

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | MAY 12, 2017

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

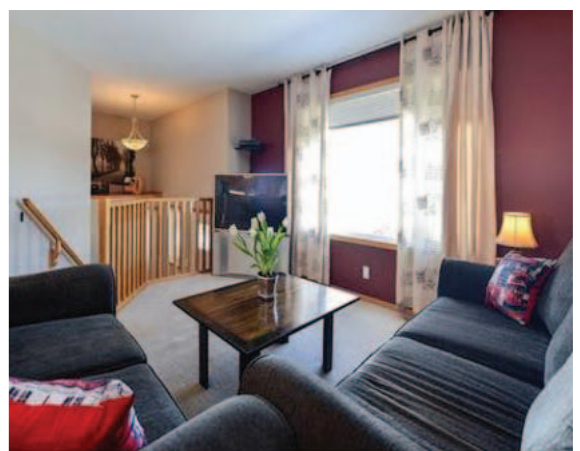
**264 Kingston Drive,
Red Deer**

Check out this
**IMMACULATE FULLY FINISHED
FAMILY HOME**

In a quiet family neighbourhood.
With double heated garage.

\$319,000

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



View our complete publication ONLINE at www.yourhouseyourhome.com



Network Realty Corp. 403-346-8900

3608-50 Ave www.networkrealtycorp.ca



403-318-3627



96 OAKWOOD CLOSE
\$899,000 3D Tour now available! Immaculate custom built 2 storey walkout backing onto green space! **Call Alex to view!**



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



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



41 BENNETT STREET
Main floor 2 bedroom condo located close to parks, shopping! Ready to move in. Just **\$138,000**.



2414 - 12B IRONSIDE ST
\$234,000 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!**



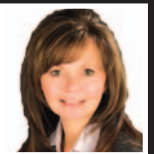
49 CYPRUS ROAD BLACKFALDS
\$534,900 Wow! Fabulous former show-home boasts 2 storey fully finished with all the upgrades you would expect! Oversized att. Garages. **Call Alex to view!**



23 NEWCOMBE CRESCENT
\$324,500 Large pie lot facing green space. 3 Bedrooms up with det double garage makes this a great family home! **Call Alex to view!**



39215 RANGE RD 284
3D Tour Coming Soon! Gorgeous Custom built large fully fin'd 2 storey walkout acreage mins to Red Deer or Sylvan Lake. Custom home features huge att'd garage, 4 bdrms, 5 baths & much more



Janice Mercer
403.593.3333



32 DAWSON ST., RED DEER CA0104728
\$369,900
OPEN HOUSE SAT. MAY 13, 2-4 PM
Tidy 4 bedroom 4 level split across the street from a park! Great family home!



163 DORAN CRES, RED DEER MLSCA0103972
\$349,900
OPEN HOUSE SUN. MAY 14, 2-4 PM
Adult Duplex. 3 bedrooms, 3 baths 2 fireplaces, main floor laundry, central air. Just move in! No condo fees!



9 PORTWAY CLOSE, BLACKFALDS MLSCA0104738
\$443,900
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.



Garry Raabis
403-340-6789

MOTHER'S DAY SPECIAL



OPEN HOUSE SAT. MAY 13, 1-3 PM
33 METCALF AVENUE
\$419,000 Call Garry at 403-340-6789

Gorgeous maple kitchen, high end appliances, huge covered deck off kitchen, 4/5 bedrooms, 3 bathrooms, heated separate workshop, and poured RV pad with power. Backs onto a huge park, has a beautiful yard.



OPEN HOUSE SAT. MAY 13, 2-4 PM
51 ACKERMAN CRESCENT
\$479,000 Call Garry at 403-340-6789

SHOW STOPPER KITCHEN
4 bedrooms, 3 baths, 2 walkouts to full deck, 2 walkouts to full covered patio and landscaped yard. **ABSOLUTELY BEAUTIFUL**

www.yourcentralalbertarealtor.com



Les Anderson
403.350.1932



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!
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**



BEAUTIFUL BUNGALOW
On a quiet close. Great curb appeal with covered front veranda plus rear deck onto south facing yard. Open plan, 2 bedrooms up, 1 down. 3 pc ensuite plus walk in closet. 6 appliances. Priced at **\$339,900**



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**

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



Doug Wagar
403.304.2747



OPEN HOUSE SUN MAY 14, 2-4 PM
171 DANIEL CRESCENT
Wonderful family home- walkout with 4 beds, 3 baths, & an office. Super value at **\$409,900**.



JUST LISTED!
3 beds fully dev'd town home! Super location across from the hospital! No condo fees, fenced yard. **\$214,900**



LANCASTER FULLY DEV'D
Bi-level on a close. 4 beds, 2 baths, double garage on a pie lot. **\$338,900**



ROSEDALE TOWNHOME
w/ attached garage, gas fireplace, and ensuite. **\$225,000**



DRIVE A LITTLE
Save a lot! Small town living in Eckville. 4 bdrm bungalow on a huge lot. **\$219,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



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

VISIT OUR WEBSITES TO VIEW ALL LISTINGS!



Elaine Wade
 403 396-2992
 www.elainewaderealestate.com



Norm Jensen
 403 346-8900



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



Darlis Dreveny
 403 358-4981
 www.darlisdreveny.com



Bob Gummow
 403 598-7913
 www.bobgummow.net



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

Check Out My Website - geraldlore.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 \$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.



OPEN HOUSE SUN. MAY 14, 1-3 PM
 Springfield Crossing - 1048 sq ft 3 beds, 2 baths - att. single garage, newer appliances, south exposure. MLS#CA0104164
Only \$319,900

43 HERITAGE DR.



REDUCED
 2350 sq. ft. 4 level split - amazing family home with many renos. too many features to list. Price to Sell! Only \$399,900
 MLS#CA0098340
\$399,900

118 JASPAR CRES.



NEW LISTING
OPEN HOUSE SAT. MAY 13, 1-3 PM
 Newer 900 sq. ft. bi-level w/4 beds, 2 baths, fully dev., beautiful, lge kitchen, i/f heat r/i, large yard fenced & ready for garage, tidy, spotless & well maintained MLS#CA0103973
Only \$289,900

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.



NEW LISTING
OPEN HOUSE SUN. MAY 14, 2-4 PM
 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.



NEW LISTING
 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#CA104119
Only \$299,900



350-5502
Carol Donovan



OPEN HOUSE SAT. MAY 13, 2-4 PM

covered deck. Plenty of yard if you need RV parking. Don't miss this prime location home! **Call Carol today!!**

#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



shed. Neutral decor and move in ready! Don't miss this one! **Call Carol today!!**

109 DEMPSEY STREET

Immaculate Deer Park Bi-level. Three bedrooms up, one down. Bright kitchen opens to south facing deck. Generous family room and games room. Nicely landscaped with a patio, ample yard and

YOUR HOUSE YOUR HOME

To advertise call **Jamie** at **403-309-5451**

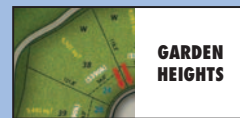
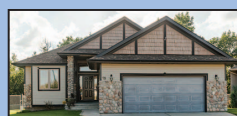
Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



**Steve Cormack**

403.391.1672

*Want results?
Give me a call!***Network Realty Corp. 403-346-8900****3608-50 Ave www.stevemackrealestate.ca****19 SANDS STREET BUFFALO LAKE, ROCHON SANDS**
Lake Life! \$399,000**2107 25 AVENUE, DELBURN**
Small town Living \$239,900**61 KENDALL CRES, RED DEER**
Spotless family home! \$389,900**26 GARRISON PL, RED DEER**
Walk out lot \$390,000**13 GARRISON PL, RED DEER**
Build your dream home \$260,000**39 ASPEN LANE, PARKLAND BEACH**
Year round home at the lake \$339,900**433 6 AVE, ELNORA**
Built in mortgage helper \$316,500**421051 RANGE ROAD 283, PONOKA COUNTY**
Bring your horses \$779,900**4923 50 ST, ALIX**
Commercial storefront \$49,900**4122 45 AVE, SYLVAN LAKE**
Ryders Ridge beauty \$424,900**139 MCLEVIN CRES, RED DEER**
Gorgeous character home \$459,900**4840 43 ST, SYLVAN LAKE**
Fully finished \$269,900**18 LAW CLOSE, RED DEER**
Unbeatable location \$498,500**5632 52 ST CLOSE, ECKVILLE**
Small town living \$315,000**32 DAWSON ST, RED DEER**
Pristine home great location \$369,900**5 DUMAS CREST, RED DEER**
6 bedrooms \$429,900**21 DUNNING CRES, RED DEER**
Walk to schools/shopping \$394,900**369 INGLEWOOD DR. #28, RED DEER**
Fully finished, great location \$272,900**26212 TWP RD 393, LACOMBE COUNTY**
9.26 ac. Horse property \$639,000**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!

Call Jamie at 403-309-5451**landmark realty 347-0751**
#101 - 4406 - 50th Ave. (24 hrs.)**EDUARDO HARO**
403-318-3980**40 JARVIS CL. PENHOLD \$338,700**
SAT, MAY 13, 2-5 PM
Spacious floor plan & a nice quiet location only 7 mins to Red Deer. This 1266 sq. ft. 5 bdrms & 3 baths has lots of added value such as in floor heating, centralized A/C, and a side-by-side FP. A must see!**ANDRE ILIESCU**
403.872.8879**24 DRAKE CLOSE FAMILY WANTED**
SUN, MAY 14, 2-4 PM
4 bedrooms, 3 bathrooms, 4 level split. Large private backyard. Come by and say hi!**Did you know
we now offer
Property
Management
Services?**



Advantage Milena Toncheva 403 304-5265

Покупаете или продаете недвижимость?

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

¿Desea comprar o vender su casa?

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



**Milena
Toncheva**
304-5265

**OPEN
HOUSE**



**SAT., MAY 13, 2 - 4 P.M.
85 WRIGHT AVE**

FANTASTIC REVENUE PROPERTY, WALKING

DISTANCE TO RED DEER COLLEGE

Fully developed, upgraded half duplex with a basement suite, 4 bedrooms, 2 baths.

\$255,000.



Feature Home

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 seen much love & upgrades in the last few years. Experience care free home ownership. 3bdrms, 3 baths.

\$240,000.

Bett Portelance 403-307-5581



#435, 6 MICHENER BLVD

943 SQ FT CONDO

1 BDR, PLUS DEN, 2 BATH

HEATED UNDERGROUND PARKING



#139 5344 76 STREET

GREAT FAMILY HOME

960 SQ FT MOBILE HOME

3 BDRMS, 1 BATH, \$41,000



7050 GRAY DRIVE #1007

GREAT PLACE TO CALL HOME

3 BDR, 2 BATH

W/ADDITION, \$69,900

**HELPING YOU MAKE
THE RIGHT MOVE**

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



Advantage 21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**
403-391-3583



**OPEN
HOUSE**

Saturday May 13, 1-2 pm

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.



**OPEN
HOUSE**

Saturday May 13, 3-4 pm

NOW \$519,900!

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.



NOW \$124,900!

601, 4719 - 33 St.

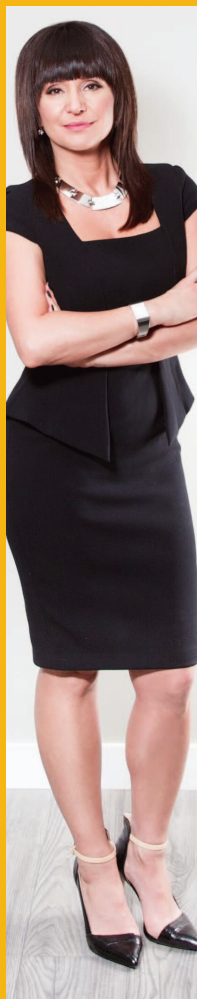
CLOSE TO RED DEER COLLEGE!

Affordable 3 bdrm townhouse, 4 appliances, 2 parking stalls, near Kin Canyon and quick possession.

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

Century 21 Advantage

Smarter, Bolder, Faster



**Asha
Chimiuk**
403-597-0795

**\$434,900****13 Pembroke Court**

Impressive, modified 2 storey located in Pinnacle in Blackfalds! Shows like brand new! No hustle needed to finish the landscaping & bsmt, as everything is already done for you! This move in ready house has everything that a buyer desires on the list: walk out bsmt, pie shaped lot, in floor heat, 3 bdms on one level, laundry room up, plus more. Stylish & modern decor throughout. Don't miss this one. Add it to your shopping list today!

**\$259,900****201, 3505-51 Ave**

Looking for a carefree style of living, something modern & stylish that doesn't require any renovations? Check out this condo in the perfect downtown location! 2 bdms, 2 baths, your own laundry room in-suite, large front entry, walk in closet, & a west-facing balcony! Upgrades include: AC, under ground parking, granite counter tops & stylish finishings- perfect for a professional working at the hospital! Call Today for details!

**\$399,990****159 Kirtan Close**

A perfect family home on a quiet close, close to a large park! 5 bdms & 3 baths. The open floor plan & large rec room are perfect for entertaining! Pie shaped yard has a good sized deck & patio perfect for a fire pit. Decorative curves were added to spruce up the look of the front of the house. Elegant bsmt was recently fin'd incl a stylish bath for you to enjoy! Full appliance package included!

**\$309,900****#8 Iron Wolf Court**

In a quiet close in desirable Iron Wolf area is located this well designed blevel. 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!

**\$544,900****154 Ivany Close**

On a quiet close. 1824 sq.ft., 2 storey, fully fin'd, on a pie lot. Open concept main floor, large tiled entry way, large living room & modern kitchen. Quartz, island w/ eating bar, upgraded cabinetry w/ elegant back splash, granite sink. Patio doors and maintenance free deck. 3 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.

**\$349,900****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 attic 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!

**\$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!

**\$409,900****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.

**\$114,990****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!

**\$339,850****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!

**\$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 bdms 4 baths and more! South facing yard!

**\$299,900****48 Arthur Close**

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

Ways to make your house more saleable:

There are a lot of things that you can do to help which could make for a quicker sale at a better price. They are all little things that cost you little or nothing, but they can make a big difference in the prospect's first impression . . .

Call a member of the Red Deer Real Estate Board — their expertise in real estate can help you during the complex process of selling a home.

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



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

www.6asmundsendclose.com



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

www.17hendersonclose.com



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

www.6404-elmwoodway.com



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

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-kiddclose.com](http://www.14-kiddclose.com)



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

www.411-60lawfordavenue.com



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

www.78truantcrescent.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



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

www.345pinestreet.com



**PRISTINE WALKOUT BUNGALOW,
EXCELLENT SOUTHSIDE LOCATION!**
3 Bedroom, 3 Bath
1,154 Sq.Ft. Bungalow
\$389,900

www.22ingliscrest.com



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

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



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

www.32dentoomclose.com



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

www.94kiddclose.com



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

www.119armitageclose.com

On the move with
Team Bowness

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BOWNESS**

**DENNIS
BOWNESS**

Call or Text
403.350.9509

Call or Text
403.357.8087

Century 21

Advantage

**Wes Wiebe**

info@counterscapes.ca

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

facebook.com/CounterscapesRD

**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 Jamie for more information
or for advertising space!*

403-309-5451

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, MAY 13

RED DEER

#112 54 Bell Street	1:00 – 3:00 pm	Barb Munday	2 PERCENT REALTY	598-7721	\$159,900	Bower North
177 Ireland Crescent	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$359,900	Inglewood West
21 Rowell Close	2:00 – 4:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK	350-5502		Rosedale Meadows
118 Jaspar Crescent	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$289,900	Johnstone Crossing
52 Eastman Crescent	1:00 – 3:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815		Eastview Estates
33 Metcalf Avenue	1:00 – 3:00 pm	Garry Raabis	ROYAL LEPAGE NETWORK	340-6789	\$419,000	Morrisroe Extension
51 Ackerman Crescent	2:00 – 4:00 pm	Pamella Warner	ROYAL LEPAGE NETWORK	302-3596	\$479,000	Aspen Ridge
32 Dawson Street	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$369,900	Deer Park Village
1606 30 Carleton Ave	11:00 am – 1:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700	\$281,900	Clearview Ridge
32 Sisson Ave	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552		Sunnybrook South
1003 30 Carleton Ave	1:00 – 3:00 pm	Mike Snell	RE/MAX	352-9280	\$269,900	Clearview Ridge
104 150 Vanier Drive	1:00 – 3:00 pm	Leanna Cowie	RE/MAX	506-5266	\$307,900	Vanier Woods
27 Lees Street	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$409,900	Lancaster Meadows
94 Lewis Close	1:00 – 3:00 pm	Greg Martens	RE/MAX	391-8849	\$470,000	Lancaster Green
119 Isherwood Close	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993		Ironstone
10 Kingston Drive	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$384,900	Kingsgate
85 Wright Ave	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$255,000	West Park
21 Michener Place	2:00 – 4:00 pm	Danielle Perry	CENTURY 21 ADVANTAGE	505-9596	\$454,900	Michener Hill
6136 Horn Street	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$279,900	Highland Green
4026 52 Street	3:00 – 4:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$519,900	Michener Hill

SATURDAY, MAY 13

OUT OF TOWN

12 Ebony Street	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$358,900	Lacombe
4913 Aspen Lakes Blvd	1:00 – 3:00 pm	Debra Kerr	RE/MAX	597-9134	\$399,000	Blackfalds
40 Jarvis Close	2:00 – 5:00 pm	Eduardo Haro	SUTTON LANDMARK	318-3980	\$338,700	Penhold
#17 4546 Iron Wolf Place	2:00 – 4:00 pm	Darlis Dreveny	ROYAL LEPAGE NETWORK	358-4981	\$241,800	Lacombe

SUNDAY, MAY 14

RED DEER

6 Densmore Crescent	1:00 – 3:00 pm	Dallas Todd	CENTURY 21 ADVANTAGE	575-5153	\$399,900	Deer Park Estates
105 Dowler Street	1:00 – 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	506-2121	\$344,900	Deer Park Estates
439-6 Michener Blvd	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$340,000	Michener Hill
24 Drake Close	2:00 – 4:00 pm	Andre Iliescu	SUTTON LANDMARK	872-8879	\$399,000	Deer Park Village
163 Doran Crescent	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$349,900	Deer Park Village
171 Daniel Crescent	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$409,900	Devonshire
434 Jenkins Drive	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$319,900	Johnstone Park

SUNDAY, MAY 14

OUT OF TOWN

49 Cyprus Road	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$534,900	Blackfalds
4 Johnson Close	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$259,900	Penhold

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Ask Charles

I just spent \$50,000 to finish my basement with high-end finishings. Now, I'm listing my house for sale, and my real estate representative says she can't include the basement square footage in the total size. Why not?

You developed your basement and it's beautiful. You're sure any potential buyer would agree that it looks great, and is definitely livable space. But, your real estate professional is correct, the square footage of your basement cannot be included in the size of your home for listing purposes.

In Alberta, real estate professionals are required to follow the Residential Measurement Standard (RMS) when listing a residential property for sale. The RMS contains nine principles that enable real estate professionals, as well as buyers and sellers, to determine and compare the size of residential properties. The RMS sets out the specific parts of a residential property that can be included in its size for listing purposes.

Above grade levels are the levels of a residence that are entirely above grade. Below grade levels are the floor levels of a residence that are partly or fully below grade. If any portion of a level is below grade, the entire level is considered below grade. Below grade spaces include lower levels and basements. The RMS size of a property is, essentially, the sum of its above grade levels. Below grade levels are not included in the RMS area.

Without the RMS in place, there would be little consistency in how real estate professionals, and their sellers, measure and describe their property. Some may want to include their basement (unfinished or not), some may include an enclosed sunroom, while others may include the space created by a bow or bay window.

The RMS provides a consistent means of measuring, and describing, residential property size in Alberta.

Sellers, and their real estate representatives, are welcome to include additional measurement information in their listings, but the primary size listed in the listing must be the size according to the RMS.

Sellers need to remember that size isn't the only factor that will affect a property's list or selling price. Other factors include location, condition, quality of finishing, layout, and even type of ownership. You may not be able to include the square footage of your basement in the total square footage of your home, but the features of your home will set it apart from other properties. Size matters, but it's not the only thing that matters.

"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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OPEN HOUSE MAY 13, 1-3 PM



#112-54 BELL STREET RED DEER

Upgraded condo on ground floor. New windows, roof, appliances, paint, light fixtures, countertops, flooring-the list goes on! Two bedroom unit with 2 patio areas, and assigned parking. **Only \$159,900**



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Of the city lights? See this 3 (yes 3) bedroom, 1356 sq. ft. condo. Elevator, common area, family room and exercise room, storage, two parking spaces (one inside, one out). **Reduced to \$325,000** Immediate occupancy.



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Equipment only for sale, business **reduced to \$79,000**. Beauty stations complete with chairs, massage beds, nail technician stations, office equipment, and all inventory and leasehold equipment. What an excellent opportunity to start your own, or increase your existing!



CLOSE LOCATION

Pie lot, gorgeous two storey with a huge bonus room above garage. 1907 sq. ft., double attached garage, hardwood flooring, jetted tub, **reduced to \$432,000**. Call before it is gone.



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

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OPEN HOUSE SAT., 11 AM - 1 PM

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FULLY FINISHED Located in Clearview, 3 bedrooms/3 baths 2 storey w/ laminate flooring, fenced yard & 2 parking stalls! Reduced to **\$281,900**
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BRAND NEW 1151 sq. ft., 3 bdrm, 2 bath bi-level in Blackfalds. Stainless steel appliance pkg, 10 year new home warranty. **\$314,900** **CALL BRAD GRANLUND 342-7700.**



HUGE FAMILY HOME Backs onto greenspace - 2333 sq. ft., 4 bdrms up + bonus room, hardwood, granite flooring, 5 pce ensuite, basement undeveloped. **\$579,800** **CALL BRAD GRANLUND 342-7700.**

JUST LISTED



**OPEN
HOUSE**

OPEN HOUSE SAT., 1-3 PM

177 IRELAND CRESCENT

ACROSS THE STREET FROM PARK 3 bdrm/3 bath potential for 4th bdrm. New shingles, custom tiled shower, 26x26 garage + air conditioning. **\$359,900**
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RED DEER



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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.

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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 **\$1,649,000**
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3 BDRM, 2 BATH 2 STOREY In Vista's w/south facing back yard. Stainless appliances, quartz countertops, basement undeveloped. **\$459,900** **CALL BRAD GRANLUND 342-7700.**



IMMEDIATE POSSESSION! 1844 sq ft 3 bedrooms/3 bathroom 24x24 attached garage. partial basement development Shows like new! Sylvan Lake. **\$469,900**
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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**
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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**
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FULLY FINISHED BI-LEVEL IN PENHOLD

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4 JOHNSON CLOSE, PENHOLD

On a huge lot. Features vaulted ceilings, 3 bdms, 2 full baths, office, large family room with gas FP, 4 appliances. Has some new carpet & lino.

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\$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 bdms, 2 baths, a lge att fin'd garage, fully fenced & nicely landscaped.

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The benefits of hiring professional contractors

The DIY movement has inspired many homeowners to tackle home repair and remodeling projects on their own. DIY projects can be rewarding, and many homeowners who have embraced the DIY movement have discovered talents they never before knew they had.

But no matter how simple popular home renovation television shows make remodeling projects appear, homeowners should know that such undertakings are far more difficult than they appear on television. Homeowners who overestimate their abilities and the time they have to complete projects can cost themselves substantial amounts of money. In fact, there are a variety of reasons homeowners might want to work with professional contractors when tackling home improvement projects.

Experience

A trial and error approach can work with various projects and problems. But applying such an approach to home improvement projects is risky and potentially dangerous, not to mention costly. Experienced professional contractors with strong track records (seek recommendations from friends or neighbors) won't have to go through trial and error and are therefore more likely than DIYers to complete a project on time and on budget.

Inspiration

One oft-overlooked benefit of working with professional contractors is the likelihood that they can draw up ideas for projects that homeowners might otherwise never have thought up on their own. Homeowners without specific ideas in mind can ask contractors to come up with various scenarios before committing to a particular one. Veteran contractors can draw on years of experience to create designs that DIYers might be incapable of coming up with and/or incapable of seeing through to completion.

Cost

Conventional wisdom suggests it's less expensive to do something yourself than to hire someone else to do it for you, but that's not necessarily true of home improvement projects. Labor costs typically account for a substantial amount of professionally contracted projects, but homeowners can



cut those costs by volunteering to do some of the simpler tasks themselves. In addition, contractors often purchase materials at a much lower cost than individual homeowners because contractors buy in bulk. So while labor costs might be lower on DIY projects, the cost of materials can offset those savings.

Resale value

Many homeowners renovate their homes with eyes on improving the resale value of those homes. But if homeowners want to showcase a newly remodeled kitchen when selling their homes, they should be prepared for prospective buyers to ask who worked on the project. Fearing potential problems down the road, some buyers might be put off by homes that were remodeled by DIYers and not professional contractors.

Renovating a home on your own can be a rewarding project for homeowners. But it's important that homeowners recognize the many benefits of working with professional contractors before making any final decisions with regard to who will tackle their next project.



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- **LOT 4: 1.58 acres. \$299,000**
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 (Building envelope area 1.14 acres)
- **LOT 6: 1.90 acres. \$299,000**
 CA0103524 • Available
 (Building envelope area 1.56 acres)
- **LOT 7: 1.83 acres \$309,000**
 CA0103525 • Available
 (Building envelope area 1.33 acres)



98 Village Crescent
 Like new. 4 bdrm, 3 bath on quiet
 crescent. CA0102160
\$389,000



20-26322 TWP RD 372
 Beautiful 4 bdrm, 3 bath bungalow,
 minutes to Red Deer. CA0101771
\$659,000



56 Norton Avenue
 Upgraded 5 bdrm, 3 bath,
 4 level split. CA0101770
\$379,700



14 Garrison Place
 Build your Dream
 Home! Large lot in
 the city. CA0100857
\$330,000

Moving Checklist

ONE MONTH BEFORE

- ✓ Make reservations for moving services and make a list of all items to be moved.
- ✓ Notify friends, relatives, creditors, etc. of your move. Begin submitting change of address forms to them and to your local post office.
- ✓ If you have children, be sure to request all of the necessary documents for transferring schools.
- ✓ Gather all important personal documents, medical/dental records, insurance policies, etc.
- ✓ Begin packing seldom-used items. Consider holding a garage sale for those items you won't be moving.
- ✓ Arrange connect/disconnect dates with telephone and utility companies.

TWO WEEKS BEFORE

- ✓ Clear up any outstanding accounts
- ✓ Transfer checking and savings accounts to your new location.
- ✓ Return borrowed items including library books and retrieve loaned items.
- ✓ Arrange for pet travel, if necessary.
- ✓ Cancel/transfer any membership fees or prescriptions (ask your doctor for assistance).
- ✓ Dispose of flammable liquids such as spray paints, solvents, and gas in lawn mowers.
- ✓ To avoid costly deposits, request "Perfect payment Record" letters from utility companies.

ONE WEEK BEFORE

- ✓ Clean appliances - don't forget to clean the oven and defrost the refrigerator.
- ✓ Start packing clothes. Remember to prepare "arrival kits" of essential items you'll need when you get to your new home (toiletries, medicines, paper plates, etc.)

MOVING DAY!

- ✓ Double-check shelves, closets and cabinets to make sure nothing is left behind. Look through the garage, attic and basement.
- ✓ Turn off lights, close and lock windows and doors.
- ✓ Leave the keys with your realtor.
- ✓ At your new home, check the circuit breakers and pilots to make sure everything is on.



Tim Maley

403.550.3533



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8 Neal Close

Beautifully renovated 3 bedroom bi-level, huge rear garage, fully finished and looks excellent! **\$309,500**



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! **\$409,900**



38 Silver Drive

Beautiful and Bright Fully finished with detached garage, hardwood, many updates, 3 bedrooms up and 1 down, family room and rec room!! **\$344,900**



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**



10 Kingston Drive

3 bedrooms up with a front attached and heated rear double garage! Fully finished lower level with 4th bedroom, media room, and large family room - great family home! **\$384,900**



29 Spencer Street

Great location This Sunnysbrook bungalow offers 3 beds and a HUGE 4 car shop! RV parking, hardwood, and 4pc tiled ensuite! **\$395,000**



ONE OF RED DEER'S PREMIER adult communities!! Welcome to the Falls, this 3 bdrm walkout bungalow features an open concept floor plan, plenty of natural light, 3 baths inc ensuite, & easy access to Bower Ponds and walking trails! **\$494,500**



134 Andrews Close

ELEGANT LARGE BUNGALOW featuring hardwood floors, main floor office, a total of 4 bedrooms, fully finished with oversized attached garage and huge 40x24 heated shop, RV parking with dump station, and all on a large pie lot! **\$649,900**



6234 Cronquist Drive

INCREDIBLE LOCATION!! Nearly an acre backing on to the Red Deer river! Enjoy an acreage lifestyle in the city. Large 2 storey home, 4 bedrooms, hardwood floors, triple attached garage. Offering room for the entire family and fabulous views!! **\$949,000**

Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit www.timmaley.com.



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NEW LISTING

\$184,900

118, 60 Lawford Avenue

MAIN FLOOR UNIT features 2 bdrms, 1 bath, in-suite laundry, corner gas FP & ground level parking. Further details at www.tonysankovic.com or to

set up your personal showing call/text 403.391.4236.



NEW LISTING

\$197,500

204, 60 Lawford Avenue

SECOND FLOOR UNIT features new paint & flooring, 2 bdrms, 2 baths, in-suite laundry & underground parking. Deck is east facing. Further details at

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



NEW LISTING

\$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

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.



\$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**



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\$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**



\$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**

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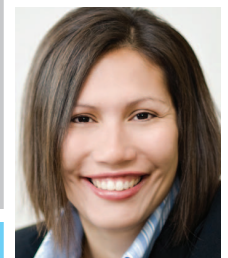
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Lacombe

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Blackfalds

132 EASTPOINTE DRIVE
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MLS CA#0099100



5.39 Acres

25 MORNING MEADOWS DR
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\$332,500
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MLS CA#0096307



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



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



Blackfalds

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\$279,900
MLS CA#0097745



Clive

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



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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
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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!