

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | MAY 26, 2017

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

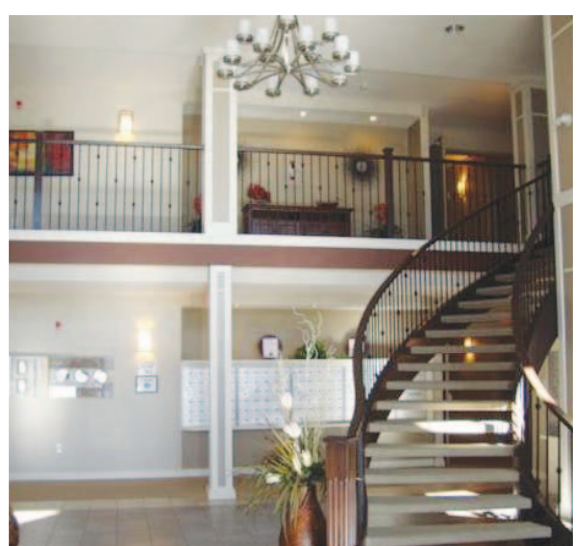
**6 Michener Boulevard,  
Red Deer**

Check out this  
**TERRIFIC 40 PLUS CONDO**

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.

**\$227,500**

*For further info on this multiple listing service home,  
see page 15 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**



**NORM  
JENSEN**  
403.346.8900

**OPEN HOUSE SUN. MAY 28 2-4 PM**



**27 RUTAN CLOSE**

Great family home in Rosedale Meadows! 5 Bdrms, 3 Bths, Gas Fireplace, In-floor Heat, B/I Vac & 3 Tier Deck.



**THE PERFECT RECREATION  
PROPERTY!**

Cozy Bungalow on HUGE 100x225 lot! Close to Gull Lake.

**OPEN HOUSE SUN. MAY 28 1-3 PM**



**50 MANNING STREET**

Fully finished 4 Level Split in a Great Neighborhood in Morrisroe! 3 Bdrms, 2 Bths, Patio, Deck, Huge Yard & Det. Garage!



**IN MORNING  
MEADOWS, PONOKA**

Great Building Site! 6 acres with drilled well and power. Gas to Property Line. Ready for your Dream Home!



**Doug  
Wagar**  
403.304.2747



**JUST LISTED!**

Fantastic Location - Bower Close! Beautiful Yard - 4 beds, 2 baths & FP. Huge Deck. **\$288,500**



**LANCASTER**

Fully Dev Bi-Level - Pie Lot - Double Garage - 4 beds, 2 baths. A must see at **\$338,900**



**DEER PARK BEAUTY!**

1239 sq ft, Bsmt Walkout - 4 beds, 3 baths, office. Quiet Crescent. Take a Look! **\$409,900**



**JUST LISTED!**

Bowden. Super Value 1576 sq ft Fully Dev. Bi-Level, 4 beds, 3 baths - Dream Garage. **\$280,000**



**SMALL TOWN LIVING!**

Check Out Eckville! Huge Lot! 1258 sq ft Bungalow, 4 beds, 2 baths - Immediate Poss. **\$219,900**

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



**Janice  
Mercer**  
403.598.3338

**53 PEMBROOKE COURT, BLACKFALDS CA0106197**



**\$469,900**

**OPEN HOUSE SUN. MAY 28, 2-4 PM**

Stunning  
bathrooms &  
kitchen with  
amazing views  
on a quiet close.  
This 1534 sq.  
ft. walk out  
modified Bi-level  
has it all! Must  
be seen!



Relax on your huge deck  
and enjoy the views!

**9 PORTWAY CLOSE, BLACKFALDS MLSCA0104738**



**\$443,900**

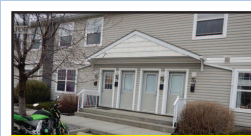
Fully developed Executive 2 storey  
WALK OUT. Bonus room over garage.  
Many Extras.

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

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



**Gerald  
Doré**  
403.872.4505



**#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**



**19 VOISIN CLOSE**

1520 sq. ft. bungalow 3 beds, 3 baths, loaded with features, triple heated garage **MLS#CA0106317**

**\$719,900**

**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 room.  
**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**

**#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**

**11 PARKLAND PLACE**

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

**#703 5220 50A AVE**

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



**Bob  
Gummow**  
403-598-7913

**OPEN HOUSE SUNDAY MAY 28, 2-4 PM**



**180 TAMARAC BLVD, SPRINGBROOK**

Great place for your kids, Hardwood, large back yard to raise kids, 4 bdrm. **\$239,900**  
Call Bob! CA0102149



**4 STANLEY CRESCENT**

A very well kept bungalow in Sunnybrook, 5 bdrms, hardwood, great front and back yards. 21'x23' garage. **\$329,900** Call Bob! CA0106262



**88 ACRES**

Just north of Innisfail on hwy 2A, Great place to build a home. **\$485,900** Call Bob! CA0095244

**CALL BOB FOR A FREE EVALUATION!**

**www.bobgummow.net**





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



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



**OPEN HOUSE SUN. MAY 28 1-3 PM**

### 24 KAYTON ESTATES

- 3.06 Acres less than 5 minutes from Sylvan
- Over 3000 sq ft 2 Story w/ 5 bedrooms & 4 baths
- Triple attached garage
- 36 X 48 Heated Shop w/ office and full bath
- ....and the list goes on!!

MLS CA0100263

**\$849,900**



**OPEN HOUSE SUN. MAY 28 1-3 PM**

### 2 KAYTON ESTATES

Beautiful 3 acres, fully fenced, horses allowed, with beautiful home. All for \$749,900! Come check it out on Sunday

**\$749,900**



**Linnea Thompson**  
**403-318-4281**



**Garry Raabis**  
**403-340-6789**



### RIMBEY AREA

Full 1/4 miles from pavement. Large bungalow with bunkhouse, htd 30x40 garage. 110'x30' barn on cement. Cross fenced and great livestock set up.

**\$599,999**



### GORGEOUS MAPLE KITCHEN

High end appliances, huge covered deck off kitchen, 4/5 bdrms, 3 baths, htd separate workshop, & poured RV pad with power. Backs onto a huge park, has a beautiful yard.

**\$419,000**



### SHOW STOPPER KITCHEN

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

**\$479,000 CALL GARRY 340-6789**

..... **www.yourcentralalbertarealtor.com** .....



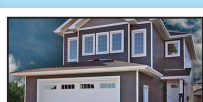
**Les Anderson**  
**403.350.1932**



### 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!

**\$319,900**



### NEW CANADA WEST

1,917 sq. ft. fully developed 4 bedroom, 4 bath, plus bonus room. Absolutely stunning open plan. Chef like kitchen with quartz countertops, huge island, and 6 appliances. Check out the beautiful ensuite. Priced at

**\$544,900**



### NEW CANADA WEST

3 beds, 1224 sq. ft. bi level. Unique spacious open plan. Gorgeous kitchen, lots of maple cabinets, pantry, 4 ss appliances plus washer & dryer, Gas FP. Kitchen opens to large great room. South facing backyard.

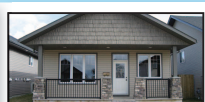
**\$364,900**



### NEW LISTING!

Stunning fully dev'd 2 storey on a quiet green close in prestigious Laredo! Avalon built with upgrades beyond compare! 4 bed, 4 baths, open plan. Spacious kitchen, quartz countertops. Top line SS appliances, A/C, vinyl fence, and best of all, 26x26 att'd garage.

**\$614,900**



### 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

**319,900**

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



**Donna Empringham**  
**403-872-0105**



**\$209,000**

**OPEN HOUSE SUN. MAY 28, 2-4 PM**

**Call Donna 403 872 0105**

### #123 - 33 DONLEVY AVE

This condo is in excellent condition, offers a nice spacious entrance, cozy living room with fireplace, large kitchen and dining area with upgraded cabinets and handles, it's a 2 story style with 2 bedrooms upstairs, basement is open to your choice of development, 2 parking stalls, good sized yard, all appliances included.



**OPEN HOUSE SAT. MAY 27, 2-4 PM**

**Call Donna 403 872 0105**

### 19 NELLIS AVE

This amazing property is located on a quiet street, just down from Normandeau School. With over 2694 square feet above grade, this home offers 4 bedrooms and an office on the upper level, an open concept on the main floor, a huge deck and RV parking, with a man cave for a garage.

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



**Alex Wilkinson**  
**Follow or contact me on**

**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!



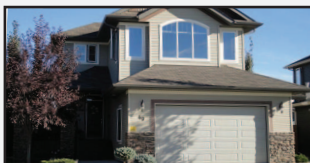
### UNIT 227- 260 DUSTON ST

**\$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!**



### 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



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



**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. **\$449,900**



**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**

**Call or text 403.396.2992 for further details or visit my website [elainewaderealestate.com](http://elainewaderealestate.com)**

## 3 tips to prepare to sell your home

Spring is the busiest and best season to sell a home. While a good home can find a buyer any time of year, homeowners might find the buyers' pool is strongest in spring and into summer. The reasons for that are many, ranging from parents wanting to move when their children are not in school to buyers wanting to move when the weather is most accommodating.

Because spring is such a popular time to sell a home, homeowners who want to put their homes on the market should use winter as an opportunity to prepare their homes for the prying eyes of prospective buyers. The following tips can help homeowners during the pre-selling preparation process.

### 1. Address the exterior of the home.

Winter can be harsh on a home's exterior, so as winter winds down, homeowners who want to sell their homes should make an effort to address anything that might negatively affect their homes' curb appeal. A study of homes in Greenville, S.C., from researchers at Clemson University found that the value of homes with landscapes that were upgraded from "good" to "excellent" increased by 6 to 7 percent. If it's in the budget, hire professional landscapers to fix any problematic landscaping or address any issues that arose during the winter. Homeowners with green thumbs can tackle such projects on their own, but hiring professionals is akin to staging inside the home.

### 2. Conquer interior clutter.

Clutter has a way of accumulating over the winter, when people tend to spend more time indoors than they do throughout the rest of the year. Homeowners who want to put their homes on the market in spring won't have the luxury of waiting until spring to do their "spring" cleaning, so start clearing any clutter out in winter, even resolving to make an effort to prevent its accumulation throughout winter. Just like buyers are impressed by curb appeal, they are turned off by clutter. The Appraisal Institute suggests homeowners clear clutter out of their homes before

appraisers visit, and the same approach can be applied to open houses. Buyers, like appraisers, see cluttered homes as less valuable. In addition, a home full of clutter might give buyers the impression, true or not, that the home was not well maintained.

### 3. Eliminate odors.

A home's inhabitants grow accustomed to odors that might be circulating throughout the house. Pet odor, for instance, might not be as strong to a home's residents as it is to guests and prospective buyers. Because windows tend to stay closed throughout the winter, interior odors can be even stronger come late-winter than they are during the rest of the year. A thorough cleaning of the house, including vacuuming and removal of any pet hair that accumulated over the winter, can help to remove odor. In the weeks leading up to the open house, bathe pets more frequently, using a shampoo that promotes healthy skin so pet dander is not as prevalent. Open windows when the weather allows so more fresh air comes into the home.

Spring is a popular and potentially lucrative time to sell a home, and homeowners who spend winter preparing their homes for the market may reap even greater rewards.



***Eliminating pet odors, including those associated with pets, can help homeowners prepare their homes for prospective buyers.***



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  
**\$429,900**

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



**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)



**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)

**YOUR  
LISTING  
HERE!**



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

#111, 80A Kellaway Crescent



**TRIPLE GARAGE, WALKOUT BSMT  
& PREMIUM LOCATION!**  
4 Bedroom, 4 Bath  
2,057 Sq.Ft. Two Storey  
**\$524,900**

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



**SAT MAY 27, 2-4 P.M.  
PRISTINE FULLY FINISHED  
HOME, CLOSE TO SCHOOL!**  
5 Bedroom, 4 Bath  
1,235 Sq.Ft. Two Storey  
**\$569,900**

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



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

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



**SPACIOUS 3 BEDROOM  
CONDO W/ PARK VIEW!**  
3 Bedroom, 2 Bathroom  
1,425 Sq.Ft. Condo Apartment  
**\$249,900**

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



**POSITIVE CASH  
FLOW INVESTMENT!**  
2x3 Bedroom, 1 Bath  
2x2 Bedroom 1 Bath  
**\$499,900**

[www.5713-60avenue.com](http://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](http://www.345pinestreet.com)



**UNIQUE, STYLISH, UPGRADED  
HOME, EXCELLENT CURB APPEAL!**  
2 Bedroom, 1 Bath  
990 Sq.Ft. Bi-Level  
**\$279,900**

[www.71heartlandcrescent.com](http://www.71heartlandcrescent.com)



**SUN MAY 28, 2-4 P.M.  
BUYER'S INCENTIVE, BALANCE  
OF 2017 TAXES PAID!**  
4 Bedroom, 3 Bath  
1,224 Sq.Ft. Bungalow  
**\$434,900**

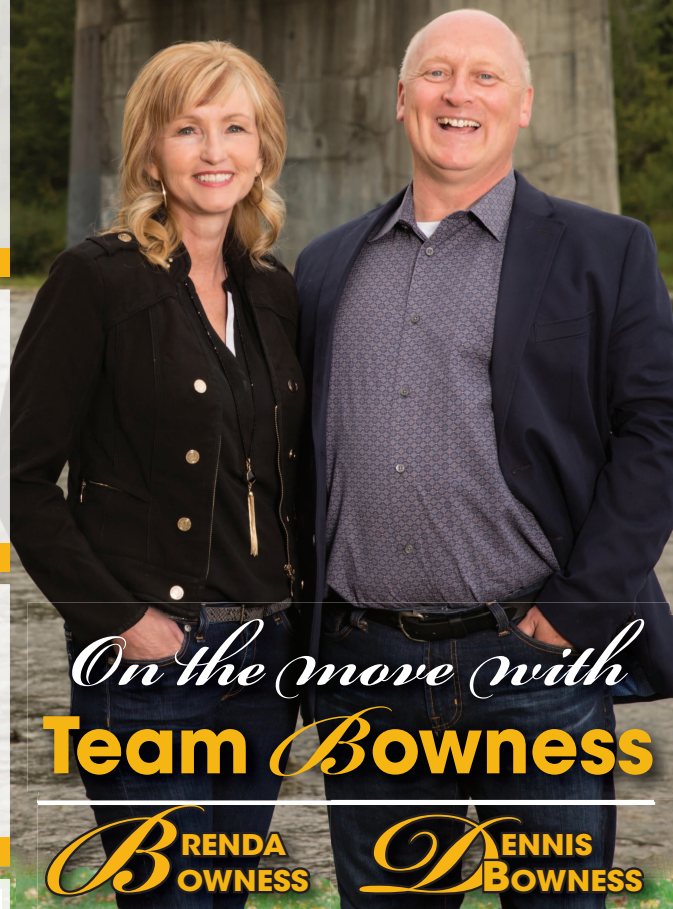
[www.32dentoomclouse.com](http://www.32dentoomclouse.com)



**SAT MAY 27, 2-4 P.M.  
LOVINGLY CARED FOR  
HOME, QUIET CLOSE!**  
3 Bedroom, 3 Bath  
1,050 Sq.Ft. Bi-Level  
**\$349,900**

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

**YOUR  
LISTING  
HERE!**



*On the move with*  
**Team Bowness**  
**BRENDA BOWNESS** **DENNIS BOWNESS**

Call or Text  
**403.350.9509**

Call or Text  
**403.357.8087**



**Advantage**





## Bett Portelance 403-307-5581



### #435, 6 MICHENER BLVD

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



### 33 ALDERWOOD CLOSE, BLACKFALDS

**OPEN HOUSE**  
SUNDAY, MAY 28, 1-3 PM  
1718 SQ FT 2 STOREY, 3 BDR, 3 BATH  
ATTACHED GARAGE



### 34 AZTEC CRESCENT, BLACKFALDS

**OPEN HOUSE**  
SATURDAY, MAY 27, 1-3 PM  
1326 SQ FT BI-LEVEL, 3 BDR, 2BATH  
ATTACHED GARAGE

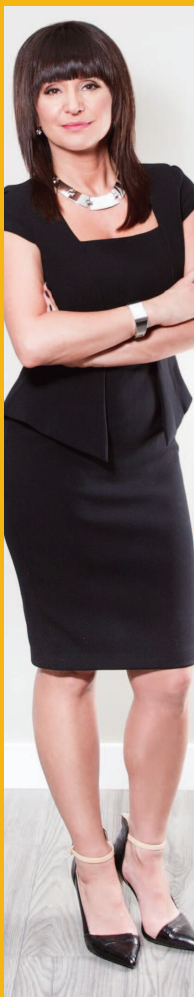
**HELPING YOU MAKE  
THE RIGHT MOVE**

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



**Century 21 Advantage**

## Smarter, Bolder, Faster



### 201, 3505-51 Ave

**NEW LISTING**  
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 bdrms, 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!



### 159 Kirtan Close

**NEW LISTING**  
A perfect family home on a quiet close, close to a large park! 5 bdrms & 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!



### 4276 Westbrooke Road

**NEW LISTING**  
Beautiful 1.5 story home located close to Abbey Centre in Blackfalds with a super sized green space behind. Enjoy sun and your summer barbecues on 2 tiered deck! Green drop will take care of your lawn until september!! 4 bedrooms, Office and 4 bathrooms will fit a large family! Full and upgraded appliance package, new roof & hot water tank! Long list of upgrades! Place it on your list to see Today!



### 223, 6 Michener Blvd.

**NEW LISTING**  
Welcome to Sierras in Michener Hill! Adult condo complex with long list of amenities: hot tub, library, exercise room, games room, Party room, Patio, gazebo and more to enjoy! 1 bedroom, den and bathroom with walk in shower. Upgraded unit with gorgeous, modern kitchen to enjoy! Underground parking & storage!



### 13 Pembroke Court

**CONDITIONAL**  
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 bdrms on one level, laundry room up, plus more. Stylish & modern decor throughout. Don't miss this one. Add it to your shopping list 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!



### 37 MacFarlane Avenue

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



### 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!



### #8 Iron Wolf Court

In a quiet close in desirable Iron Wolf area is located this well designed bi-level. It features 3 bdrms & 2 baths on the MF & 2 bdrms & 1 bath open for development & already framed in the bsmt. Lge reversed pie shaped lot will accommodate all your needs. Garage, parking pad for that 5th wheel or trampoline. It is fully fenced & has a nice deck at the back. Call for details 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 bdrms 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!



### 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!

**Asha Chimiuk**  
403-597-0795



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





## Advantage

21 photos of every property

Parkland Mall,  
Red Deer



**Bob Wing**  
403-391-3583



**54 Grant St.**  
**GORGEOUS RENO IN GLENDALE!**  
Lots of extras in this 4 bdrm, 2 bath beauty, both inside & out. Impressive deck! Fabulous kitchen!

**\$279,900**



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

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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).

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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.

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# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, MAY 27

### RED DEER

4 Sisson Avenue .....	2:00 – 4:00 pm	Rob White .....	CENTURY 21 ADVANTAGE.....	350-1070.....	\$454,900.....	Southbrook
254 Glendale Boulevard .....	2:00 – 4:00 pm	Danielle Perry .....	CENTURY 21 ADVANTAGE.....	505-9596.....	\$334,900.....	Glendale Park Estates
4 Sisson Avenue .....	2:00 – 4:00 pm	Rob White .....	CENTURY 21 ADVANTAGE.....	350-1070.....	\$454,900.....	Sunnybrook South
67 Kelloway Crescent .....	2:00 – 4:00 pm	Avril Evans.....	CENTURY 21 ADVANTAGE.....	348-6303.....	\$254,900.....	Kentwood East
78 Truant Crescent .....	2:00 – 4:00 pm	Brenda Bowness.....	CENTURY 21 ADVANTAGE.....	550-9509.....	\$574,900.....	Timber Ridge
94 Kidd Close .....	2:00 – 4:00 pm	Dennis Bowness .....	CENTURY 21 ADVANTAGE.....	357-8087.....	\$349,900.....	Kentwood West
45 Thomlison Avenue .....	1:00 – 3:00 pm	Allan Melbourne.....	RE/MAX.....	304-8993.....	\$329,900.....	Timber Ridge
162 Larsen Crescent .....	2:00 – 4:00 pm	Bryan Wilson .....	RE/MAX.....	340-9436.....	\$319,900.....	Lonsdale
3 Munro Crescent .....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$304,900.....	Morrisroe
134 Andrews Close .....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533.....		Anders Park East
19 Nellis Avenue .....	2:00 – 4:00 pm	Donna Empringham .....	ROYAL LEPAGE NETWORK .....	872-0105.....		Normandeau North
#28 20 Jacobs Close.....	1:00 – 3:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK .....	872-4505.....		Johnstone Park

### SATURDAY, MAY 27

### OUT OF TOWN

37 5th Meridian Road.....	11:00 am – 4:00 pm	Danielle Lennon .....	DEERE PARK, GULL LAKE.....	481-4814.....	\$349,999.....	NE Gull Lake
#19 4546 Iron Wolf Place .....	1:00 – 3:00 pm	Deb Simpson .....	CENTURY 21 ADVANTAGE.....	396-0165.....	\$241,500.....	Lacombe
34 Aztec Crescent .....	1:00 – 3:00 pm	Bett Portelance .....	CENTURY 21 ADVANTAGE.....	307-5581.....		Blackfalds
9 Mackenzie Avenue .....	2:00 – 4:00 pm	Chris Forsyth .....	MAXWELL REAL ESTATE SOLUTIONS .....	391-8141.....	\$369,900.....	Lacombe
41 Hanginstone Drive .....	1:00 – 3:00 pm	Lisa Suarez .....	ROYAL LEPAGE LIFESTYLES.....	396-6366.....		Lacombe
39140 Range Road 282..	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533.....		Red Deer County
3 Erica Drive.....	1:00 – 3:00 pm	Marcella Barthel.....	RE/MAX.....	597-5563.....	\$439,900.....	Lacombe
38334 Range Road 265..	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$619,900.....	Balmoral
27 Healey Close.....	1:00 – 3:00 pm	Nicole Dushanek.....	ROYAL CARPET REALTY .....	342-7700.....		Penhold

### SUNDAY, MAY 28

### RED DEER

44 Tanner Street.....	1:00 – 3:00 pm	Allan Melbourne.....	RE/MAX.....	304-8993.....	\$425,000.....	Timber Ridge
439-6 Michener Blvd .....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....		Michener Hill
54 Vista Close .....	2:00 – 4:00 pm	Len Parsons .....	RE/MAX.....	350-9227.....	\$729,900.....	Vanier East
5 Vienna Close .....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$1,185,000 ..	Vanier East
25 Vienna Close .....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$939,900.....	Vanier East
7125 Gray Drive.....	1:30 – 3:30 pm	Lisa Bone .....	ROYAL LEPAGE NETWORK .....	587-729-0051.....	\$299,800.....	Glendale
23 Newcombe Crescent .....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK .....	318-3627.....	\$324,500.....	Normandeau South
21 Rowell Close .....	2:00 – 4:00 pm	Carol Donovan .....	ROYAL LEPAGE NETWORK .....	350-5502.....		Rosedale Meadows
27 Ruttan Close .....	2:00 – 4:00 pm	Norm Jensen .....	ROYAL LEPAGE NETWORK .....	346-8900.....		Rosedale Meadows
50 Manning Street.....	1:00 – 3:00 pm	Norm Jensen.....	ROYAL LEPAGE NETWORK .....	346-8900.....		Morrisroe
86 Duston Street.....	2:00 – 4:00 pm	Sena Walker.....	ROYAL LEPAGE NETWORK .....	358-0077.....	\$304,900.....	Deer Park Estates
#123 33 Donlevy Ave .....	2:00 – 4:00 pm	Donna Empringham .....	ROYAL LEPAGE NETWORK .....	872-0105.....	\$209,000.....	Davenport
32 Dentoom Close .....	2:00 – 4:00 pm	Brenda Bowness.....	CENTURY 21 ADVANTAGE.....	550-9509.....	\$434,900.....	Davenport
76 Ironstone Drive.....	2:00 – 4:00 pm	Rob White .....	CENTURY 21 ADVANTAGE.....	350-1070.....	\$329,900.....	Inglewood

### SUNDAY, MAY 28

### OUT OF TOWN

39210 Range Road 274..	2:00 – 4:00 pm	Kim Fox .....	RE/MAX.....	506-7552.....	\$650,000.....	Red Deer County
#302 5300 60th Street....	1:00 – 4:00 pm	Bob Hollingshead .....	WESTPINE ESTATES.....	232-3320.....		Sylvan Lake
#301 5300 60th Street....	1:00 – 4:00 pm	Bob Hollingshead .....	WESTPINE ESTATES.....	232-3320.....		Sylvan Lake
309 Westridge Drive .....	1:30 – 4:30 pm	Avril Evans.....	CENTURY 21 ADVANTAGE.....	348-6303.....	\$349,900.....	Blackfalds
33 Alderwood Close .....	1:00 – 3:00 pm	Bett Portelance .....	CENTURY 21 ADVANTAGE.....	307-5581.....		Blackfalds
12 Ebony Street.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER.....	343-3344.....		Lacombe
2 Kayton Estates.....	1:00 – 3:00 pm	Linnea Thompson .....	ROYAL LEPAGE NETWORK .....	318-4281 .....	\$749,900.....	Sylvan Lake
24 Kayton Estates.....	1:00 – 3:00 pm	Jacqui Fletcher .....	ROYAL LEPAGE NETWORK .....	896-3244 .....	\$849,900.....	Sylvan Lake
53 Pembroke Court .....	2:00 – 4:00 pm	Janice Mercer .....	ROYAL LEPAGE NETWORK .....	598-3338.....		Blackfalds
180 Tamarac Boulevard .....	2:00 – 4:00 pm	Bob Gummow .....	ROYAL LEPAGE NETWORK .....	598-7913.....	\$239,900.....	Springbrook
37 Erica Drive .....	2:00 – 4:00 pm	Lisa Suarez .....	ROYAL LEPAGE LIFESTYLES.....	396-6366.....		Lacombe
47 Valli Close.....	1:00 – 3:00 pm	Nicole Dushanek.....	ROYAL CARPET REALTY .....	342-7700.....		Sylvan Lake

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## Dos and don'ts for second-floor laundry rooms

Laundry can be a cumbersome chore. In homes with more than one story, clothes are put in a hamper, carried down to the washer and dryer, where they are then cleaned, dried, folded, and taken back upstairs to be put away. The entire process can be inefficient, which may contribute to why so many people delay doing laundry for as long as possible.

As unenjoyable as it can be, doing laundry is a necessity. Fresh clothing not only looks and smells good, it is essential to personal hygiene. One way to make the process of doing laundry go more smoothly is to consider moving the location of the laundry area. According to the National Association

of Home Builders, more homeowners are moving their laundry rooms upstairs so they don't have to transport laundry baskets up and down the stairs.

Before moving their laundry rooms, homeowners should take steps to safeguard their homes, and that may involve finding the ideal location for the new room. Find space for an upstairs laundry room and then consult with an engineer to be sure that the plan is feasible. An engineer and an architect can assess if a home is structurally sound enough to handle the weight and vibration of an upstairs laundry.

One of the biggest concerns with regard to moving a laundry room upstairs is the fear of flooding or leaks. There are certain steps to take to minimize these risks. Experts advise installing an easily accessible water shut-off valve. Turn off the valve when the washer is not in use. Also, steel-braided washer hoses are more sturdy than standard hoses and are less likely to burst. Homeowners also can place the washer in a drain pan, which will catch overflowing water and drain it through a pipe. Some areas may require a floor drain as an alternative.

Homeowners also must recognize that noise can be a problem with upstairs laundry rooms. Front-loading appliances may cause more vibration and movement than top-loaders. However, some front-loaders are designed to be quiet. Antivibration pads may help with vibration issues.

Before moving their laundry rooms, homeowners should consult with contractors to ensure things go smoothly.



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**OPEN TO VIEW,**  
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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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**FULLY FINISHED** Located in Clearview, 3 bedrooms/3 baths 2 storey w/laminate flooring, fenced yard & 2 parking stalls! Reduced to **\$279,900** **CALL NICOLE 342-7700.**



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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.**



**HUGE PIE LOT** On close near school. 5 bdrm/3 bathroom fully finished newer home in mature location. **\$349,900**  
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**2 STOREY SHOWHOME** Move in Now!! 3 bdrm, 3 bath modern beauty, w/family room, micro office & loaded with extras! **\$599,900.**  
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**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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## 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**

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## WALKOUT BUNGALOW

Backing onto greenspace. 4 bedrooms/3 bathrooms, attached garage. **\$389,900.**  
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**LOCATION LOCATION!** 80 acres just 5 mins south of Red Deer. 1893 sq ft Bungalow + loft. 3 bedrooms/3 baths. Detached shop, mountain view. Call for information package **\$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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**1.0 ACRE LINN VALLEY** 1690 sq ft renovated bungalow with 30x22 detached garage. **\$499,900** **CALL NADINE 342-7700.**

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



**PENHOLD**

**OPEN HOUSE**

**OPEN HOUSE SAT., 1-3 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.**



**SYLVAN LAKE**

**OPEN HOUSE**

**OPEN HOUSE SUN., 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.**



## Create **kid-friendly** spaces at home

Maintaining a home that is welcoming and kid-friendly can be challenging. Kids are full of energy and oftentimes put fun ahead of tidiness. But no matter how energetic their youngsters are, parents can still employ several strategies to ensure their homes are both sophisticated and child-friendly.

- Consider an open floor plan. Rooms that flow into one another make it easier to keep tabs on children. Such rooms also allow residents and guests to mingle in separate rooms but not be too far away from one another.
- Choose washable fabrics. Upholstery will need to stand up to the abuse kids can dish out. Sofas and chairs with slipcovers can be advantageous because many slipcovers can be easily removed and laundered. Patterned fabrics will hide some stains, while treated fabrics may resist liquid spills for easier cleanup.
- Create a catch-all spot. Special bins or other organizational tools in the entryway can help to cull clutter when children come in the house from school or play. Be sure the keep cubbies, containers and coat hooks at a child-friendly height.
- Look for high-traffic rugs. Rugs designed for high-traffic areas will be more forgiving when children march across them several times per day. There are no rules that say you can't bring an outdoor rug inside, and these rugs tend to be easier to clean.
- Ensure there is plenty of seating. Sectionals give children ample room to spread out. And ample seating ensures there is enough room for kids to invite their friends over to hang out.



- Think outside pink and blue. For children's rooms, make sure they're colorful, but consider other hues to give the rooms some personality. Focus on a hobby or activity and borrow the color scheme from the accessories used for decorating.
- Hang whimsical artwork. Employ framing and lighting to make kids' artwork look like professional pieces. Routinely change the pictures when a new look is desired.
- Designate a place for play. Devote an entire room or a nook in a house for imaginative play. Store toys here so these items will not create clutter in individual bedrooms.

Creating child-friendly spaces while ensuring a home maintains a sophisticated feel is easier than parents might think.



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huge bedrooms up, each with an ensuite bath. Spacious kitchen with island & pantry. Partial bsmt. dev. with 4 pce. bath, second laundry room. Shows well! **Your host Bryan Wilson 403-340-9436**



This is a must see. **Ivan Busenius 403-350-8102, www.ivanb.ca**

**\$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

**OPEN HOUSE • SAT. MAY. 27, 2-4 P.M.**

**\$319,900**

**162 Larsen Cres.**

**GREAT LOCATION** Backing onto a reserve! Stop by and see this terrific 2 storey townhouse. 2

**OPEN HOUSE • SUN. MAY 28, 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.



design w/ 9' ceilings. Further details at **www.tonysankovic.com** or to set up your personal showing call/text **403.391.4236**.

**\$412,500**

**174 Webster Drive**

**WESTLAKE BUNGALOW** FF w/ over 2000 sq ft of living space & numerous upgrades throughout. Features 4 bdrms (2up 2down), 3 baths and open

**OPEN HOUSE • SUN. MAY. 28, 2-4 P.M.**

**\$729,900**

**54 Vista Close**

**CUSTOM BUILT VILLAS** By True Line Homes. 3 bedrooms. 3 bathrooms. Top Quality throughout. Loaded with extras. Triple car garage. **Your host Len Parsons. 403.350.9227**

## •• SYLVAN LAKE ••



value and will be sold "as is where is". Further details at **www.tonysankovic.com** or to set up your personal showing call/text **403.391.4236**.

**\$142,000**

**4621 46 Street**

**LARGE DOUBLE LOT** In great location close to schools, shopping and downtown Sylvan Lake. Home & garage have no

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**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**



**29 Spencer Street**

Great location This Sun-nybrook bungalow offers 3 beds and a HUGE 4 car shop! RV parking, hardwood, and 4pce tiled ensuite! **\$384,900**



**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**



**#17 5202 Farrell Ave**

**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 & walking trails! **\$494,500**



**18 Lowden Close**

**BRAND NEW QUALITY,** fully finished 2 storey! Wonderful location, 3 beds up and 1 down, fireplace, ensuite, 4 and a great layout – be the first owner! **\$494,900**



**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**



**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**



**39140 RR 282**

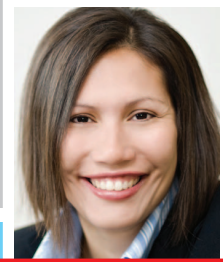
**10 MINS FROM RED DEER** & zoned AG B, this could be the perfect place to bring your business! The 50x96 heated shop has a washroom & office, plus 14x20 door to accommodate large vehicles. The home features 3 bdrms, large wrap around deck, & is finished top to bottom! **\$849,000**



**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**.



**LISA SUAREZ**  
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**37 ERICA DRIVE**  
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*5.39 Acres*

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MLS CA#0096307



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MLS CA#0100107



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MLS CA#0097745



*Clive*

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**\$249,900**  
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**\$229,900**  
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MLS CA#0102495



*Lacombe*

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**\$189,900**  
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**\$25,000**  
MLS CA#0087591



*5.39 Acres*

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**\$409,000**  
MLS CA#0098997