY .....	347-0751.....	\$457,960.....	Deerpark Estates

### SUNDAY, MAY 7

### OUT OF TOWN

5448 53 Avenue .....	1:00 – 3:00 pm	Allan Melbourne.....	RE/MAX.....	304-8993.....	\$379,900.....	Lacombe
#69 39026 RR 275 .....	1:00 – 3:00 pm	Nadine Marchand .....	ROYAL CARPET REALTY.....	342-7700.....	\$499,900.....	Linn Valley
8 Iron Wolf Court.....	12:00 – 2:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795.....	\$309,900.....	Lacombe
123 Waskasoo Estates .....	2:00 – 4:00 pm	Darlis Dreveny.....	ROYAL LEPAGE NETWORK .....	358-4981.....	\$69,800.....	Waskasoo Estates
4612-43 Street .....	2:00 – 4:00 pm	Jacqui Fletcher.....	ROYAL LEPAGE NETWORK .....	896-3244.....	\$275,000.....	Sylvan Lake

View our complete publication ONLINE at [www.yourhouseyourhome.com](http://www.yourhouseyourhome.com)

A photograph of a young man and woman smiling and looking through a yellow, irregularly shaped frame. The woman is on the left, and the man is on the right. The background is a soft-focus outdoor scene.

**CAN YOU PICTURE  
YOURSELVES IN A  
NEW HOME?**

**YOUR HOUSE YOUR  
HOME**

**403-347-9474**

Email: [tanis.mcouat@yourhouseyourhome.ca](mailto:tanis.mcouat@yourhouseyourhome.ca)

**LET US HELP YOU FIND YOUR NEW HOME**





## Advantage

21 photos of every property

## Parkland Mall, Red Deer



**Bob  
Wing**  
403-391-3583



NOW \$279,900!

**6136 Horn St.**  
**HIGHLAND GREEN CUTIE!**  
Super clean, across from a park, 4 bedrooms, 2 bath, nicely fenced & landscaped, newer, 22x26 garage.



\$319,900

**119 Barrett Drive**  
**OPEN, SPACIOUS FLOOR PLAN!**  
Demo-ed walls, large windows and warm, oak woodwork offer a sense of charm - with lots of natural light!



**Saturday May 6, 2-3 pm**  
**\$200,000**

**1310 Lucina St.**  
**UPDATED PENHOLD STARTER!**  
Large eat-in kitchen, open plan, 2 beds, 2 baths, fenced yard, RV - perfect for a retired couple!

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



## Advantage

[www.century21.ca/derek.austin](http://www.century21.ca/derek.austin)

**403-597-2871 • 403-598-2871**



**Derek  
Austin**



**Eva  
Austin**



**IN INNISFAIL  
MAY 6 & 7  
WATCH FOR SIGNS!**

- 5036 59 Street. **Open Saturday and Sunday 2-4pm.** Built in 2014. Fully developed bungalow with 1,526 sq.ft. on main floor. 10' ceilings w/ all the extras, plus reduced to **\$525,000. MLS #CA0100576**
- #404 5000 48 Street. **Open Sunday 2-4pm.** 4th floor corner unit condo w/ mountain views. 2 beds, 2 baths, open bright design, heated parking. **MLS #CA0103672**
- 3732-50A Ave Crescent. **Open Sunday 2-4pm.** Large 4 level split w/ formal dining room, fireplace in family room and much more. **MLS #CA0102308**
- #93 Westwood Trailer Court. **Open Saturday 2-4pm.** New kitchen, reno'd and drywalled bedrooms and 2 bathrooms, plus much more. **MLS #CA100125**



## Bett Portelance 403-307-5581



**#435, 6 MICHENER BLVD**  
943 SQ FT CONDO  
1BDR, PLUS DEN, 2 BATH  
HEATED UNDERGROUND PARKING



**#139 5344 76 STREET**  
**SUNDAY, MAY 7 • 12-4 PM**  
NORTHWOOD ESTATES  
1024 SQ FT MOBILE HOME  
3 BDRMS, 1 BATH, \$41,000



**22 INGLIS CRESCENT**  
**SATURDAY, MAY 6 • 2-4 PM**  
1154 SQ FT BUNGALOW  
3BDR, 3 BATH  
ATTACHED GARAGE

**HELPING YOU MAKE  
THE RIGHT MOVE**

**bett.portelance@century21.ca**  
**www.BettPortelance.com**



## YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



To advertise call  
**Tanis at 403-347-9474**

or email  
[tanis.mcouat@yourhouseyourhome.ca](mailto:tanis.mcouat@yourhouseyourhome.ca)

Central Alberta's  
**OPEN HOUSE  
LISTINGS**



Century 21 Advantage

**Smarter, Bolder, Faster****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 \$114,990! Don't hesitate, call today!

**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!

**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, Renaii water heater, wet bar, 2 covered decks shed- those are only few things this house has to offer. Check website for more details.

**23 Martin Close**

Totally reno'd home with 2 kitchens up & down on a mature lot in desirable Morrisroe! Good price for a home that has so much to offer! Lge mature yard facing south features a large garden area (was previously a pool), deck, mature trees, & all the privacy you need, as there are no neighbours behind! Home was reno'd in a modern style, & some walls were opened to give you the room you need for your family to grow. There is an att'd single garage with a parking pad at the front, & walk out doors at the back with access to a guest suite. Call for details today!

**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 bdms & 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 bi-level. It features 3 bdms & 2 baths on the MF & 2 bdms & 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!

**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!

**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 bdms 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!



Check for 21 Photos & Videos at [www.ashachimiuk.com](http://www.ashachimiuk.com)  
[www.Asha.Chimiuk.RealtyFanPage.com](http://www.Asha.Chimiuk.RealtyFanPage.com)

Century 21 Advantage

**Milena Toncheva****403 304-5265****Покупаете или продавате недвижिमост?**

Доверьтес 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!



**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.**



**EXCELLENT, FULLY FINISHED** Immaculate starter home in a quiet family neighbourhood with a double heated garage. 4 bedrooms, 2 baths. **\$319,000.**



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



VISIT A CENTURY 21® OPEN HOUSE  
ON **MAY 6-7** FOR YOUR CHANCE TO

**WIN A \$10,000****The BRICK FURNITURE SHOPPING SPREE™**

\*Furniture &amp; mattresses only.





See **21 Photos** at [www.brendabowness.com](http://www.brendabowness.com)



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

[www.6asmundsenclouse.com](http://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](http://www.17hendersonclouse.com)



**INNISFAIL**

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

[www.6404-elmwoodway.com](http://www.6404-elmwoodway.com)



**CLIVE**

**PEACEFUL COUNTRY  
LIVING, GREAT LOCATION!**  
3 Bedroom, 3 Bath  
2,229 Sq.Ft. Two Storey  
**\$569,900**

[www.38415rangeroad244.com](http://www.38415rangeroad244.com)



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

[111, 80A Kellaway Crescent](http://www.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](http://www.14-kiddclouse.com)



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

[www.411-60lawfordavenue.com](http://www.411-60lawfordavenue.com)



**NEW LISTING**

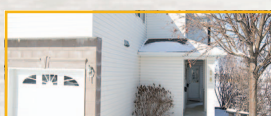
**PRISTINE FULLY FINISHED  
HOME, CLOSE TO SCHOOL!**  
5 Bedroom, 4 Bath  
1,235 Sq.Ft. Two Storey  
**\$574,900**

[www.78truantcrescent.com](http://www.78truantcrescent.com)



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

[www.4320-43street.com](http://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](http://www.28c-32dainesavenue.com)



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

[www.5713-60avenue.com](http://www.5713-60avenue.com)



**GULL LAKE**

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

[www.345pinestreet.com](http://www.345pinestreet.com)



**OPEN HOUSE**

**SAT MAY 6, 2-4 P.M.**  
**PRISTINE WALKOUT BUNGALOW,  
EXCELLENT SOUTHSIDE LOCATION!**  
3 Bedroom, 3 Bath  
1,154 Sq.Ft. Bungalow  
**\$389,900**

[www.22ingliscrest.com](http://www.22ingliscrest.com)



**SYLVAN LAKE**

**STYLISH AFFORDABLE  
TOWNHOUSE, NO CONDO FEES!**  
2 Bedroom, 3 Bath  
1,240 Sq.Ft. Two Storey  
**\$218,900**

[www.22raffertycourt.com](http://www.22raffertycourt.com)



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

[www.44-6220orndrive.com](http://www.44-6220orndrive.com)



**WALKOUT BACKING  
ONTO A PARK!**  
4 Bedroom, 3 Bath  
1,224 Sq.Ft. Bungalow  
**\$439,900**

[www.32dentoomclouse.com](http://www.32dentoomclouse.com)



**NEW LISTING**

**LOVINGLY CARED FOR  
HOME, QUIET CLOSE!**  
3 Bedroom, 3 Bath  
1,050 Sq.Ft. Bi-Level  
**\$354,900**

[www.94kiddclouse.com](http://www.94kiddclouse.com)



**TRIPLE GARAGE, WALKOUT BSMT  
& PREMIUM LOCATION!**  
4 Bedroom, 4 Bath  
2,057 Sq.Ft. Two Storey  
**\$545,000**

[www.119armitageclouse.com](http://www.119armitageclouse.com)

*On the move with*  
**Team Bowness**

**BRENDA BOWNESS** **DENNIS BOWNESS**

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

**Century 21 Advantage**

# Ask Charles

***I heard that if someone calls themselves a "contractor," they don't need to have a licence to provide property management services. Is that true?***

No, that's not true. The truth is it doesn't matter what a person calls themselves. If they are providing property management services and they are not the owner of the property or an employee of the owner, they require a licence from the Real Estate Council of Alberta (RECA).

The Real Estate Act, which RECA administers, defines property management as:

1. leasing, negotiating, approving or offering to lease, negotiate or approve a lease or rental of real estate;
2. collecting or offering or attempting to collect money payable for the use of real estate;
3. holding money received in connection with a lease or rental of real estate; and
4. advertising, negotiating or any other act, directly or indirectly for the purpose of furthering the activities described in items 1-3.

Licensed property managers can find suitable tenants, deal with nuisance tenants, draft lease agreements, and regularly inspect and maintain property on behalf of a property owner. It is up to property managers and the property owners to negotiate the specific tasks the property manager will provide, but ultimately, before providing property management services, the property manager needs a licence.

Property manager licensing provides vital protection for property owners. Individuals must

complete comprehensive education before becoming licensed as a property manager, they must also provide a Certified Criminal Record Check to RECA prior to receiving a licence, and there are ongoing education requirements.

If a property owner is working with a licensed property manager, they have the added protection of the Consumer Compensation Fund. The Fund compensates consumers who suffer a financial loss as a result of fraud, breach of trust, or a failure to disburse or account for money held in trust by an industry member in connection with a real estate trade, mortgage deal, or property management services.

If you work with an unlicensed property manager, and the property manager disappears and takes rental payments or damage deposits with them, your only recourse is through the courts.

As a property owner, you're not required to hire someone to manage your rental or investment property, but if you do, take steps to protect yourself. Ensure that the company and individual you hire are licensed to provide property management services in Alberta. You can check if someone is licensed through RECA's website at [www.reca.ca](http://www.reca.ca).

*"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](mailto:askcharles@reca.ca).*



**Tim Maley**

403.550.3533



**real estate  
central  
alberta**  
4440 - 49 ave.  
red deer  
403.343.3020



**85 Coachman Way**

**ALMOST NEW BI-LEVEL** with 3 bdrms on the MF! Hdw floors, maple cabinets, pantry, & plenty of counter space. The MB has a 4pc ensuite, & there is a large undeveloped bsmt. The yard is fully fenced & landscaped & a quick possession is available! **\$309,900**



**39 Donnelly Crescent**

**4 BEDROOM BUNGALOW**, and a 5th bedroom can be added easily! Rear detached garage, large green space at the front, hardwood floors, main floor laundry, and fully finished! **\$354,500**



**6 Eakins Crescent**

**FULLY FINISHED BUNGALOW** with attached garage! 4 beds and 3 baths, fully fenced and in great condition! **\$363,500**



**3 Jenner Crescent**

**5 BEDROOM** fully finished bungalow in Johnston Park! Built by Canada West, open concept, fireplace, fully finished basement and attached garage! **\$374,500**



**27 Lees Street**

**MINT CONDITION!** 3 bdrms up & 2 down, ensuite, recent reno's inc new kitchen cabinets & counter tops, concrete RV parking pad & much more. This home looks brand new! Walk to school & Collicutt, fully fin'd bsmt, fresh paint, awesome home! **\$419,500**



**18 Lowden Close**

**BRAND NEW QUALITY**, fully finished 2 storey! Wonderful location, 3 beds up and 1 down, fireplace, ensuite, and a great layout - be the first owner! **\$494,900**



**14 Windermere Close**

**BEAUTIFUL CUSTOM** Sorento 2 storey 3 bdrms, 4 baths, top floor laundry, Hardwood floors, and front garage. Minutes from Heritage Ranch in Westlake! **\$499,500**



**452032 RR 34**

**BEAUTIFUL ACREAGE** Near Hoadly, roughly 30mins north of Rimby. Fabulous log home, large det'd garage, large barn and several other outbuildings. Nearly 75 rolling and cross fenced acres! **\$649,900**



**50 Tyson Crescent**

**STUNNING WALK-OUT** 2 storey, 5 beds, 4 baths, custom chef's kitchen & backing on to a pond. Granite counter tops, SS appliances, upgraded fixtures, upper & lower decks with gas, bonus room, there are many custom upgrades in this home! **\$698,880**



**39140 RR 282**

**10 MINS FROM RED DEER** & zoned AG B, this could be the perfect place to bring your business! The 50x96 heated shop has a washroom & office, plus 14x20 door to accommodate large vehicles. The home features 3 bdrms, large wrap around deck, & is finished top to bottom! **\$849,000**

Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit [www.timmale.com](http://www.timmale.com).





real estate central alberta

4440 - 49 ave., red deer • 403.343.3020

sylvan lake 403.887.2217 • lacombe 403.782.4301 • ponoka 403.783.5007

www.remaxsylvanlake.com www.remaxlacombe.com www.remaxreddeer.com www.remax-ponoka.com

..... **RED DEER LISTINGS IN PRICE ORDER** .....

**\$227,500****137-6 Michener Blvd.**

**SIERRAS OF MICHENER** is a terrific 40 Plus condo with super amenities. This suite offers very open floor plan, convenient location, heated underground parking and a great atmosphere. You will love to live here at a very affordable price. **Ivan Busenius 403-350-8102, www.ivanb.ca**

**OPEN HOUSE • SAT. MAY 6, 1-3 P.M.****\$249,900****5815-58 ave.****GREAT PLACE TO START**

Cute as a button. 4 bedrooms, 2 bathrooms, very clean home-big lot. 24x32 garage, RV parking. **Your host Len Parsons 403.350.9227**

**OPEN HOUSE • SUN. MAY 7, 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**

**\$619,900****121 Lalor Drive****STUNNING EXECUTIVE STYLE**

2 storey home, great for family in desirable Laredo. Large home with 3 awesome bedrooms, big bonus room, and a stunning spacious kitchen. Central Air, sprinklers, & heated garage. Put this home on your list to view this week. **Call MIKE SNELL 403-352-9280 today for more details or visit www.mikesnell.ca.**

**OPEN HOUSE • SUN. MAY 7, 2-4 P.M.****\$749,900****54 Vista Close**

**ADULT 45+** Absolutely over the top. Fully developed bungalow.

Top quality throughout, loaded with extras! Triple garage on a pie lot. **Your host Len Parsons 403.350.9227**

**\$939,900****25 Vienna Close****4 BED/3 BATHS**

2 walk out Bungalow, 2,086 sq.ft., Triple Heated Garage, Fully Landscaped with Pond out Back, 5 pc Ensuite, Several Upgrades, Surround Sound Throughout, Let Mitzi give you a tour of this fabulous Rustic feel home. **Call Mitzi Billard 403.396.4005**

**\$1,425,000****101, 38254 RR 265****RED DEER'S MOST EXCLUSIVE ACREAGE**

**COMMUNITY** overlooking the city lights! The 2 Storey home is custom built & sits on 1.90 acres of beautiful landscaping. Features 4391 sq ft of living space w/ 6 bdrms, 4 baths plus a triple attached garage! **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

•• **BLACKFALDS** ••

**\$859,900****14 Greystone Close****ONE LOOK WILL DO**

& you'll love this beautiful custom built bungalow located in Grey Stone Ranch. The home has 3790 sq ft of finished space with high-end features throughout and sits on 4.18 Acres of FF landscaping. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

•• **GULL LAKE** ••

**\$659,900****345 Canal Street Meridian Beach****LIVE AT GULL LAKE**

full time or as a seasonal retreat! This beautiful 2 Storey home features 2312 sq ft w/ 6 bdrms, 4 baths, 3 living rooms, gorgeous HE wood stove plus a heated detached triple garage. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.



Find your  
dream  
home in

YOUR HOUSE YOUR  
**HOME**



**DAVID BARSNESS**  
Realtor®

LISA  
SUAREZ  
REALTY TEAM

ROYAL LEPAGE

Royal LePage Lifestyles Realty

5820A Highway 2A, Lacombe, AB T4L 2G5

www.familyfriendlyhomes.ca

daveb@royallepage.ca lisasuarz@royallepage.ca



**LISA SUAREZ**  
Realtor®

**Protecting Your Best Interests**

**403-782-3171**



*Gull Lake*

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



*Lacombe*

37 ERICA DRIVE  
**\$695,900**  
MLS CA#0101782



*Blackfalds*

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



*5.39 Acres*

25 MORNING MEADOWS DR  
**\$550,000**  
MLS CA#0103904



*Lacombe*

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



*Lacombe*

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



*Lacombe*

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



*Lacombe*

21 IRON WOLF BLVD  
**\$349,900**  
MLS CA#0102864



*Lacombe*

1 PAR COURT  
**\$332,500**  
MLS CA#0103276



*Lacombe*

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



*Lacombe*

90 RANCHERS CLOSE  
**\$325,000**  
MLS CA#0103383



*Lacombe*

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



*Blackfalds*

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



*Clive*

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



*Lacombe*

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



*Lacombe*

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



*Alix*

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



*Lacombe*

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



*Lacombe*

4721 49 AVENUE  
**\$174,900**  
MLS CA#0102737



*Alix*

4419 LAKE STREET  
**\$130,000**  
MLS CA#0104032

**YOUR  
LISTING**

**HERE!**



*Blackfalds*

124 PARAMOUNT CRES  
**\$125,000**  
MLS CA#0103058



*Wolf Creek Village*

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



*Lacombe*

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

**YOUR  
LISTING**

**HERE!**