

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JUNE 16, 2017

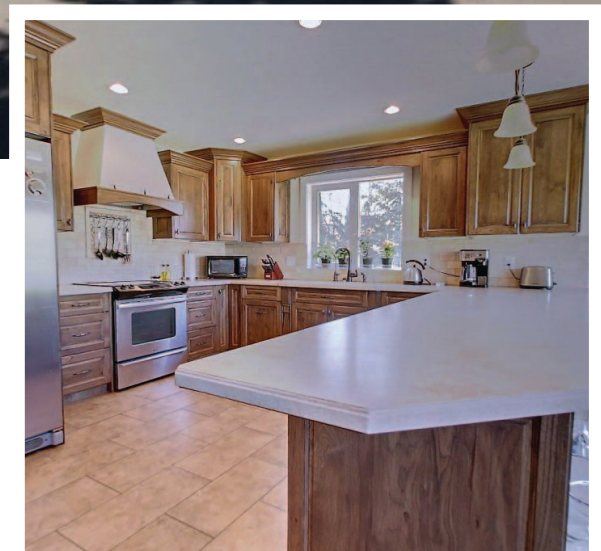
Central Alberta's
**OPEN HOUSE
LISTINGS**
inside

**Rural
Ponoka County**

Check out this
**STUNNING ACREAGE IN THE
SPRUCE TREES FOR HORSES!**
6.31 acres, 6 bedrooms, 4 bathrooms and
1956 square feet of renovated luxury!

\$699,900

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



View our complete publication ONLINE at www.yourhouseyourhome.com



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



**NORM
JENSEN**
403.346.8900

ONLY \$294,900!



In Clearview Meadows!
 4 Bdrms, 3 Bths,
 24x24 Detached Garage
 & RV Parking!

CLOSE LOCATION!!!



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

LOCATION LOCATION



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

GULL LAKE RECREATION!



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

**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



CLEARVIEW RIDGE!
 Fully dev. 2 storey condo, 3
 beds, 3 baths, fenced yard.
 2 car parking. **\$269,900**



WALKOUT, ON QUIET CRES!
 Dbl htd garage, 4 beds,
 office, 3 baths & 2 FPs. A
 must see at **\$409,900**



BOWER!
 Incredible location on a close.
 Large treed yard! 4 beds, FP,
 hard wood, lge deck! **\$288,500**



FORECLOSURE!
 Bungalow style town house! Gas
 FP, att'd garage, fixer upper!
 Priced to sell now! **\$206,000**



ADULT ORIENTATED
 Townhome! Immaculate!
 Super location, Garage &
 beautiful yard. **\$254,900**



ABSOLUTELY GORGEOUS
 Townhome! 4 beds, 3 baths.
 Located on a close with a
 really nice yard! **\$277,500**

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



**Tammy
Jensen**
403-346-8900



OUTSTANDING HOME!

42 Bannerman Close

2 Garages!!

Call Tammy Jensen to view

403-550-4573

\$769,900

Call TAMMY JENSEN for more info! 403-346-8900 www.CallTammy.ca



**Les
Anderson**
403.350.1932



TONS OF UPGRADES
 in this 4 bedroom home in Innisfail.
 Basement fully developed. Bright
 open kitchen, west backyard, 24 x 26
 garage. All for **\$259,900**



ON A CLOSE
 Stunning fully dev'd 2 storey on a quiet green close
 in prestigious Laredo! Avalon built with upgrades be-
 yond 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



NEW LISTING!
 Wow, this exceptional home on a Deer Park Close
 has it all! The upgrades are endless! Huge kitchen,
 totally remodeled, 5 bdrms, master B.R., & is spo-
 cious with a spa like ensuite. Huge pie lot & even
 an extra garage in back. **\$714,900**



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



NEW CANADA WEST
 3 beds, 1224 sq. ft. bi level. Unique spo-
 cious 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.
\$359,900

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



**Alex
Wilkinson**
Follow or
contact me on

403-318-3627



**314 JARVIS GLEN WAY,
SYLVAN LAKE**

Emaculate executive home with me-
 ticulously designed and crafted. Triple
 garage! **Call Alex!**



96 OAKWOOD CLOSE

\$874,000 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 & en-
 tertainment 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

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

\$529,000 Wow! 3D Tour now online - fabulous
 former showhome 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



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3608-50 Ave www.networkrealtycorp.ca

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

Take a 360° 3D Tour!



Gerald Doré

403.872.4505



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#CA0107444
Only \$312,900



#1111-6118 53 AVENUE
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#CA0108118
Only \$399,900!

#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

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!

Feature Home
HORSES & PARADISE - NEAR TOWN!
6.3 Acres near Ponoka & Morningside 1700 sq.ft bungalow 6 beds, 4 baths, loaded with features, fantastic horse property!
MLS#CA0099744 **Only \$699,900**

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

19 VOISIN CLOSE
1520 sq. ft. bungalow 3 beds, 3 baths, loaded with features, triple heated garage
MLS#CA0106317
\$719,900

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

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



Donna Empringham
403-872-0105



OPEN HOUSE SATURDAY, JUNE 17, 2-4 PM

19 NELLIS AVENUE, RED DEER

Stop in and see this amazing property located on a quiet street just down from Normandeau School. Four large bedrooms bedrooms and a den on the upper floor, open layout on main, fully developed basement, RV Parking, Large lot and more. Or, call Donna 403 872 0105 for a private viewing.

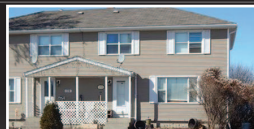
Call Donna Empringham for more information or a private booking 403-872-0105



Bob Gummow
403-598-7913



BUILD YOUR DREAM HOME
On 4 acres with great veils , just off hwy 2a between Penhold and Innisfail. Call Bob! CA0107432



180 TAMARAC BLVD, SPRINGBROOK
Great place for your kids, Hardwood, large back yard to raise kids, 4 bdrm. \$234,900 Call Bob! CA0102149



REDUCED BY \$10,000!
4 STANLEY CRESCENT
A very well kept bungalow in Sunnybrook, 5 bdrms, hardwood, great front and back yards. 21'x23' garage. \$319,900 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



TIRED OF RENTING?

Why pay someone else's mortgage?

Why live in someone else's house?

WHY NOT LIVE ON YOUR OWN?

If you are considering your own home but don't know where to start, contact one of the many knowledgeable realtors found in

YOUR HOUSE YOUR HOME



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\$999,900 OR TRADE TEXT: 8349

LAREDO

Executive custom built walkout bungalow, 1860 SqFt. Exposed beams, high end kitchen with gas fired pizza oven, theatre room has 14' ceilings & currently being used as golf simulator. Master bedroom oasis features 5 piece ensuite, walk in closet. Warm color choices complimented with wood accents throughout. Long list of upgrades!



\$254,900 OR TRADE TEXT: 8343

SILVAN 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
- Fully developed basement

TEXT CODE TO 555-0000
FOR PHOTOS & DETAILSKevin Durling
AgentJamie Berg
Agent

\$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



\$344,900 OR TRADE

CLEARVIEW MEADOWS

- Newly renovated house with legal basement suite
- Main floor features 3 bedrooms with spacious kitchen & dining area, and sunken livingroom
- Downstairs is fully self contained with separate entrance
- Fenced & landscaped yard

Scott Wiber
AgentCam Ondrik
Agent

STARTING AT \$239,900 TEXT: 8345

BLACKFALDS

Contemporary 2 Storey townhouse, NO condo fees - Brand new build, gorgeous laminate flooring & open design kitchen living room area - Fully landscaped, partially fenced.



\$359,900 OR TRADE

ORIOLE PARK

- Extensively upgraded bungalow with Mother-In-law suite
- Stunning Acacia hardwood, beautiful kitchen with alder cabinets and eating bar
- Enjoy the south facing covered deck and yard. Detached double garage
- New vinyl siding, shingles, furnace & hot water tank as well

Debby Wells
Office AdministratorNetwork
Realty

403-346-8900

* Some conditions apply



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DULE

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HOME

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



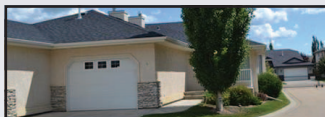
**Cordell
Nielsen**

318-5478



**Kelly
Oster**

304-4061



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



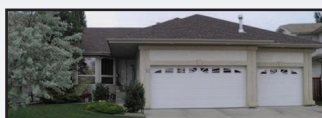
10 WISHART STREET
MLS CA0103269 \$319,900
Call **IVAN:**
403-350-9603



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



21012 TWP 421
MLS CA0105819 \$324,900
Call **CORDELL:**
403-318-5478



11 REVIE CLOSE
MLS CA0108402 \$649,900
Call **CORDELL:**
403-318-5478



151 DAVISON DRIVE
MLS CA0107683 \$400,000
Call **KIM:**
403-318-7178



90 COLLEGE PARK DR
MLS CA0108132 \$738,500
Call **KIM:**
403-318-7178



184 SABRE RD
4 bed, 3 bath MLS CA0104874
\$327,900 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



2340 DANIELLE DRIVE
1520 sq ft MLS CA0107514
\$229,000 Call Ed 403-506-7171
or Gord 403-357-7720



99 HEARTLAND CRES, PENHOLD
MLS CA0106486 \$319,000
Call Ed 403-506-7171 or
Gord 403-357-7720



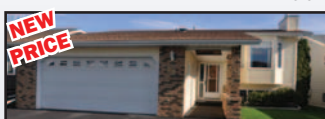
BEAUTIFUL 12 ACRES W/BUNGALOW
MLS CA0104582 \$699,900
Call Ed 403-506-7171 or
Gord 403-357-7720



61 WESTVIEW DRIVE
MLS CA0107473 \$219,900
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



28 KIRBY STREET
MLS CA0106616 \$364,900
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



SAT., JUNE 17, 2:4 PM
5114 60 AVE, PONOKA
MLS CA0106818 \$180,000
Call **TIM:**
403-350-1562



5021 PARK ST, BLACKFALDS
MLS CA0103344 \$270,000
Call **TIM:**
403-350-1562



365018 R.RD 62, RURAL CAROLINE
MLS CA0100265 \$540,000
Call **TIM:**
403-350-1562



#6, RAYMOND SHORES
MLS CA0104922 \$275,000
Call **TIM:**
403-350-1562



#5320, 2660 22 ST
MLS CA0103476 \$220,000
Call **TIM:**
403-350-1562



5814 59A ST
MLS CA0107206 \$240,000
Call **TIM:**
403-350-1562



#201, 5029 34 ST
MLS CA0107664 \$25,000
Call **TIM:**
403-350-1562



#836, 6834 59 AVE,
MLS CA0107689 \$45,000
Call **TIM:**
403-350-1562



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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



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



AFFORDABLE LAKE LIVING BRAND NEW CABIN, 1/2 km from village of pigeon lake, only 1.5 hr to red deer, 2 bdrm cabin with supersized attached garage for your beach toys! Great price of **\$299,900** **CALL NICOLE 342-7700.**



KENTWOOD

Fully finished 4 bdrm/2 bath bilevel. Recent upgrades include cabinets, flooring upstairs, bathroom, paint, roof & siding. RV parking. **\$299,900** **CALL NADINE 342-7700.**



BRAND NEW 1151 sq. ft., 3 bdrm, 2 bath bi-level in Blackfalds. Stainless steel appliance pkg, 10 year new home warranty. **\$309,900** **CALL BRAD GRANLUND 342-7700.**



RED DEER Brand new 3 bdrm, 2.5 bath 2 storey, in Laredo, maple cabinets, new floor plan & huge verandah! **\$344,900** **CALL NICOLE 342-7700.**



HUGE PIE LOT On close near school. 5 bdrm/3 bathroom fully finished newer home in mature location. **\$349,900** **CALL NADINE 342-7700.**



3 BDRM, 2 BATH 2 STOREY In Vista's w/south facing back yard. Stainless appliances, quartz countertops, basement undeveloped. **\$454,900** **CALL BRAD GRANLUND 342-7700.**



LAREDO

Brand new 3bdrm/3bath Unique Elevations 2 storey oversized garage & deeper lot. includes all appliances. **\$459,900** **Call BRAD GRANLUND 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.**



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.**

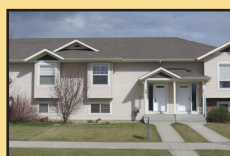


2 STOREY SHOWHOME

Move in Now!! 3 bdrm, 3 bath modern beauty, w/family room, micro office & loaded with extras! **\$599,900.** **CALL NICOLE 342-7700.**

NEW TO THE MARKET!

CHECK OUT THESE NEW LISTINGS!



NO CONDO FEES 3 bedroom/2 bathroom townhouse with fireplace, laminate flooring, all appliances Penhold. **\$244,900** **CALL BRAD GRANLUND 342-7700.**



PERFECT FOR ROOMMATES 1/2 duplex features 2 masters w/ ensuites, u-shaped kitchen, attached garage & large fenced yard & NO condo fees!! **\$294,900** **CALL NICOLE 342-7700.**



BRAND NEW 1589 sq ft 3 bdrm/3 bath laminate flooring, all appliances included. Sylvan Lake. **\$344,900** **CALL NADINE 342-7700.**



LEGAL SUITE 3 bdrm main floor with 2 baths att'd garage plus 1 bdrm basement suite. separate utilities. 2 fireplaces Timberlands. **\$599,900** **CALL NADINE 342-7700.**

These animals may help your garden

Planning and maintaining a garden requires a lot of effort, which can result in an aesthetically pleasing addition to the landscape. But that hard work can also fall victim to nature when local wildlife find a garden too mouth-watering to resist.

In an effort to rid a garden of unwanted pests, gardeners may unwittingly scare away animals and insects that might just protect the garden from more ill-intentioned animals. Not every creature that scurries is out to get prized petunias or to devour tomatoes. In fact, many can prove beneficial to gardens.

BIRDS

While it is true that some birds can damage crops, many birds are content to feed on insects attracted to the garden, which helps to keep insect numbers in check. Chickadees, for example, will dine on aphid eggs, while larger birds may prey on mice or other rodents or simply scare them out of the garden. Jays and mockingbirds are known to be feisty and can even deter dogs and cats from a yard. Hummingbirds will sip on the nectar of flowers and help pollinate plants.

BATS

Bats have a bad reputation, as people unnecessarily fear bats because they believe them to be carriers of disease. But many bats feed off of insects or fruits and will not harm a human. The average brown bat can eat 1,000 mosquitoes in an hour, so it's easy to see why bats are good to have around. Mosquitoes are not only a nuisance but also harbor potentially dangerous diseases. Bats also may eat certain rodents, which can cut down on the number of animals burrowing in a yard.

BUTTERFLIES AND BEES

Butterflies and bees are responsible for pollinating the vast majority of plants. Avoid using pesticides that may diminish butterfly or bee populations. A beehive right next to a garden may not be practical, but don't make attempts to destroy it. Consult with a professional beekeeper to see what can be done to move the beehive without destroying it.

Many animals and insects can be detrimental to the health of a garden. However, several animals are handy to have around and should be welcomed to the landscape.

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**Dale
Stuart**
403-302-3107

THIS IMMACULATE BI-LEVEL HAS AN OPEN FLOOR PLAN

\$349,900



130 BOWMAN CIRCLE SYLVAN LAKE
Quality laminate flgr, 2 large bdrms up & 1 down (4 pce ens off the master). Has 9' ceilings up & down with underslab heat in bmst (partly fin'd). Has a 24x24 underslab htd garage. Backyard is finished with paving stones & gravel. Raised garden boxes.
Call DALE 403-302-3107

FULLY FINISHED BI-LEVEL IN PENHOLD

\$259,900



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

LOCATED IN ONE OF THE PRIME AREAS OF LACOMBE

\$348,900



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

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landmark realty 347-0751
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**EDUARDO
HARO**
403-318-3980



40 JARVIS CL. PENHOLD \$334,900
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!



**BEATA
WOJTASIEWICZ**
304-3845



**GRACE
ESCOTT**
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**ANGELA
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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JUNE 17

RED DEER

119 Barrett Drive.....	3:00 – 4:00 pm	Bob Wing	CENTURY 21 ADVANTAGE.....	391-3583.....	\$319,900.....	Bower South
102 Landry Bend.....	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE.....	346-0021.....	\$399,900.....	Lonsdale
#8 Fairway Avenue.....	12:00 – 2:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795.....	\$294,900.....	Fairview
183 Duston Street	2:00 – 4:00 pm	Avril Evans.....	CENTURY 21 ADVANTAGE.....	348-6303.....	\$319,900.....	Devonshire
17 McVicar Street.....	1:00 – 4:00 pm	Melissa Morin	CENTURY 21 ADVANTAGE.....	318-5665.....	\$299,900.....	Morrisroe
66 Douglas Avenue.....	2:00 – 4:00 pm	Henrietta Thompson.....	SUTTON LANDMARK.....	396-6610.....	\$446,500.....	Deer Park Estates
35 Vickers Close.....	1:00 – 3:00 pm	Cindy Vander Linden	RE/MAX.....	506-7355.....	\$318,400.....	Vanier Woods
196 Vickers Close.....	2:00 – 4:00 pm	Ken Lavigne.....	RED KEY REALTY	357-2231.....	\$349,900.....	Vanier Woods
40 Walker Boulevard.....	2:00 – 4:00 pm	Mitzi Billard	RE/MAX.....	396-4005.....	\$435,000.....	Westlake
10 Grove Close.....	11:00 am – 1:00 pm	Kim Fox	RE/MAX.....	506-7552.....	\$740,000.....	Garden Heights
4 Stanley Cres.....	2:00 – 4:00 pm	Bob Gummow	ROYAL LEPAGE NETWORK	598-7913.....	\$329,900.....	Sunnybrook
126 Ruttan Close.....	1:00 – 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK	350-6023.....	\$449,800.....	Rosedale Meadows
#111 6118 53 Avenue	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505.....	\$299,900.....	Highland Green Estates
6210 53 Avenue	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505.....	\$399,900.....	Highland Green Estates
108 Dowler Street.....	1:00 – 3:00 pm	Kelly Boyle	ROYAL LEPAGE NETWORK	357-9289.....	\$383,900.....	Deer Park Estates
23 Newcombe Cresc.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK	318-3627.....	\$324,500.....	Normandeau South
86 Archibald Crescent.....	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672.....	\$579,900.....	Anders Park East
21 Dunning Crescent	2:00 – 4:00 pm	Michael Holmes.....	ROYAL LEPAGE NETWORK	755-4808.....	\$384,900.....	Deer Park Estates
5 Dumas Crescent	2:00 – 4:00 pm	Alicia Parsons.....	ROYAL LEPAGE NETWORK	391-1393.....	\$422,900.....	Deer Park Village
19 Nellis Avenue	2:00 – 4:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105.....	Normandeau North
3 Veer Place.....	2:00 – 4:00 pm	Gayle Leasak	PEGASUS BUILDERS.....	347-0794.....	\$465,000.....	Vanier East
67 Livingston Close.....	1:00 – 5:00 pm	Joe & Darrin.....	CANADA WEST HOMES	342-7578.....	\$359,900.....	Laredo
45 Lindman Avenue	1:00 – 5:00 pm	Joe & Darrin.....	CANADA WEST HOMES	342-7578.....	\$649,900.....	Laredo

SATURDAY, JUNE 17

OUT OF TOWN

1310 Lucina Street	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE.....	391-3583.....	\$185,000.....	Penhold
5114 60 Avenue	2:00 – 4:00 pm	Tim McRae	MAXWELL REAL ESTATE.....	350-1562.....	\$180,000.....	Ponoka
21 Iron Wolf Boulevard	1:00 – 3:00 pm	Lisa Suarez	ROYAL LEPAGE LIFESTYLES.....	782-3171.....	\$339,900.....	Lacombe
39210 Range Road 274.....	2:00 – 4:00 pm	Kim Fox	RE/MAX.....	506-7552.....	\$585,000.....	Red Deer County

SUNDAY, JUNE 18

RED DEER

9 McBride Crescent.....	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE.....	346-0021.....	\$309,500.....	Morrisroe
#8 4240 46A Ave Cres.....	2:00 – 4:00 pm	Mitzi Billard	RE/MAX.....	396-4005.....	\$249,900.....	Parkvale
29 Spencer Street	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533.....	\$384,900.....	Sunnybrook
54 Vista Close	2:00 – 4:00 pm	Len Parsons	RE/MAX.....	350-9227.....	\$729,900.....	Vanier East
3 Veer Place.....	2:00 – 4:00 pm	Gayle Leasak	PEGASUS BUILDERS.....	347-0794.....	\$465,000.....	Vanier East
67 Livingston Close.....	1:00 – 5:00 pm	Joe & Darrin.....	CANADA WEST HOMES	342-7578.....	\$359,900.....	Laredo
45 Lindman Avenue	1:00 – 5:00 pm	Joe & Darrin.....	CANADA WEST HOMES	342-7578.....	\$649,900.....	Laredo

SUNDAY, JUNE 18

OUT OF TOWN

12 Ebony Street.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER.....	302-3107.....	\$348,900.....	Lacombe
39037 Range Road 21	2:00 – 4:00 pm	Darlis Dreveny	ROYAL LEPAGE NETWORK	358-4981.....	\$649,800.....	Red Deer County

THURSDAY, JUNE 22

OUT OF TOWN

4276 Westbrook Road.....	5:00 – 7:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795.....	\$429,999.....	Blackfalds
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View our complete publication ONLINE at www.yourhouseyourhome.com



Advantage

21 photos of every property

Parkland Mall, Red Deer



Bob Wing
403-391-3583



OPEN HOUSE
Saturday June 17, 3-4 pm
\$319,900

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



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



OPEN HOUSE
Saturday June 17, 1-2 pm
NOW \$185,000!

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



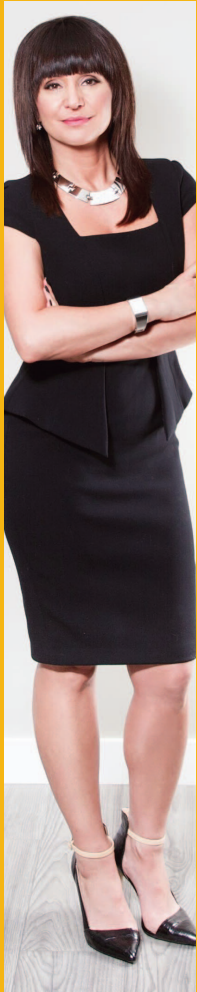
NOW \$519,900!
4026 - 52 St.

PARK-LIKE ACREAGE IN TOWN!
Charming, upgraded family home on a treed, 3/4 acre lot: excellent city view, 5 bedrooms & 3 baths.

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



Smarter, Bolder, Faster



Asha Chimiuk
403-597-0795



NEW LISTING
OPEN HOUSE
Saturday, June 17, 12-2 pm
\$294,900

#8 Fairway Ave
Gorgeous 'park like' yard that will make you fall in love with this house! Enjoy your privacy on a large deck or concrete patio situated in a shade of mature trees! Situated across from Bower Ponds & steps from golf course & down town shopping! Large 26x24 detached garage is perfect for 2 cars & more. Home has long list of upgrades, fresh coat of paint, full appliance package & immediate possession! Call for more details Today before someone else will still this GEM!



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



159 Kilton Close
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!



NEW PRICE
OPEN HOUSE
Thursday, June 22, 5-7 pm
\$429,999



4276 Westbrooke Road
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!



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 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!



LAKE FRONT LOT
What a Gem!
Lake front lot! 75x101- great to build a house with a walkout bsmt! Imagine yourself boating, waterskiing, wake boarding or skating & ice fishing in the winter from your own backyard! Perfect outdoor living & watching sunsets & panoramic view of the lake! Check listing Realtor for details. www.4716lakestreet4sale.com



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!



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!



JUST SOLD
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!



SOLD
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 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!



SOLD
#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!



JUST SOLD
223, 6 Michener Blvd.
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!



Check for 21 Photos & Videos at www.ashachimiuk.com
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See **21 Photos** at www.brendabowness.com



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\$160,000

#111, 80A Kellaway Crescent



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2,229 Sq.Ft. Two Storey
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CONDO W/ PARK VIEW!**
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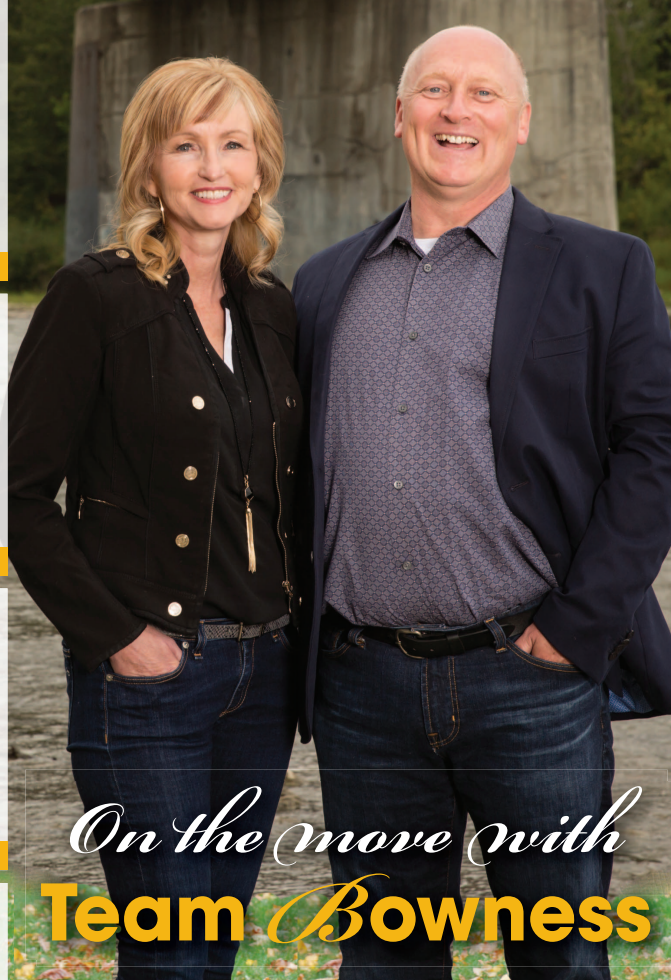
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1,224 Sq.Ft. Bungalow
\$434,900

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Century 21

Advantage

The many uses for vinegar

Check your kitchen pantry and you will probably find a bottle of vinegar. While this substance can add much-needed tang to favorite recipes and even improve the leavening function of some baking ingredients, its power extends far beyond the kitchen.

Many are surprised upon learning how much vinegar can do. A sour-tasting liquid that contains acetic acid, vinegar can be used as a cleaning product and an influential ingredient in many recipes. Vinegar also is relatively inexpensive, making it a cost-effective home staple.

If you are ready to get more from that versatile vinegar in your kitchen pantry, explore the following ways to put it to use.

CLEANING

Vinegar is an effective cleaning fluid, perhaps best known for producing streak-free windows. Vinegar also can dissolve dirt from painted walls and remove grime from woodwork.

By boiling 1/4 cup of white distilled vinegar in the microwave with a cup of water, you can loosen splattered-on food and deodorize the appliance. Vinegar also can be used to deodorize garbage disposals, coffee makers and kitchen

drains. It's an effective means to removing pet odors from carpeting as well.

Around the bathroom, use vinegar to remove soap scum film from shower doors and tile surfaces. Remove stubborn toilet bowl stains as well. Corrosion and hard water can clog showerheads, and by soaking the shower nozzle in vinegar overnight, you can dislodge any material.

You can rely on vinegar when cleaning up around your home office as well. Vinegar can help clean sticky scissor blades or remove ball-point-pen marks from surfaces. A vinegar-and-water solution can be used to clean keyboards and other electronic equipment. Apply with a damp cloth rather than spraying the solution directly onto the electronics.

LAWN AND GARDEN

Vinegar makes an effective weed deterrent and can kill grass that grows between the cracks on sidewalks and driveways.

Acid-loving plants, such as rhododendrons or azaleas, can benefit from a little vinegar mixed in when watering.

If you want to keep ants at bay, use vinegar when cleaning outdoor patio furniture or spray

it around areas that are susceptible to ant infestations. You may find the ants steer clear of the smell.

HEALTH AND BEAUTY

Some people say that vinegar can be used as an appetite suppressant. Using it on prepared foods may help you to eat less.

Vinegar is handy for relieving the pains associated with sunburns and jellyfish stings. Dot irritated areas with vinegar to relieve pain and itching.

Because vinegar can act as an antibacterial, gargling it can alleviate some throat ailments. Even if it can't prevent illness, a vinegar gargle can soothe throat soreness. Apple cider vinegar also may help soothe an upset stomach. Use two teaspoons of the vinegar to one cup of water.

Some people have used vinegar to soften skin and remove corns from feet. It also may dissolve warts. Be sure to check with a doctor before using vinegar to verify its safety with regard to your particular situation.

In addition to each of these uses, vinegar is handy in the laundry room, helping to remove stains and rinse detergents from fabrics more easily.



Advantage Milena Toncheva 403 304-5265

Покупаете или продаёте недвижимость?

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

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



**Milena
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GREAT LOCATION- FACING GREEN SPACE; IMMACULATE HOME!

This is fully finished upgraded bi-level, 4 bdrms, 2 baths, with a DOUBLE HEATED GARAGE.

\$316,900.



ARE YOUR CHILDREN GOING TO RD COLLEGE THIS FALL?

This is the perfect investment property, let someone else pay for your children's tuition. Fully fin'd with an independent basement suite. 4 bdrms, 2 baths. **\$249,000.**



THE IDEAL CONDO LIVING

In Aspen Ridge - the perfect location, beautifully upgraded, no carpet, no restrictions, 3 bedrooms, 3 baths. **\$240,000.**



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Ask Charles

I want to buy a resale condominium, but I'm worried about rising fees and possible assessments. How can I ensure the condominium is a good one?

Condominiums can be a great housing option, and with some due diligence, you can find one that is well suited to your needs, and a financially sound purchase.

Condominium refers to a type of ownership that includes the individual ownership of a unit and shared ownership of common property with other unit owners. Condominiums can be apartment-style, townhouses, attached, or detached.

Condominium owners typically pay monthly condominium fees to cover their share of expenses for the common property, and some of this payment goes into the condominium corporation's reserve fund.

The reserve fund is used to pay for major capital repairs and replacements. All condominium corporations must have a reserve fund. As a buyer, you want a condominium corporation that has a healthy reserve fund because it reduces the likelihood of a special assessment. Special assessments occur when a condominium corporation has major work to do and there isn't enough money in the reserve fund. The corporation assesses an amount owing to the owner of each unit.

So how can you find out if the corporation you're thinking of buying into is a healthy one? A good place to start is a condominium document review.

Condominium documents relate to the operation of the condominium corporation, which you want to ensure is financially stable and well managed. Condominium documents include but are not limited to:

- current reserve fund study (5 years old or less) and 25-year reserve fund plan
- current operating budget and fee schedule
- current balance sheet
- registered bylaws

When buying a condominium, you can hire a professional to review your condominium documents. They can provide you with a summary of the documents, and identify areas about which you might have concerns. Reviewing condominium documents can uncover financial difficulties, bylaws you find unacceptable (for example, restrictions as to size, number, or type of pet), upcoming necessary maintenance, or even discussion in Board meeting minutes about water issues.

Even a healthy reserve fund and a review of condominium documents can't guarantee you won't have a special assessment or that your fees won't go up. In fact, you should expect your fees to go up a small amount each year, from factors such as inflation or rising utility costs. However, reviewing the condominium documents will give you a good idea of the health of your condominium, and if it's the right one for you.

"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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•• GULL LAKE CONTINUED ••



\$659,900

345 Canal Street Meridian Beach

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

•• SYLVAN LAKE ••

**NEW LISTING**

\$142,000

4621 46 Street

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

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**Tim Maley**

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**#314 69 Ironstone Drive**

LOVELY 2 BEDROOM CONDO Open concept main floor, plenty of light, heated U/G parking, ensuite, 2 baths & laundry in the suite. Plenty of counter space, maple cabinets, & all appliances inc! **\$268,000**

**39 Donnelly Crescent**

4 BEDROOM BUNGALOW, and a 5th bedroom can be added easily! Rear detached garage, large green space at the front, hardwood floors, main floor laundry, and fully finished! **\$349,900**

**6 Eakins Crescent**

FULLY FINISHED BUNGALOW with attached garage! 4 beds and 3 baths, fully fenced and in great condition! **\$359,500**

**29 Spencer Street**

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

**17 Cronquist Close**

DEVELOPMENT LOT Just over a 1/3 acre, build your dream home in one of Red Deer's best kept secrets, services are run to the lot line, pie shaped lot & sunny back yard! **\$399,800**

**18 Lowden Close**

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

**15 Cronquist Close**

1.5 STOREY IS TUCKED AWAY IN WESTLAKE near Red Deer River on just over 1/3 of an acre, front att'd garage plus a det'd garage! Hdwd, soaring vaults, extensive reno's inc kitchens & bathrooms, & a fabulous sunroom! 2 beds upper level, MF office/bdrm, & 4th bdrm in dev'd bsmt. **\$725,000**

**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! **\$799,000**

**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**

**24 Sawyer Close**

EXQUISITE SORENTO EXECUTIVE 2 STOREY with huge triple garage! The best of everything is available here, chef's kitchen, granite, hardwood, walk-out bsmt & wrap around deck, fabulous ensuite & located in a fabulous neighbourhood!! **\$1,379,500**

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

Call Jamie at 403-309-5451

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●●●●●●●●●● **RED DEER LISTINGS IN PRICE ORDER** ●●●●●●●●●●



beautiful treed yard, this home is a MUST to see. **Ivan Busenius**
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design w/ 9' ceilings. Further details at www.tonysankovic.com
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open floor plan with a east facing back yard. If you want a
bright home with lots of extra windows this is the home for
you! Call **Kim Argent RE/MAX real estate central alberta**
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double garage, all set on a gorgeous treed acreage set in a community
you are gonna love to live in. You must see this home. **Ivan Busenius**
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Nothing spared. Granite, hardwood, home theatre room, 4
seasons room, triple car garage. **Your host Len Parsons.**
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throughout home. 2,086 sq ft of living space. CA0101673. **Contact**
Mitzi Billard for more info or a tour. 403.396.4005

\$324,900

148 Doran Crescent

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PLEX** In quiet adult area. Orig-
inal owner home with many
upgrades, double attached gar-
age, south facing deck and open

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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

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1340 SQ.FT. BI-LEVEL

With FIVE bedrooms and
three full bathrooms. Two
bedrooms plus an office
on the main floor. Fabulous

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74 Linn Valley

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closer, right outside of town and
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renovated home plus large double

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54 Vista Close

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to set up your personal showing call/text 403.391.4236.



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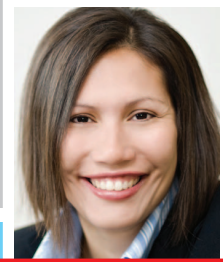
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