

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JUNE 30, 2017

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

**38 Mackenzie Ranch Way,
Lacombe**

Check out this
GORGEOUS, UPDATED MODERN HOME
3 bedrooms, 3 bathrooms. Open concept
kitchen features 5 sparkling stainless steel
appliances. Cozy fireplace in the open
concept living room. Basement is finished,
with media/theatre room for entertaining.

\$396,900

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



View our complete publication ONLINE at www.yourhouseyourhome.com



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



**NORM
JENSEN**

403.346.8900

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.

CLOSE TO ALL AMENITIES!



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!



**Les
Anderson**

403.350.1932



ON A CLOSE

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

\$614,900



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.

\$359,900



11 HOLMES STREET

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



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



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 spacious with a spa like ensuite. Huge pie lot & even an extra garage in back.

\$714,900

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



**Alex
Willkinson**
 Followor
 contact me on

403-318-3627



#307-60 LAWFORD AVE

2 Bdrm, 2Bth 3rd floor condo facing west with awesome views. Included your own underground heated parking stall! Call Alex today!



7 WOODROW CLOSE

Come see this awesome 5 bdrm fully finished home in one of Westlakes best Closes! Features inc large kitchen, covered deck & 3 bdrms up. Gas F/P in living room Call Alex!



314 JARVIS GLEN WAY, SYLVAN LAKE

Spectacular exec home steps to the lake. This home has it all. Meticulous design with gourmet kitchen & triple attached garage! Call Alex for your private tour.



96 OAKWOOD CLOSE

\$874,000 3D Tour now available! Immaculate custom built 2 storey walkout backing onto green space! Call Alex to view!



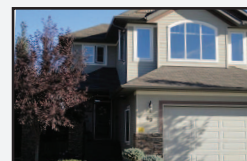
5702 SOUTH ST, BLACKFALDS
 Over 3 acres on the edge of Blackfalds offers triple grg, custom deck & entertainment area. Interior features inc theater room, cozy European F/P with stunning views from the deck!



UNIT 227- 260 DUSTON ST
\$169,000 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!



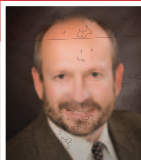
2414 - 128 IRONSIDE ST
 Top floor 2 bedroom, 2 bath condo. Lots of space, great views. Corner fireplace and 1 underground heated parking stall make this the place to be. Call Alex!



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
\$316,500 Large pie lot facing green space. 3 Bedrooms up with det double garage makes this a great family home! Call Alex to view!



**Gerald
Doré**

403.872.4505

**CANADA DAY WEEKEND
OPEN HOUSE SPECIAL**



SUNDAY JULY 2 - 1-3 PM

**CEDAR LOG
"CANADIANA" CABIN!**



11 Parkland Place,
Parkland Beach, Gull Lake!

One of the most unique
and best cabins for sale
near Red Deer!

MLS CA0106319



Check out my website www.geraldldore.ca for all of my listings - Go on the 3D Tour!



**Doug
Wagar**

403.304.2747



WONDERFUL LOCATION
 On a close! 4 beds, 2 baths, fireplace, huge yard.
\$288,500



PERFECT FOR ADULTS!
 2 bedroom bungalow on a close. Single garage - lovely yard! **\$254,900**



ANDERS
 Fully dev'd 2 storey townhome. Absolutely gorgeous, on a close, no condo fees! **\$277,500**



BEAUTIFUL CLEARVIEW RIDGE
 Condo. Fully dev'd, 3 beds, 3 baths, fenced yard. **\$269,900**



DEER PARK WALKOUT
 4 beds, 3 baths, 1235 sq ft, double heated garage!
\$398,900

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



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



Garry Raabis

403-340-6789

**HAPPY
BIRTHDAY
CANADA!**



..... www.yourcentralalbertarealtor.com



The Durling Group

**YOUR HOUSE SOLD
GUARANTEED**

www.YourHouseSoldGuaranteed.com

\$449,900 OR TRADE

LAREDO AREA

- Falcon Homes presents its newest show home
- 2 storey, contemporary, open concept floor plan
- 3 bedrooms, master features 4 piece bath (double sinks), beautiful tiled shower
- Kitchen features quartz countertops with tile wall accents
- Lots of natural light throughout the home



\$254,900 OR TRADE TEXT: 8343

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
- Fully developed basement



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



**Kevin Durling
Agent**



**Jamie Berg
Agent**

\$495,000 OR TRADE TEXT: 8340

TIMBERSTONE

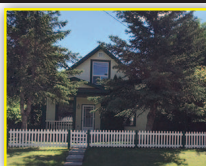
- Fully finished modified bi-level, 5 bedrooms, 3 baths
- Bright open main floor, high end kitchen appliances
- Walkout basement features family room + 2 bedrooms
- Vinyl fenced & landscaped + 22x12 cement parking pad
- Immaculate home inside & out



\$279,900 OR TRADE

WOODLEA

- Renovated 1.5 Storey home, mature yard & convenient location
- Massive 200 foot deep lot, room to build the perfect shop
- Master bedroom is on the upper level boasting lots of room
- Enjoy the summer on the deck and landscaped yard



**Scott Wiber
Agent**



**Cam Ondrik
Agent**

\$254,900 OR TRADE TEXT: 8345

BLACKFALDS

- Contemporary 2 Storey townhouse
- NO condo fees
- Brand new build
- Gorgeous laminate flooring
- Open design kitchen livingroom area
- Fully landscaped, partially fenced.



\$159,950 OR TRADE

JOHNSTONE PARK

- Main floor condo, 2 Bedrooms, 1 Bath, 757 Sqft
- Super clean & upgraded, gorgeous laminate flooring,
- sit up eating bar, lots of cabinets in kitchen
- Garden door leads to a concrete patio with west exposure



**Debby Wells
Office Administrator**



Network Realty

403-346-8900

* Some conditions apply



BARB MUNDAY 403-598-7721

bmunday@shaw.ca

CALL ME "MUNDAY" CALL ME "ANYDAY"

MULTI-LEVEL COMMISSIONS



THIS 2 BEDROOM

One bath condo, no stairs, upgraded flooring, appliances, paint, trim, windows, hot water tank, countertops and offers a community Hall for large gatherings. REDUCED IMMEDIATE POSSESSION **\$158,000**



HERE IT IS

One bedroom condo on 2nd floor, vacant so immediate possession, B.I. Dishwasher, washer and dryer PRICE SLASHED TO **\$121,000.**



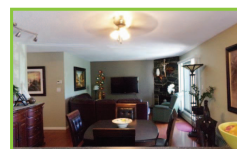
JUST IMAGINE

Sitting on your balcony overlooking the city lights. This spacious condo boasts 3 (yes 3) bedroom rooms, 2 baths (ensuite), oak kitchen, 1 underground & 1 outside parking, quick possession considered. **\$325,000**



MOBILE HOME ON ITS OWN LOT

No lot fees with numerous upgrades such as flooring, siding with extra insulation, shingles, appliances, countertops, 1338 sq. ft. 3 bedroom plus addition. Quiet location backing onto school grounds. **\$179,900.**



UPGRADED

Two bedroom condo in show home condition, newer flooring, windows, balcony, paint, granite countertop, parking lot and now new siding is being installed. At this and a quick possession for **\$148,800.**

**Have a safe
and fantastic
Canada Day!**

**Happy
150th Canada**

From all of us at

**YOUR HOUSE YOUR
HOME**





**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



38 MACKENZIE RANCH WAY
MLS CA0101180 \$369,900
Call **BLAINE:**
403-391-9444



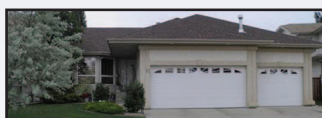
10 WISHART STREET
MLS CA0103269 \$319,900
Call **IVAN:**
403-350-9603



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 \$629,900
Call **CORDELL:**
403-318-5478



151 DAVISON DRIVE
MLS CA0107683 \$400,000
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



5220 46 STREET, CLIVE
MLS CA0108315 \$294,000
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



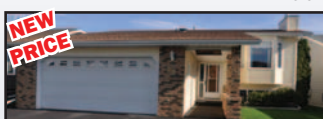
BEAUTIFUL 12 ACRES W/BUNGALOW
MLS CA0104582 \$699,900
Call Ed 403-506-7171 or
Gord 403-357-7720



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



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



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



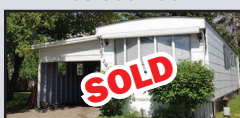
5114 60 AVE, PONOKA
MLS CA0106818 \$180,000
Call **TIM:**
403-350-1562



#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

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



**Cordell
Nielsen**
318-5478



**Kelly
Oster**
304-4061

Factors to consider when choosing carpeting

When the time comes to choose flooring for their homes, homeowners may be overwhelmed by the vast array of options at their disposal. The choice between carpet and hardwood flooring, laminate or tile is a matter of personal preference. People have long extolled the virtues of hardwood flooring, but carpeting can be just as stylish and provides a host of other benefits as well.

Carpeting insulates rooms in the summer and winter, adding that extra level of protection against the elements. Carpeting also absorbs sound in a home. Many appreciate the warmth and cozy feeling of carpet, especially when stepping out of bed. Carpeting also can increase the level of safety at home. According to the Carpet and Rug Institute, carpeting makes areas of play safer and may also reduce the severity of an injury in the event of a fall.

Today, there are many different types of carpeting available. Selecting the right carpeting for a room comes down to identifying the level of traffic in a particular room, the attributes homeowners would like the carpet to have and any other needs that fit with their lifestyles. The following guidelines can make carpet shopping a bit easier.

Type of carpeting

There are many different types of carpeting, some of which are best suited to certain situations. For example, plush and saxony carpets are better in low-traffic areas. These carpets may show footprints and also vacuum tracks and dirt, but they're higher

on the comfort spectrum than other types of carpet. Berber, which is more flat and dense, helps mask stains and tracks. It is durable in high-traffic areas. Textured carpets like frieze are cut from fibers of different heights, so they mask stains and are also softer on the feet than berber.

Padding

Padding can impact the way carpeting feels and how long it lasts. It isn't always necessary to purchase the most expensive or thickest padding. However, it is wise to pick a pad that matches the type of carpeting you're selecting and one that aligns with how you plan to use the room. You may be able to go with a thinner pad in low-traffic rooms and beneath dense carpeting like berber. In high-traffic rooms, choose a thicker, more durable padding. Padding prevents carpet backing and fibers from coming apart over time. It pays to invest in a padding that will last as well.

Installation

Select a reliable carpet retailer and installer for your business. Competent installers will lay the carpeting in the correct manner so that it will look beautiful and maintain its durability for the life of the product. Shop around to find the right installer or even do the work yourself if you feel capable.

Take time when shopping for carpeting, which is a substantial investment that can last for many years if the right material is chosen and installed correctly.





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MARCHAND**



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DUSHANEK**

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PENHOLD

Immediate possession on brand new townhouse. 3 bedroom, 2 full baths stainless steel appliances, landscaped yard with vinyl fencing **\$229,900**

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.**



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.**



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. **\$449,900** **Call BRAD GRANLUND 342-7700**



NEW VINYL FENCE

Showhome in the Vistas, landscaping already complete, this 3 bdrm, 3 bath 2 storey features quartz countertops, fireplace, large windows & immediate possession. **\$459,900** **CALL NICOLE 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.**



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.**

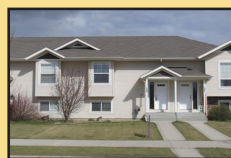
NEW TO THE MARKET!

CHECK OUT THESE NEW LISTINGS!



3 BLOCKS TO THE LAKE

NO CONDO FEES! & Bring your pets to this 3 bdrm, 1.5 bath, 4 yr old townhome, 6 appl., vinyl fenced yard, paved back lane. **ONLY \$244,900** **CALL NICOLE 342-7700.**



NO CONDO FEES 3 bedroom/2 bathroom townhouse with fireplace, laminate flooring, all appliances Penhold. **\$237,000** **CALL BRAD GRANLUND 342-7700.**



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



Wes Wiebe
info@counterscapes.ca
403.347.2115
9-4608 62nd Street
Red Deer, AB



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Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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or for advertising space!*

403-309-5451

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JULY 1

RED DEER

4032 39 Street.....**2:00 – 4:00 pm**Rob White CENTURY 21 ADVANTAGE **346-0021**..... \$258,500..... Grandview
 70 King Close**1:00 – 4:00 pm**Quisha Yee ROYAL LEPAGE NETWORK **596-2792**..... \$294,900..... Kingsgate
 20 Sullivan Close.....**2:00 – 4:00 pm**Simona Tantas REALTY EXECUTIVE..... **396-5192**..... \$329,900..... Southbrook

SATURDAY, JULY 1

OUT OF TOWN

76 Ironstone Drive.....**2:00 – 4:00 pm**Rob White CENTURY 21 ADVANTAGE **346-0021**..... \$329,900..... Ironstone
 54 Jewell Street**2:00 – 4:00 pm**Simona Tantas REALTY EXECUTIVE..... **396-5192**..... \$354,900..... Johnstone Park
 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, JULY 2

RED DEER

76 Ironstone Drive.....**2:00 – 4:00 pm**Rob White CENTURY 21 ADVANTAGE **346-0021**..... \$329,900..... Ironstone
 54 Jewell Street**2:00 – 4:00 pm**Simona Tantas REALTY EXECUTIVE..... **396-5192**..... \$354,900..... Johnstone Park
 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, JULY 2

OUT OF TOWN

11 Parkland Place**1:00 – 3:00 pm**Gerald Doré ROYAL LEPAGE NETWORK **872-4505**..... \$424,900..... Gull Lake

THURSDAY, JULY 6

RED DEER

19 Ratcliffe St**5:00 – 7:00 pm**Asha Chimiuk CENTURY 21 ADVANTAGE **597-0795**..... \$398,000..... Rosedale Meadows



Ask Charles

My elderly mother passed away at home. We are now selling her home, do we have to disclose that she died in the property?

Simply put, you are not required to disclose her death to potential buyers.

Sellers are required to disclose certain defects to potential buyers, but a death occurring in a home is not a defect.

When a death occurs in a home, the property may be considered a "stigmatized property." A stigmatized property is one that has an unfavourable quality that may make it less attractive to some buyers. That quality, though, is unrelated to the physical condition or features of the property.

As a seller, you are not required to disclose stigma to potential buyers. Stigmas are different from material latent defects, such as un-remediated hidden flood damage or mould, which sellers are required to disclose.

Some stigmas include:

- a suicide or death occurred in the property
- the property was the scene of a major crime
- the address of the property has the wrong numerals
- reports that the property is haunted

Potential buyers' different values, perceptions and backgrounds will affect the significance of a potential "stigma." Some buyers won't care about a death occurring in the property, while others may be completely put off by it.

Although you are not required to disclose stigma to potential buyers, because some buyers may have concerns about stigmas, those buyers can ask their real estate representative to ask your

representative about possible stigmas. You don't have to answer their questions, but if you choose to, you must do so honestly.

If you decide not to answer, a buyer has to decide if they are comfortable proceeding without an answer. Remember that not answering may turn the buyer off of your property more than simply responding honestly; it will depend on the specific buyer, their particular concerns, background, and perceptions.

"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.



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



SPACIOUS FULLY FIN'D EXEC HOME W/ LUXURY FEATURES!
5 Bedroom, 3 Bath
1,919 Sq.Ft. Bi-Level
\$609,900

www.10oscarcourt.com



GORGEOUS FULLY FINISHED HOME, EXCELLENT LOCATION!
4 Bedroom, 4 Bath
1,746 Sq.Ft. 2 Storey
\$484,900

www.17hendersonclose.com



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

www.6404-elmwoodway.com

YOUR LISTING HERE!



FAMILY FRIENDLY HOME, PREMIUM LOCATION!
4 Bedroom, 4 Bath
1,741 Sq.Ft. Two Storey
\$424,900

www.6asmundsenclouse.com



BEAUTIFUL HOME BACKING ONTO WALKING PATHS!
5 Bedroom, 3 Bath
1,383 Sq.Ft. Raised Bungalow
\$499,900

www.30ingramclouse.com



IMMEDIATE POSSESSION, UNIQUE OPPORTUNITY!
3 Bedroom, 2 Bath
1,278 Sq.Ft. Condo Apartment
\$160,000

#111, 80A Kellaway Crescent



PRISTINE FULLY FINISHED HOME, CLOSE TO SCHOOL!
5 Bedroom, 4 Bath
1,235 Sq.Ft. Two Storey
\$564,900

www.78truantcrescent.com



LOVINGLY CARED FOR HOME, QUIET CLOSE!
3 Bedroom, 3 Bath
1,050 Sq.Ft. Bi-Level
\$349,900

www.94kiddclouse.com



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Advantage



Advantage

21 photos of every property

Parkland Mall, Red Deer



Bob Wing
403-391-3583



NOW \$505,000!

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.



\$279,900

54 Grant St.
FABULOUS UPGRADES!
Main flr completely renovated with custom maple kitchen, new windows & bath, new flooring up & down, AC and terrific deck!



NOW \$314,900!

119 Barrett Drive
BRIGHT OPEN FLOOR PLAN!
Custom oak woodwork exudes charm in this Bower bungalow. 2 car garage, nice fenced yard, MF laundry, RV parking - nice!



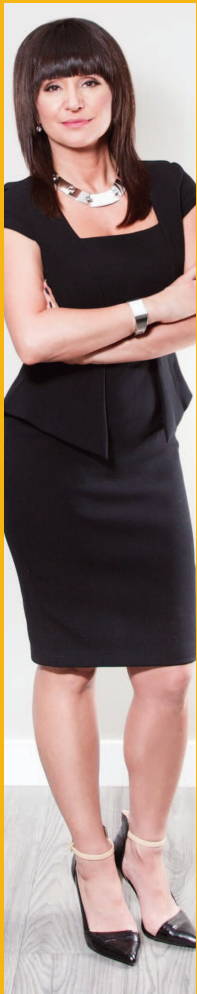
NOW \$185,000!

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!

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



Smarter, Bolder, Faster



\$239,900

4635-45 Street

What a gem! Cute cabin located close to desirable Riders Ridge only couple of blocks from downtown, but away from summer traffic! Home is nicely situated on a large, mature lot. Oversized lot comes with a guest house, double detached garage! It comes with Master bedroom, 2 dens and bathroom. Charming kitchen has newer cabinets and appliances. Call Today for more details.



\$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 det'd 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!



\$284,900

323, 6 Michener Blvd.

Welcome to Sierras in Michener Hill! Adult condo complex with long list of amethysts: 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! This unit is located on the 3rd floor with a view of the west.



\$424,999

4276 Westbrooke Road

Beautiful 1.5 story home located close to Abbey Centre in Blackfolds 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!



\$259,900

201, 3505-51 Ave

Looking for a carefree style of living, something modern & stylish that doesn't require any renovations? Check out this condo in the perfect downtown location! 2 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!



\$398,000

19 Ratcliffe Street

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



\$114,990

Lot in Gull Lake Area

2.87 Acres just east of Gull Lake surrounded by newer subdivisions. Only minutes from the lake. At the end of the close, with gas and power on the road. Nice flat site bordered by mature trees to the south and farm land to the east. Priced to sell at \$114990! Don't hesitate, call today!



\$699,000

Gorgeous Acreage

Only 10 km from Innisfail! 2001 Year old 2100 sq. ft. majestic 2 storey! Long list of upgrades in this home! 4 bedrooms 3 bathrooms, walk out basement, almost 16 acres, 2 detached double, garages- sold as is, shop frame, traveled driveway. Privacy, beautiful views and serenity surrounds it all! Don't miss it! Call Today!



\$189,900

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



\$394,900

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!



\$309,900

#8 Iron Wolf Court

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



\$289,980

223, 6 Michener Blvd.

Welcome to Sierras in Michener Hill! Adult condo complex with long list of amethysts: 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!



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www.Asha.Chimiuk.RealtyFanPage.com



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BATH, HTD
UNDERGROUND
PARKING



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2 BATH
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403-302-3107

**THIS IMMACULATE BI-LEVEL
HAS AN OPEN FLOOR PLAN**

\$349,900



130 BOWMAN CIRCLE SYLVAN LAKE
Quality laminate flrg. 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

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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).
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PRIME AREAS OF LACOMBE**

\$348,900

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.
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\$685,000

39506 RR 271

WALKOUT BUNGALOW On 4 acres of private land, fenced for horses, additional detached garage and just over 1km to

Blackfalds. Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.Say, "I saw it in
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403.550.3533

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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 Sunnysbrook bungalow offers 3 beds and a HUGE 4 car shop! RV parking, hardwood, and 4pce tiled ensuite! **\$379,900**

4105 45 Avenue

SUPER LOCATION! This Falcon built open concept bungalow has 2 bdrms up & 2 down, MF laundry, front dining/office space, an abundance of maple cabinets, & hwd floors! The bsmt is fin'd with 2 add'l beds & FR, plus infloor heat & 4pce bath! Fully fenced and landscaped with room for an RV! **\$384,900**

4766 Aspen Lakes Blvd

Beautiful brand new modified bi-level with master bedroom and ensuite on main floor and two bedrooms and 4pce bath on the upper level! Quartz counter tops, 3 baths, gas fireplace and beautiful bright spaces!! **\$434,500**

OPEN HOUSE • SAT. JULY 8 1-3 P.M.

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 West-lake! **\$479,000**

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**

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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\$209,900

2106 Danielle Drive

METICULOUSLY MAINTAINED

This beautiful 1520 sq ft home is tucked away in a quiet corner of the park and enjoys a large,

beautifully landscaped yard. Step inside and notice the vaulted ceilings and abundance of natural lighting thanks to sky lights in the kitchen. Gracious living spaces include a large kitchen with oak cabinetry, spacious dining space with built in storage, and a living room with plenty of space to entertain. **Call Andrew Russell 403.343.3020**



\$289,500

28 Cosgrove Close

½ DUPLEX BUNGALOW W/2 Bed/2 Baths. Has a 13'x19' Garage, Waterback Property, Non/Pet/Smoking, Fully finished

Bsmt. CA0107362. **Text or Call Mitzi Billard 403.396.4005**



\$324,900

148 Doran Crescent

IMMACULATE ADULT DUPLEX In quiet adult area. Original owner home with many upgrades, double attached garage, south facing deck and

beautiful treed yard, this home is a MUST to see. **Ivan Busenius 403-350-8102, www.ivanb.ca**



\$349,900

127 Sabre Road

NICE FAMILY HOME! 4 Beds/3 Baths 2 Storey Fully Fenced. 1,576 sq ft., S/S Appliances, Quiet Community with Bus

Service. CA0103275. **Contact Mitzi Billard 403.396.4005**



\$404,900

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

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



\$497,000

74 Linn Valley

ACREAGE RIGHT OUTSIDE RED DEER

You cannot get any closer, right outside of town and on pavement all the way, fantastic renovated home plus large 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 403-350-8102, www.ivanb.ca**



\$599,900

16 Parsons Close

BEAUTIFUL 2 STOREY In the Pines 4 Beds/4 Baths 2061 sq ft. Lovely area to grow your family, large lot, Nice upgrades..

CA010883. **Check this home out with Mitzi Billard 403.396.4005**



\$924,900

25 Vienna Close

4 BED/3 BATH Rustic-Looking Gorgeous Walkout Bungalow. Backs onto Pond. High End Appl., Wet Bar, Surround Sound

throughout home. 2,086 sq ft of living space. CA0101673. **Contact Mitzi Billard for more info or a tour. 403.396.4005**

●● BLACKFALDS ●●



\$459,900

81 Pondsides Crescent

LARGE FAMILY HOME 5 Beds/3 Baths Walkout Bungalow with Pond in Back. Too many features to list. A MUST SEE

HOME TO APPRECIATE. CA0107307. **Text Mitzi Billard 403.396.4005 for a viewing**



\$519,900

48 Cyprus Road

FULLY DEVELOPED 2 Storey WALKOUT w/ 4 bdrms, 4 baths, granite, hardwood and triple garage w/ drive thru access to

the backyard. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

●● SYLVAN LAKE ●●



\$136,000

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.**

●● RED DEER COUNTY ●●



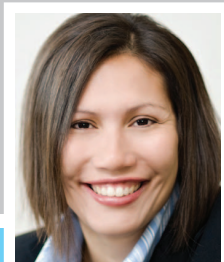
\$1,425,000

101, 38254 RR 265

RED DEER'S MOST EXCLUSIVE ACREAGE

COMMUNITY overlooking the city lights! The 2 Storey home is custom built & sits on 1.90 acres of beautiful landscaping.

Features 4391 sq ft of living space w/ 6 bdrms, 4 baths plus a triple attached garage! **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**



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Lacombe
61 PARKLAND ACRES
\$19,500
MLS CA#0087591



Lacombe
31 WESTVIEW DRIVE
\$315,000
MLS CA#0107277



Gull Lake
60 LAKEVIEW DRIVE
\$399,900
MLS CA#0106900



Lacombe
59 EBONY STREET
\$339,900
MLS CA#0106288



Blackfalds
4929 WESTBROOKE RD
\$269,900
MLS CA#0097745



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



Lacombe
5214 50TH ST
\$217,000
MLS CA#0096754



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



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



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



Lacombe
21 IRON WOLF BLVD
\$339,900
MLS CA#0102864



HERE!



Lacombe
7109 COBB STREET
\$546,300
MLS CA#0109062



Lacombe
16 PETTICOAT LANE
\$408,888
MLS CA#0101175



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



Gull Lake
21 BIRCH CRESCENT
\$698,900
MLS CA#0100276



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



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



539 Acres
4402 50 STREET
\$399,000
MLS CA#0098997



Lacombe
79 TERRACE HEIGHTS DR.
\$374,900
MLS CA#0096296



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



Lacombe
17 GREEN COURT
\$179,900
MLS CA#0090500



Wolf Creek Village
505 DUNES RIDGE DR.
\$99,900
MLS CA#0086194



Wolf Creek Village
226 SAND BELT DRIVE
\$98,900
MLS CA#0097785