

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | MAY 19, 2017

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

## 25 Morning Meadows Drive

Check out this  
**FULLY FINISHED 2088 SQ. FT. HOME**  
on 5.39 Acres in Morning Meadows. Four  
Bedrooms, 2 Bathrooms, and an oversized  
Triple Garage/Shop. Only 10 minutes to  
Lacombe or Ponoka on pavement.

**\$550,000**

*For further info on this multiple listing service home,  
see page 16 or contact a member of the Red Deer Real Estate Board.*



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





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



**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!**



**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



**TONS OF UPGRADES**

in this 4 bedroom home in Innisfail. Basement fully developed. Bright open kitchen, west backyard, 24 x 26 garage. All for **\$269,900**



OPEN HOUSE SAT & SUN, MAY 20, 21 2-4 PM

**11 VISSER STREET**

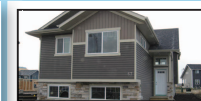
On a quiet close. Great curb appeal with covered front veranda plus rear deck onto south facing yard. Open plan, 2 bedrooms up, 1 down. 3 pc ensuite plus walk in closet. 6 appliances. Priced at **\$339,900**



OPEN HOUSE SAT, MAY 20 2-4 PM

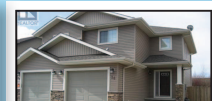
**6 KEITH CLOSE**

Great value in this 4 bdrm 3 bath 1170 sq ft modified bi level. Bright open plan, vaulted ceilings, FP in living room, great kitchen with upgraded stainless steel appliances. 9' bsmt fully dev'd. **\$369,900**



**NEW 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! **\$324,900**

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



OPEN HOUSE SAT, MAY 20, 2-4 PM

**2144 DANIELLE DR**

Super adult retirement community in East Red Deer. FRESH flooring, FRESH paint, offer a FRESH price.

**GULL LAKE WATER FRONT TRIPLE HEADER OPEN HOUSE SATURDAY MAY 20TH 2-4PM**

**LIVE LIFE ON THE EDGE... WATER'S EDGE**

**555 SUMMER CRESCENT • \$799,000**



**4 BATHS, 4 BEDS**

Beautiful year round homes on Gull Lake. 30 mins to Red Deer, 15 mins to Lacombe, 1hr and 15 mins to Edmonton. Hardwood, tile, granite top-o-the line quality. Meridian Beach Estates: TWP 422 off HWY 792 (Lincoln Rd) Follow the Royal LePage signs.

**559 SUMMER CRESCENT • \$999,000**



**5 BATHS, 4 BEDS**

**563 SUMMER CRESCENT • \$819,000**



**4 BATHS, 4 BEDS**

**www.yourcentralalbertarealtor.com**



**53 PEMBROOKE COURT, BLACKFALDS CA0106197**  
**\$469,900**

Stunning bathrooms & kitchen with amazing views on a quiet close. This 1455 sq. ft. walk out modified Bi-level has it all! Must be seen!



**163 DORAN CRES, RED DEER MLSCA0103972**  
**\$349,900**

OPEN HOUSE SUN. MAY 21, 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.**



OPEN HOUSE SUNDAY MAY 21, 1-4 PM



**16 PAYNE CLOSE RED DEER, AB**

Come see this amazing home, located in a private setting on a large pie lot. Or, call Donna Empringham for a viewing **403 872 0105**

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



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

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



**Gerald Doré**  
**403.872.4505**



**OPEN HOUSE MON. MAY 22, 1-3 PM**

**19 VOISIN CLOSE**  
 1520 sq. ft. bungalow 3 beds, 3  
 baths, loaded with features, triple  
 heated garage **MLS#CA0106317**  
**\$729,900**



**OPEN HOUSE SUN. MAY 21, 2-4 PM**

**11 PARKLAND PLACE**  
 Cedar log cabin near minutes to beach/marina  
 at Parkland Beach. 1139 sq. ft. 3 beds,  
 1 bath, full concrete bsmt., south-yard  
**MLS#CA0106319**  
**Only \$424,900**

**43 HERITAGE DR.**  
 LACOMBE • REDUCED  
 2350 sq. ft. 4 level split -  
 amazing family home with many  
 renos. too many features to list.  
 Price to Sell! **MLS#CA0098540**  
**Only \$399,900**

**118 JASPAR CRES.**  
 Newer 900 sq. ft. bilevel  
 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#CA0098540**  
**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**  
**Only \$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#CA104119**  
**Only \$299,900**

**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**

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

**#703 5220 50A AVE**  
 SYLVAN LAKE  
 2 beds, 2 baths, gas f/p,  
 walking distance to golf  
 and beach!  
**MLS#CA0106343**  
**\$185,000**



**Elaine Wade**  
**403.396.2992**



**STUNNING HOME**  
 in the desired area  
 of Anders with many  
 modern upgrades. Over  
 2600 sq. ft. of beautiful  
 development with 4  
 bedrooms, 3 bathrooms  
 and a stunning backyard.  
**\$465,000**



**PRETTY FABULOUS HOME**  
 With new maple kitchen,  
 new windows, new  
 shingles, flooring, and  
 wrought iron banister.  
 Home has 4 bedrooms  
 3 baths and attached  
 garage. **\$299,900**

**YOUR HOUSE YOUR HOME**

Central Alberta's  
**OPEN HOUSE LISTINGS**  
 Center Pages

**AD COPY DEADLINE:**  
**Mondays at Noon**

**AD PROOFING DEADLINE:**  
**Tuesdays at 2:00 pm**

**LONG WEEKEND DEADLINES:**  
 Ad copy deadline: Fridays at 4 pm,  
 Ad proofing deadline: Tuesdays at 2 pm

**CALL JAMIE AT**  
**403-309-5451**

**for your advertising needs!**





# The Durling Group

## YOUR HOUSE SOLD GUARANTEED

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

**\$424,900 OR TRADE TEXT: 3311**

### LANCASTER MEADOWS

- Bungalow, 1222 SqFt, 4 Bdrms, 3 Baths
- Large open design complimented w/ gorgeous laminate flooring
- Master features ensuite & walk in closet, all bathrooms are modernized w/ tile accents
- Perfect family room w/ bar area & gas fireplace great for entertaining



**\$299,900 OR TRADE TEXT: 8342**

### LACOMBE

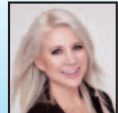
- 1.5 Storey, 4 Bedrooms, 3 Baths, 1570 SqFt
- Large kitchen w/ lots of cabinets & counter space
- Enjoy the east facing deck that overlooks fully fenced yard
- Basement is partially completed, New shingles & siding in 2016



**TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS**



Kevin Durling  
Agent



Jamie Berg  
Agent

**\$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



**\$304,900 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



Scott Wiber  
Agent



Cam Ondrik  
Agent

**\$509,900 OR TRADE TEXT: 8347**

### LACOMBE

- Beautiful modified bi-level w/ walkout bsm
- 5 Bedrooms, 3 Baths, Private master bedroom w/ 4 piece ensuite
- Large FR w/ wet bar, Enjoy the outdoor space from the upper or lower deck
- Private fenced south facing yard backs onto walking path



**\$514,900 OR TRADE TEXT: 8344**

### LACOMBE

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



Debby Wells  
Office Administrator



Network  
Realty

403-346-8900

\* Some conditions apply

**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"**

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



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

Central Alberta's  
**OPEN HOUSE LISTINGS**







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DUSHANEK**

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FOR 40 YEARS

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**NEW  
LISTING**



## 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**

**REDUCED**



**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.**



**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.**

**JUST LISTED**



**ACROSS THE STREET FROM PARK** 3 bdrm/3 bath potential for 4th bdrm. New shingles, custom tiled shower, 26x26 garage + air conditioning. **\$359,900**  
**CALL NADINE 342-7700.**

**REDUCED**



## WALKOUT BUNGALOW

Backing onto greenspace. 4 bedrooms/3 bathrooms, attached garage. **\$389,900.**  
**CALL BRAD GRANLUND 342-7700.**



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



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



**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.**

**Call BRAD GRANLUND 342-7700.**



**REDUCED**

**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.**



**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.**



**RED DEER**

## 2 STOREY SHOWHOME

Move in Now!! 3 bdrm, 3 bath modern beauty, w/family room, micro office & loaded with extras! **\$599,900.**

**CALL NICOLE 342-7700.**



**REDUCED**

## 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.**



**REDUCED**

**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.**

## EXCITING OPPORTUNITIES!

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



**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.**



**SYLVAN LAKE**

**OPEN HOUSE**

**OPEN HOUSE SAT., 1-3 PM**  
**47 VALLI CLOSE**  
**FREE FENCE INCLUDED**

Brand new Modern Family Plan from Asset Builders, this gorgeous 2 storey features 3 bdrms, 3 bath, upper floor laundry, fireplace, quartz countertops & windows galore! **\$459,900** **CALL NICOLE 342-7700.**



**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*



**Gord  
Phillips**  
357-7720



**Ed  
Katchur**  
506-7171



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



**Kim  
Lindstrand**  
318-7178



## Real Estate Solutions Ltd.

5913 50 Ave., Red Deer, Alberta

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

If You Are Interested in Joining  
The MaxWell Team  
Contact One of These Owners!



**Cordell  
Nielsen**  
318-5478



**Kelly  
Oster**  
304-4061



**184 SABRE RD**

4 bed, 3 bath. MLS CA104874  
\$332,900 Call Ed 403-506-7171  
or Gord 403-357-7720



**5121-42 AVE**

MLS CA0103532 \$309,900  
Call Ed 403-506-7171 or  
Gord 403-357-7720



**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



**5 WILLOW CRES, LACOMBE**

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



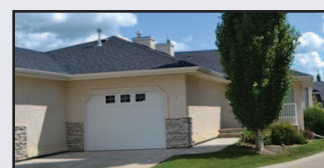
**30 ACRES, 10 MINS TO RED DEER**

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**

MLS CA0103269 \$319,900  
Call IVAN:  
403-350-9603



**21012 TWP 421**

MLS CA0055465 \$349,900  
Call CORDELL:  
403-318-5478



**4916 48 STREET, ALIX**

MLS CA0100826 \$150,000  
Call CHRIS: 403-391-8141



## SELLING SECRET: THE KITCHEN COMES FIRST

You're not actually selling your house, you're selling your kitchen – that's how important it is. The benefits of remodeling your kitchen are endless, and the best part of it is that you'll probably get 85% of your money back.

YOUR HOUSE YOUR  
**HOME**

**Call Jamie at 403-309-5451**





**landmark realty** 347-0751  
#101 - 4406 - 50th Ave. (24 hrs.)



**EDUARDO HARO**  
Agent  
403-318-3980



**NEW LISTING**  
**OPEN HOUSE**  
**SUN, MAY 21, 2-4 PM**  
**40 JARVIS CL. PENHOLD \$338,700**  
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!



**LANA CLUBINE**  
318-5144



**ANGELA GAMACHE**  
347-0751



**GRACE ESCOTT**  
391-1365

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**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...**

**\$75 Gift Certificate to**

**RUEON THAI RESTAURANT**

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

**BUYING SECRET: YOU'RE BUYING A NEIGHBORHOOD TOO**

Remember you are not only buying a house, but the neighborhood too. Is it safe? Talk to neighbors and ask questions. Spend time in the area to determine if it offers the lifestyle conveniences you'll need.

**YOUR HOUSE YOUR HOME**

**Call Jamie at 403-309-5451**



**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**

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---

**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 20

### RED DEER

174 Webster Drive.....	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236.....	\$412,500.....	Westlake
10 Grove Close.....	1:00 – 3:00 pm	Kim Fox.....	RE/MAX.....	506-7552.....	\$750,000.....	Garden Heights
6136 Horn Street.....	3:00 – 4:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$279,900.....	Highland Green
54 Grant Street.....	1:00 – 2:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$279,900.....	Glendale Park Estates
112 Inglewood Drive.....	2:00 – 4:00 pm	Rob White.....	CENTURY 21 ADVANTAGE.....	350-1070.....	\$314,000.....	Ironstone
27 Aldrich Close.....	1:00 – 3:00 pm	Tracey Thody.....	ROYAL LEPAGE NETWORK.....	358-8605.....	\$449,000.....	Anders South
6 Keith Close.....	2:00 – 4:00 pm	Les Anderson.....	ROYAL LEPAGE NETWORK.....	350-1932.....	\$369,900.....	Kentwood West
11 Visser Street.....	2:00 – 4:00 pm	Les Anderson.....	ROYAL LEPAGE NETWORK.....	350-1932.....	\$339,900.....	Vanier Woods
2144 Danielle Drive.....	2:00 – 4:00 pm	Pamella Warner.....	ROYAL LEPAGE NETWORK.....	302-3596.....		Davenport
4918 Doncaster Avenue	1:00 – 4:00 pm	Jake Warkentin.....	REALTY EXECUTIVES.....	348-9996.....	\$183,900.....	Davenport Place
3 Veer Place.....	2:00 – 4:00 pm		PEGASUS BUILDERS.....	347-0794.....	\$465,000.....	Vanier East

### SATURDAY, MAY 20

### OUT OF TOWN

47 Valli Close.....	1:00 – 3:00 pm	Nicole Dushanek.....	ROYAL CARPET REALTY.....	318-6542.....	\$459,900.....	Sylvan Lake
17 Henderson Close.....	1:00 – 4:00 pm	Dallas Todd.....	CENTURY 21 ADVANTAGE.....	575-5153.....	\$499,900.....	Penhold
555 Summer Crescent.....	2:00 – 4:00 pm	Garry Raabis.....	ROYAL LEPAGE NETWORK.....	340-6789.....	\$799,000.....	Gull Lake
563 Summer Crescent.....	2:00 – 4:00 pm	Garry Raabis.....	ROYAL LEPAGE NETWORK.....	340-6789.....	\$819,000.....	Gull Lake
559 Summer Crescent.....	2:00 – 4:00 pm	Garry Raabis.....	ROYAL LEPAGE NETWORK.....	340-6789.....	\$999,000.....	Gull Lake

### SUNDAY, MAY 21

### RED DEER

439-6 Michener Blvd.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$340,000.....	Michener Hill
113 Baird Street.....	2:00 – 4:00 pm	Rob White.....	CENTURY 21 ADVANTAGE.....	350-1070.....	\$289,900.....	Bower South
163 Doran Crescent.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338.....	\$349,900.....	Deer Park Village
11 Visser Street.....	2:00 – 4:00 pm	Les Anderson.....	ROYAL LEPAGE NETWORK.....	350-1932.....	\$339,900.....	Vanier Woods
16 Payne Close.....	1:00 – 4:00 pm	Donna Empringham.....	ROYAL LEPAGE NETWORK.....	872-0105.....		Pines
108 Dowler Street.....	1:00 – 3:00 pm	Kelly Bloye.....	ROYAL LEPAGE NETWORK.....	357-9289.....	\$389,900.....	Deer Park Estates
3 Veer Place.....	2:00 – 4:00 pm		PEGASUS BUILDERS.....	347-0794.....	\$465,000.....	Vanier East

### SUNDAY, MAY 21

### OUT OF TOWN

40 Jarvis Close.....	2:00 – 4:00 pm	Eduardo Haro.....	SUTTON LANDMARK REALTY.....	318-3980.....	\$338,700.....	Penhold
5236 Lansdowne Ave.....	2:00 – 4:00 pm	Amanda Shannon.....	RE/MAX.....	343-3020.....	\$279,900.....	Blackfalds
11 Parkland Place.....	2:00 – 4:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK.....	872-4505.....	\$424,900.....	Parkland Beach

### MONDAY, MAY 22

### RED DEER

19 Voisin Close.....	1:00 – 3:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK.....	872-4505.....	\$729,900.....	Vanier East
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### MONDAY, MAY 22

### OUT OF TOWN

4746 43 Street.....	11:00 am – 1:00 pm	Marcella Barthel.....	RE/MAX.....	597-5563.....	\$239,900.....	Sylvan Lake
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## Steps to a more organized, functional garage

Organization can help homeowners transform their homes into less cramped, more spacious oases without forcing them to finance potentially expensive expansion projects.

Homeowners who park in their driveways may find that their garages have become crowded, cluttered spaces in which searching for tools can feel like scouring a haystack in search of a needle. Organizing a garage can create extra room in a home while affording homeowners the chance to protect their vehicles from the elements. Homeowners who want to turn their garages into something more than cluttered storage units can employ the following strategies to transform these largely overlooked areas into more valuable spaces.

- Choose the right day. Garages tend to be separate from the rest of the homes they're a part of, meaning the only way to organize a garage is to first remove all items from the garage and into the driveway. Because items removed from the garage will be exposed to the elements, homeowners should choose a day that's temperate and sunny to clean their garages. If possible, homeowners should opt to organize their garages in late spring, summer or early fall when there are additional hours of daylight. This protects homeowners from having to work in the dark should the job take longer than they initially anticipated.
- Discard or donate duplicate items. Duplicate items are some of the main culprits behind cluttered garages. As garages gradually become more cluttered, homeowners may buy tools they already have simply because they cannot find their original tools. When organizing the garage, create separate piles for duplicate tools, placing still-useful items in a pile that can be donated to neighbors, local charities or organizations and another pile for old tools that are no longer useful.
- Host a garage sale. Homeowners who want to organize their garages and make a buck at the same time can host garage sales. Make only those items

that are still functional available for purchase, and let neighbors and bargain hunters do the bulk of your organization work for you.

- Designate areas of the garage for certain items. Once the items that won't be going back into the garage have been sold, donated or discarded, organize the garage by designating areas for certain items, making sure to separate items that can pose safety risks. For example, store kids' bicycles and outdoor toys in a corner of the garage that is opposite the corner where potentially dangerous items such as power tools and gas cans will be stored. Keep the center of the garage open for vehicles.
- Periodically park cars in the garage. Homeowners who are comfortable parking their vehicles in their driveways can improve their chances of maintaining organized garages over the long haul by periodically parking in the garage. Doing so not only prevents the gradual buildup of clutter that can slowly take over a garage, but also protects homeowners' automotive investments.

Maintaining an organized garage can help homeowners make more practical use of the space in their homes.



***Organized garages that are free of clutter can serve as valuable work spaces for handy homeowners.***





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# Ask Charles

***I hired a real estate professional to sell my home. The seller representation agreement (listing agreement) I signed is for four months. It's only been two months, but I want to terminate the agreement, can I?***

The short answer is yes, but it can be complicated.

The agreement you signed is a legal contract between you and a real estate brokerage to sell your home. It contains a start date and an end date, as well as provisions for ending the agreement early. If you and your real estate professional agree in writing to end the agreement before the end date, the agreement immediately ends.

If you change your mind about selling your home and your real estate professional agrees to end the agreement early, you may be responsible for reimbursing your real estate professional for reasonable expenses they incurred while your property was for sale. Those potential expenses need to be listed on the agreement when you sign it; your real estate professional can't add them after the fact. These expenses may include, but aren't limited to, reimbursement of advertising, measurement, or photography costs.

But, what happens when you want to end your agreement early and your real estate professional doesn't agree?

If you want to end your agreement early because you want to work with a different real estate brokerage, there could be consequences. For example, if you begin working with another real estate brokerage, and your property sells, your first real estate brokerage could make a claim that commissions are payable to them since the brokerage didn't agree to release you from the obligations of your agreement. You could find yourself owing commission to two brokerages.

Think carefully about why you want to end your agreement early. If it's because you genuinely changed your mind about selling, perhaps your employment situation changed, be open and upfront with your real estate professional. You won't be the first seller who has a change of heart or financial circumstances, but your real estate brokerage is under no requirement to release you from your agreement.

Another possibility is that your real estate professional may agree to a conditional termination of your agreement. Conditional terminations typically require the seller to agree in writing that they won't re-list their property for sale with another real estate brokerage before the end of their original agreement.

If you want to end your agreement early because you and your real estate professional are not working well together or you have concerns about their performance, RECA encourages you to speak to their broker.

"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).





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**38 Silver Drive**

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**29 Spencer Street**

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



**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**



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**18 Lowden Close**

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**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**



**134 Andrews Close**

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**452032 RR 34**

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**39140 RR 282**

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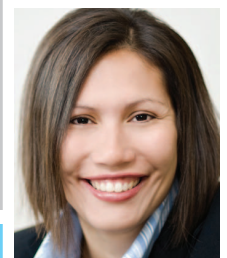
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LISTING**

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