

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JULY 14, 2017

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

**7109 Cobb Street,  
Lacombe**

Check out this  
**FULLY FINISHED EXECUTIVE BUNGALOW**  
In Prestigious Henner's Landing, Lacombe.  
Four Bedrooms plus Den, Upscale Finishes, Wet  
Bar/Pool Table/Ping Pong/Hot Tub, and more!

**\$546,300**

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



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





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



**NORM JENSEN**  
 403.346.8900



**CLOSE LOCATION!!!**  
 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.



**EXTENSIVE LANDSCAPING!**  
 Awesome location on a close in Anders Park! Boasting 4 bdrms, 2 baths, Fully Finished. Private yard with park like setting.



**WESTLAKE!**  
 Open floor plan, fireplace, master bdrm above garage, 2 tier deck, aggregate driveway...a must see home!



**Janice Mercer**  
 403.598.3338



**9 PORTWAY CL, BLACKFALDS MLSCA0104738**  
**\$443,900**  
**JULY BUILDERS SPECIAL** Fully dev'd Exec 2 storey WALK OUT. Bonus room over garage. Fence & sod to be completed with unconditional offer by July 31. Don't wait!



**53 PEMBROOKE CT, BLACKFALDS CA0106197**  
**\$469,900**  
**OPEN HOUSE SAT. JULY 15, 1-3 PM**  
 Stunning baths & kitchen with amazing views on a quiet close. 1534 sq. ft. walk out modified Bi-level has it all! Must be seen!



**104 REICHEY ST, RED DEER MLSCA010993**  
**\$419,800**  
 Immaculate 1353 sq ft Fully Developed Bungalow. 3 bdrms up, open concept Move in Ready!



**17 CONNAUGHT CRES, RED DEER MLSCA0110523**  
**\$659,800**  
 Location, Location, Location! Executive Fully Dev Bungalow. Stunning professionally landscaped yard backing on to tranquil treed reserve.

**CALL OR TEXT JANICE @ 403-598-3338 OR VISIT MY WEBSITE @ [jjmercercanada.ca](http://jjmercercanada.ca) FOR COMPLETE LISTING DETAILS.**



**Les Anderson**  
 403.350.1932



**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.



**NEW LISTING!**  
 Great value in this 1514 sq ft modified bi-level. 5 beds & 3 baths. Open plan & absolutely everything is top end. Gorgeous kitchen, quartz counters throughout. Bsmt fully dev. 24x25 garage, vinyl fence. Must see!



**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.



**GREAT VALUE**  
 On this 1190 sq ft fully developed bungalow. Open plan, main floor laundry, fireplace in family room downstairs, hot tub, double garage.



**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.

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



**Bob Gummow**  
 403-598-7913



**OPEN HOUSE SATURDAY JULY 15, 2-4 PM**  
**129 BAILE CLOSE**  
 Great First home or investment! 890 sq ft Bi level 2 bdrms. Shows pride of ownership also has a 24x24 heated garage. \$229,900 Call Bob! CA0110146



**OPEN HOUSE SUNDAY JULY 16, 2-4 PM**  
**180 TAMARAC BLVD, SPRINGBROOK**  
 Great Family home with 4 bedrooms, large yard with a large deck. Home is in good shape. \$234,900 Call Bob! CA0102149



**4 BARE ACRES**  
 Between Innisfail and Penhold just off the 2A HWY BUILD WHAT YOU WANT! Call Bob! CA0107432

**CALL BOB FOR A FREE EVALUATION!**

**www.bobgummow.net**



**Alex Wilkinson**  
 Follow or contact me on  
 403-318-3627



**#307-60 LAWFORD AVE**  
 Just listed at \$199,900 - 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!



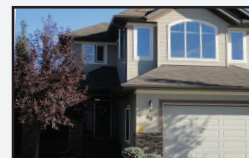
**5702 SOUTH ST, BLACKFALDS**  
 Over 3 acres on the edge of Blackfalds offers triple grg, custom deck & entertainment area. Interior features inc theater room, cozy European F/P with stunning views from the deck!



**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 - 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**  
**\$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!



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



**Gerald Doré**  
 403.872.4505

**TAKE THE 3D TOUR OF MY PROPERTIES AT [www.geraldldore.ca](http://www.geraldldore.ca)**  
**or call me at (403) 872-4505**

**NEW LISTING**



**113 LAMONT CLOSE**

1623 sq. ft. 2 storey close to schools, Collicutt, parks and shopping! Priced to sell at only **\$359,900!**  
 MLS#CA0109720



**132 & 140 BOWMAN CIRCLE**

Revenue Properties! Get into the Market at the Right Time! Diversify! Great investment fully rented out!



**The Durling Group**

**YOUR HOUSE SOLD GUARANTEED**

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

**\$449,900 OR TRADE**

**LAREDO AREA**

- Falcon Homes presents its newest floor plan
- 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

**\$469,900 OR TRADE**

**1 LAKELAND ROAD, SYLVAN LAKE**

- Executive style bungalow, 1477 SqFt, 4 Bedrooms, 3 Baths
- Bright open floor plan, tile & hardwood floors
- Chef's kitchen w/granite countertops, tons of cupboards
- Main floor laundry. Beautiful back yard

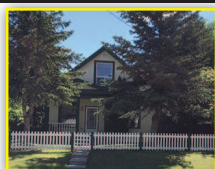


**OPEN HOUSE SATURDAY 2-4 PM**

**\$279,900 OR TRADE**

**WOODLEE**

- 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



**\$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.



**\$549,900 OR TRADE**

**LACOMBE COUNTY**

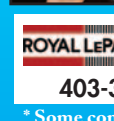
- Southwest Side of Sylvan Lake
- 3.06 Acres, Little piece of paradise
- 2 storey home w/country kitchen w/white wash cabinets, butcher block countertops
- Garden doors to lower patio & sunroom
- Upstairs features 3 bedrooms & 4 piece bath
- Amazing outdoor space featuring stunning rock work, bridges, ponds, waterfall, garden space & much more



**Scott Wiber**  
 Agent



**Cam Ondrik**  
 Agent



**Debby Wells**  
 Office Administrator

**ROYAL LEPAGE Network Realty**

**403-346-8900**

*\* Some conditions apply*

**WEEKEND IS COMING!**



**WHY NOT CHECK OUT THE**

**YOUR HOUSE YOUR HOME OPEN HOUSE**

**Who knows? You may even find your destined dream home!**

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





# ROYAL CARPET REALTY LTD.



**BRAD  
GRANLUND  
BROKER**



**NADINE  
MARCHAND**



**NICOLE  
DUSHANEK**

**403-342-7700**

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FOR 40 YEARS

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



## 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**



**3 BDRM, 2 BATH 2 STOREY** In Vista's w/south facing back yard. Stainless appliances, quartz countertops, basement undeveloped. **\$449,900 CALL BRAD GRANLUND 342-7700.**



**NO CONDO FEES** 3 bedroom/2 bathroom townhouse with fireplace, laminate flooring, all appliances Penhold. **\$237,000 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.**



**FULLY FINISHED** Located in Clearview, 3 bedrooms/3 baths 2 storey w/laminate flooring, fenced yard & 2 parking stalls! Reduced to **\$274,900 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.**



**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.**



**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.**



**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.**



**LOCATION LOCATION!** 80 acres just 5 mins south of Red Deer. 1893 sq ft Bungalow + loft. 3 bedrooms/3 baths. Detached shop, mountain view. Call for information package **\$1,649,000 CALL NADINE 342-7700.**



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



## HOT DEALS

**OF THE WEEK**



**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 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 \$239,900 CALL NICOLE 342-7700.**



## LAREDO

Brand new 3bdrm/3bath Unique Elevations 2 storey oversized garage & deeper lot. includes all appliances. **\$444,900 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.**



## 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.**

For more info on our listings, check out  
[www.rcrrealestate.com](http://www.rcrrealestate.com)





**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**



**36 IVES CRESCENT**  
MLS CA0109691 \$354,900  
Call **KIM:**  
403-318-7178



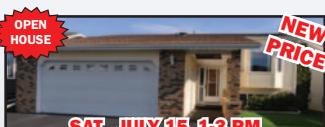
**21012 TWP 421**  
MLS CA0105819 \$324,900  
Call **CORDELL:**  
403-318-5478



**184 SABRE RD**  
4 bed, 3 bath  
MLS CA0104874  
\$327,900 Call Ed  
403-506-7171 or  
Gord 403-357-7720



**99 HEARTLAND  
CRES, PENHOLD**  
MLS CA0106486  
\$313,000 Call Ed  
403-506-7171 or  
Gord 403-357-7720



**SAT., JULY 15, 1-3 PM**  
**28 KIRBY STREET**  
MLS CA0106616 \$364,900  
Call Ed 403-506-7171 or  
Gord 403-357-7720



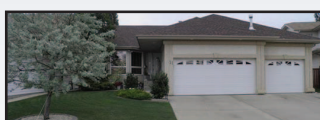
**52 DUVAL CLOSE**  
MLS CA0102225 \$400,000  
Call **CORDELL:**  
403-318-5478



**SUN., JULY 16, 2-4 PM**  
**5814 59A ST**  
MLS CA0107206 \$230,000  
Call **TIM:**  
403-350-1562



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



**11 REVIE CLOSE**  
MLS CA0108402 \$629,900  
Call **CORDELL:**  
403-318-5478



**19 AMER CLOSE,  
RED DEER**  
MLS CA0099981  
\$267,900 Call Ed  
403-506-7171 or  
Gord 403-357-7720



**7 KIRSCH  
CLOSE**  
MLS CA0110038  
\$237,000 Call Ed  
403-506-7171 or  
Gord 403-357-7720



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



**#836, 6834 59 AVE,**  
MLS CA0107689 \$40,000  
Call **TIM:**  
403-350-1562



**27 AINGE CLOSE**  
MLS CA0105099  
Call Ed 403-506-7171 or  
Gord 403-357-7720

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



**Cordell  
Nielsen**  
318-5478



**Kelly  
Oster**  
304-4061



**10 WISHART STREET**  
MLS CA0103269 \$289,000  
Call **IVAN:**  
403-350-9603



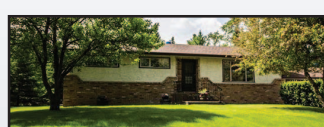
**SUN., JULY 16, 1-3 PM**  
**151 DAVISON DRIVE**  
MLS CA0107683 \$393,900  
Call **KIM:**  
403-318-7178



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



**61 WESTVIEW  
DRIVE**  
MLS CA0107473  
\$214,900 Call Ed  
403-506-7171 or  
Gord 403-357-7720



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



**5220 46 STREET, CLIVE**  
MLS CA0108315 \$284,000  
Call Ed 403-506-7171 or  
Gord 403-357-7720





# OnTrack REALTY

UNIT G, 2085—50<sup>TH</sup> AVE, RED DEER  
[www.coldwellbankerreddeer.ca](http://www.coldwellbankerreddeer.ca)  
**343-3344**



**Dale Stuart**  
 403-302-3107

## CONDO UNITS LIKE THIS DON'T COME ALONG TOO OFTEN

**\$158,500**



### #9 - 7 STANTON STREET

Located in desirable Sunnybrook this spacious and upgraded 2 bdrm and 1 bathroom unit with east facing balcony. Comes with all appliances.

**Call DALE 403-302-3107**

## BUILD YOUR NEW DREAM HOME!

**\$549,900**



### C&E TRAIL

4.72 acres only 2 miles west of Red Deer. On the C & E Trail south. Has river frontage. Has a 1450 sq.ft. bungalow and 22 x 24 det. garage. (Both in need of major renovations).

**Call DALE 403-302-3107**

## 17.3 ACRES EAST OF RED DEER

**\$259,900**



### HAS A 40 X 60 SHOP AND OLDER BARN

A duck pond, & several good building sites. Located 20 minutes east of Red Deer. Off of Highway 11 near Haynes!!

**Call DALE 403-302-3107**

**"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"**

## 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**



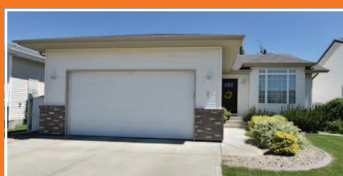
### 12 EBONY STREET, LACOMBE

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**



**Margaret Comeau**  
 403-391-3399



### 7 LOGAN CLOSE

IMMACULATE, NEW CONDITION, FAMILY HOME, 3 bdrm + one; Large Master, Spacious Galley Kitchen, oak cabinetry, LR with Gas FP, MF Laundry, 3 Full Baths, Custom Built Family Area with Gas FP, Games room/ computer nook, Large storage; att'd dbl Garage, Lge fenced yard, close to Collicutt & High Schools. **\$420,000**



### 76 KEEN CRESCENT

NEW CONDITION BILEVEL, 3 bedroom, 2 bath, "spacious open concept" living room dining & kitchen, lower level laundry, back deck with storage underneath, large private back yard fully fenced, backing onto green area. **\$255,000**



### 98 RICHARDS CRESCENT

WELL MAINTAINED BI-LEVEL with upgrades. 3 bedrooms, 1 1/2 baths, spacious kitchen, formal dining. Large lot with garden, 22x24 garage, shed, RV parking. **\$324,900**



## 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**



# How to plant a tree for **successful** growth

More sunlight and warm temperatures frequently inspire homeowners to spend more time in the great outdoors during spring and summer.

Outdoor projects often top homeowners' to-do lists in spring and summer, with gardens and landscapes taking center stage. Planting more trees around the yard is one popular project that can improve property value and benefit the environment.

## Why plant trees?

There are plenty of reasons to plant trees. Trees provide a natural form of shade, reducing air temperature by blocking the sun's rays. This can reduce reliance on air conditioning systems and make it more comfortable to spend time outdoors during the summer.

North Carolina State University College of Agriculture & Life Sciences says trees absorb and block noise and reduce glare. They also can trap dust, pollen and smoke. Trees also absorb carbon dioxide and potentially harmful gases from the air. One large tree can supply a day's worth of oxygen for as many as four people, while also storing 13 pounds of carbon per year.

## Getting started

Visit a garden center or nursery and select a tree that will be hardy in your



*Learn the right way to plant a tree to improve the landscape and the environment.*

planting zone. Choosing native trees can increase the likelihood that the new tree will adapt to its surroundings. Also, inspect trees to determine if they're healthy before taking them home. Look for evidence of root girdling, which occurs when the roots circle around the perimeter of the container and surround the trunk. Trees should not have any dead or dormant branches.

The DIY Network suggests locating the tree where it can thrive. This means selecting a spot that can make it easier for the tree to grow tall and wide. Avoid planting near the house, where roots

can crack concrete or asphalt, and always plant away from underground pipes.

## Planting the tree

Now it is time to amend the soil. It's not enough to enrich only the soil in the hole where the tree will be placed. Move out into a circular area beyond where the roots will start so that roots can expand and properly anchor the tree. The next method of success is to ensure that the tree has a large enough hole to contain the existing root ball and allow for roots to grow and expand. Better Homes and Gardens experts say to prepare a hole that is two to three times as wide as the root ball of the tree. Treat the root ball gently. If the roots are wrapped in burlap, remove the burlap or push it to the bottom of the hole.

Backfill the hole with soil and check that the tree is straight. Stake the tree to help it stay upright and straight until the roots anchor it more effectively. A layer of mulch around the base of the tree can prevent weeds and reduce water loss. Water daily for several weeks until the roots have fanned out.

It's best to leave trees be for the first growing season, only removing broken or diseased limbs. Resist pruning and shaping until the tree has survived its first growing season.



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



**JIM  
ESCOTT**  
403-391-1397



**\$349,900**

- Just Listed In Highland Green
- 5 - Bedrooms - 3 - Baths
- Attached Garage - Fully Developed
- Immaculate



**\$374,900**

- Quiet Location - Many Upgrades
- 4- Bedrooms - 3 Bathrooms
- Beautiful Back Yard
- Fully Developed - Immaculate



**\$598,000**

**OPEN  
HOUSE**

**SATURDAY, JULY 15, 2-4 PM**

**104 ARCHER DRIVE**

- Lake Side Villa's Executive Home
- Over 1500 Ft - Fully Developed
- 4 Bedrooms - 3 Baths - Den



**EDUARDO  
HARO**  
403-318-3980



**40 JARVIS CL. PENHOLD \$329,900**  
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!

**Did you know  
we now offer  
Property  
Management  
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**ANGELA  
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**GRACE  
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**Wes Wiebe**  
info@counterscapes.ca  
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Red Deer, AB



**Countertops | Tile Backsplash | Sinks**  
**Kitchens | Baths | Complete Home**

## Landscaping & Irrigation



Offering full-service landscape design, maintenance, irrigation and tree services for a beautiful, healthy yard.


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Central Alberta's  
**OPEN HOUSE LISTINGS**

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## 403-309-5451



# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, JULY 15

### RED DEER

196 Vickers Close.....	12:00 - 2:00 pm	Karen Dorval	RED KEY REALTY	340-0065	\$344,900	Vanier Woods
104 Archer Drive.....	2:00 - 4:00 pm	Jim Escott	SUTTON LANDMARK	391-1397	\$598,000	Anders South
129 Baile Close.....	2:00 - 4:00 pm	Bob Gummow	ROYAL LEPAGE NETWORK	598-7913	\$229,900	Bower South
91 Norris Close.....	2:00 - 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$290,000	Normandeau South
7 Woodrow Close.....	2:00 - 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$459,000	Westlake
45 Lindman Avenue.....	1:00 - 5:00 pm	Joe & Darrin	CANADA WEST HOMES	342-7578	\$659,900	Laredo
28 Kirby Street.....	1:00 - 3:00 pm	Gord Phillips	MAXWELL REAL ESTATE SOLUTIONS	357-7720	\$364,900	Kentwood East
30 2821 Botterill Cresc.....	11:00 am - 1:00 pm	Kim Fox	RE/MAX	506-7552	\$285,000	Bower
16 Parsons Close.....	2:00 - 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$599,900	Pines
6189 Orr Drive.....	2:00 - 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$265,000	Oriole Park West
155 Vickers Close.....	2:00 - 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070		Vanier Woods
10 Oscar Court.....	2:00 - 4:00 pm	Brenda Bowness	CENTURY 21 ADVANTAGE	350-9509	\$599,900	Oriole Park West
33 Charles Avenue.....	2:00 - 4:00 pm	Dave Haley	CENTURY 21 ADVANTAGE	304-8939	\$362,499	Clearview Ridge
332 Lindsay Avenue.....	2:00 - 4:00 pm	Tara Dowding	REALTY EXECUTIVES	872-2595		Lancaster Green

### SATURDAY, JULY 15

### OUT OF TOWN

4777 Aspen Lakes Blvd..	1:00 - 3:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE	307-5581		Blackfalds
71 Mackenzie Crescent..	2:00 - 4:00 pm	Dennis Bowness	CENTURY 21 ADVANTAGE	357-8087	\$340,900	Lacombe
26 Cedar Crescent.....	1:00 - 3:00 pm	Christine Bourke	CENTURY 21 ADVANTAGE	350-3985	\$318,000	Blackfalds
90 Cedar Square.....	1:00 - 3:00 pm	Janice Resch	CENTURY 21 ADVANTAGE	302-0910	\$499,900	Blackfalds
160 Paramount Cresc.....	1:00 - 3:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$419,900	Blackfalds
4221 Ryders Ridge Blvd.	2:00 - 4:00 pm	Quisha Maeling Yee	ROYAL LEPAGE NETWORK	596-2792	\$479,900	Sylvan Lake
53 Pembroke Court.....	1:00 - 3:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$469,900	Blackfalds
1 Lakeland Road.....	2:00 - 4:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	346-8900	\$469,900	Sylvan Lake
5622 Prairie Ridge Ave...	1:00 - 3:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$339,900	Blackfalds
#301 5300 60 Street.....	1:00 - 4:00 pm	Bob Hollingshead	WESTPINE ESTATES	232-3320		Sylvan Lake

### SUNDAY, JULY 16

### RED DEER

#20 45 Ironstone Drive..	2:00 - 4:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	346-8900	\$279,900	Ironstone
5 Dumas Crescent.....	1:00 - 3:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$422,900	Deer Park Village
18 Larose Crescent.....	2:00 - 4:00 pm	Shanna Painter	ROYAL LEPAGE NETWORK	872-3339	\$639,900	Laredo
91 Norris Close.....	2:00 - 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$290,000	Normandeau South
96 Oakwood Close.....	2:00 - 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$874,000	Oriole Park West
45 Lindman Avenue.....	1:00 - 5:00 pm	Joe & Darrin	CANADA WEST HOMES	342-7578	\$659,900	Laredo
151 Davison Drive.....	1:00 - 3:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$393,900	Deer Park Village
5814 59A Street.....	2:00 - 4:00 pm	Tim McRae	MAXWELL REAL ESTATE SOLUTIONS	350-1562	\$230,000	Riverside Meadows
76 Ironstone Drive.....	2:00 - 4:00 pm	Ken Devoe	CENTURY 21 ADVANTAGE	350-1192	\$329,900	Ironstone
9 McBride Crescent.....	2:00 - 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$299,900	Morrisroe
68 Kelly Street.....	2:00 - 4:00 pm	Dave Haley	CENTURY 21 ADVANTAGE	304-8939	\$306,900	Kentwood East
126 Langford Crescent..	1:00 - 4:00 pm	Jade Grise	COLDWELL BANKER	506-8171	\$359,900	Lancaster Green
21 McDougall Crescent..	2:00 - 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$324,900	Morrisroe Extension
2 Arnold Close.....	1:00 - 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$349,900	Aspen Ridge
39 Webb Close.....	1:00 - 3:00 pm	Kim Fox	RE/MAX	506-7552	\$575,000	Westlake

### SUNDAY, JULY 16

### OUT OF TOWN

21 Prairie Ridge Close ..	2:00 - 4:00 pm	Marcella Barthel	RE/MAX	597-5563	\$224,900	Blackfalds
39140 RR 282.....	1:00 - 3:00 pm	Tim Maley	RE/MAX	550-3533	\$799,000	Red Deer County
34 Cambridge Close.....	2:00 - 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070	\$457,900	Blackfalds
180 Tamarac Boulevard..	2:00 - 4:00 pm	Bob Gummow	ROYAL LEPAGE NETWORK	598-7913	\$234,900	Springbrook
10046 Township Road 422.	1:00 - 4:00 pm	Tracey Thody	ROYAL LEPAGE NETWORK	347-0744		Gull Lake
#301 5300 60 Street.....	1:00 - 4:00 pm	Bob Hollingshead	WESTPINE ESTATES	232-3320		Sylvan Lake

### THURSDAY, JULY 20

### OUT OF TOWN

159 Kirton Close.....	5:00 - 7:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$394,990	Kingsgate
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View our complete publication ONLINE at [www.yourhouseyourhome.com](http://www.yourhouseyourhome.com)



## Bett Portelance 403-307-5581



#435, 6 MICHENER BLVD

SIERRAS AT MICHENER  
943 SQ. FT.  
CONDO, 1 BDR,  
PLUS DEN, 2  
BATH, HTD  
UNDERGROUND  
PARKING



4777 ASPEN LAKES BLVD

SAT, JULY 15  
1:00 - 3:00 PM  
BLACKFALDS  
1300 SQ FT  
BI LEVEL  
3 BDR, 1 BATH

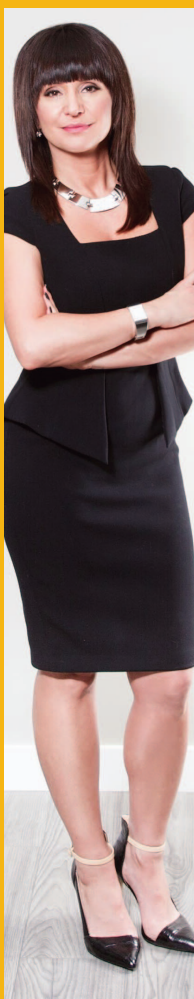
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THE RIGHT MOVE**

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



**Century 21 Advantage**

## 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.



**\$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.



**\$579,900**

**Acreage NE of Lacombe**

Fantastic acreage east of Morningside, right next to One of the Chain Lakes! 4 Acres of land zoned AG that allows horses. Beautiful 1488 sq.ft. Bungalow with attached 3 ple garage 3 bedrooms and 2 bathrooms on main floor with basement ready for development! Fully crossed fenced with gate at the front and beautiful circular driveway! Chef's kitchen, open floor plan, jetted tub, stone FP & more!



**\$394,900**

**159 Kilton Close**

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



**\$282,500**

**#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!



**\$415,000**

**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!



**\$389,900**

**19 Ratcliffe Street**

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



**\$114,990**

**Lot in Gull Lake Area**

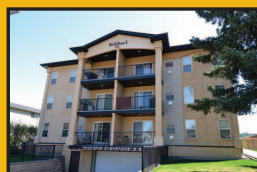
2.87 Acres just east of Gull Lake surrounded by newer subdivisions. Only minutes from the lake. At the end of the close, with gas and power on the road. Nice flat site bordered by mature trees to the south and farm land to the east. Priced to sell at \$114990! Don't hesitate, call today!



**\$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



**\$259,900**

**201, 3505-51 Ave**

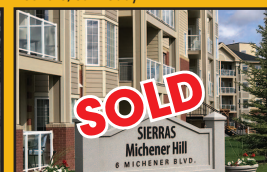
Looking for a carefree style of living, something modern & stylish that doesn't require any 2100 sq. ft. majestic 2 storey! Long list renovations? Check out this condo in the perfect downtown location! 2 bdms, 2 baths, your own laundry room in-suite, large front entry, walk in closet, & a west-facing balcony! Upgrades include: AC, under ground parking, granite counter tops & stylish finishes- perfect for a professional working at the hospital! Call Today for details!



**\$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!



**\$284,900**

**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!

**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)**



See **21 Photos** at [www.brendabowness.com](http://www.brendabowness.com)



**NEW LISTING**  
**ACREAGE LIFESTYLE,  
 AMAZING OPPORTUNITY!**  
 4 Bedroom, 3 Bath  
 1,312 Sq.Ft. Bi-Level  
**\$450,000**

[www.37326rangeroad234.com](http://www.37326rangeroad234.com)



**INNISFAIL**  
**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)



**OPEN HOUSE LACOMBE**  
**SAT JULY 15, 2-4 P.M.**  
**CONTEMPORARY HOME,  
 EXTENSIVELY UPGRADED!**  
 4 Bedroom, 2 Bath  
 1,044 Sq.Ft. Bi-Level  
**\$340,900**

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



**OPEN HOUSE**  
**SAT JULY 15, 2-4 P.M.**  
**SPACIOUS FULLY FIN'D EXEC  
 HOME W/ LUXURY FEATURES!**  
 5 Bedroom, 3 Bath  
 1,919 Sq.Ft. Bi-Level  
**\$599,900**

[www.10oscarcourt.com](http://www.10oscarcourt.com)



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

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



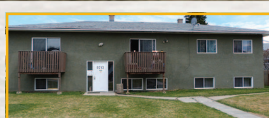
**PENHOLD**  
**GORGEOUS FULLY FINISHED  
 HOME, EXCELLENT LOCATION!**  
 4 Bedroom, 4 Bath  
 1,746 Sq.Ft. 2 Storey  
**\$484,900**

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**NEW PRICE**  
**IMMEDIATE POSSESSION,  
 UNIQUE OPPORTUNITY!**  
 3 Bedroom, 2 Bath  
 1,278 Sq.Ft. Condo Apartment  
**\$157,000**

[www.111,80A Kellaway Crescent](http://www.111,80A Kellaway Crescent)



**POSITIVE CASH  
 FLOW INVESTMENT!**  
 2x3 Bedroom, 1 Bath  
 2x2 Bedroom 1 Bath  
**\$485,000**

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



**THIS HOME HAS IT ALL!**  
 4 Bedroom, 3 Bath  
 1,410 Sq.Ft. Bi-Level  
**\$437,900**

[www.108oldringcrescent.com](http://www.108oldringcrescent.com)



**NEW PRICE PENHOLD**  
**UNIQUE, STYLISH, UPGRADED  
 HOME, EXCELLENT CURB APPEAL!**  
 2 Bedroom, 1 Bath  
 990 Sq.Ft. Bi-Level  
**\$274,900**

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



**AFFORDABLE FAMILY HOME,  
 EXCELLENT LOCATION!**  
 3 Bedroom, 3 Bath  
 1,208 Sq. Ft Four Level Split  
**\$355,000**

[www.62denovancrescent.com](http://www.62denovancrescent.com)



**BUYER'S INCENTIVE, BALANCE  
 OF 2017 TAXES PAID!**  
 4 Bedroom, 3 Bath  
 1,224 Sq.Ft. Bungalow  
**\$424,900**

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



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**Century 21**

**Advantage**


**Advantage Milena Toncheva**
**403 304-5265**
**Покупаете или продаете недвижимость?**

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

**¿Desea comprar o vender su casa?**

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



**Milena  
Toncheva**  
304-5265



**OPEN HOUSE**  
**SAT. JULY 15, 2-4 P.M.**  
**6189 ORR DRIVE**

**EXCELLENT, FULLY RENOVATED HOME, GREAT STARTER OR INVESTMENT PROPERTY!**  
Large 5 bedroom 2 baths with Separate Basement Entrance.  
**\$265,000.**



**FULLY FINISHED ON A PIE SHAPED LOT WITH A WEST FACING BACK YARD JUST PERFECT FOR THE GARDENER! This home is beautiful, 4 bedrooms, 3 baths, perfect condition. \$314,900.**



**OPEN HOUSE**  
**SUN. JULY 16, 2-4 P.M.**  
**9 MCBRIDE CRESCENT**

**A GREAT FAMILY ADDRESS**  
Walking distance to K-8 schools and Kinsmen Twin arenas. Traditional 3 bedroom bungalow with 22x24 garage. **\$299,900.**


**Advantage**
**21 photos of every property**
**Parkland Mall,  
Red Deer**


**Bob  
Wing**  
403-391-3583



**NOW \$499,900!**

**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.



**\$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**

**BUYER! SELL!**

**YOUR HOUSE YOUR HOME**

**403-309-5451**

**Call Jamie today for your advertising needs!**



# Ask Charles

***I just listed my home, and my real estate agent told me we had to hire someone to professionally measure my home. The measurement was done, and now my agent sent me the bill. What should I do?***

The first thing you need to do is check your Seller Representation Agreement (listing agreement). That agreement outlines your responsibilities and the responsibilities of your real estate professional, including who is responsible for costs that may be arise during the listing. If the agreement you signed states the seller is responsible for additional costs, or it states the seller is responsible for paying third-party services, such as measurement companies or photographers, you're going to have to pay that bill.

More and more residential real estate professionals are hiring professional measurement companies to measure their listings, but it's not a requirement. There is a requirement to measure residential properties before listing them, but real estate professionals are allowed to do the measuring themselves.

If, for whatever reason, your real estate professional doesn't want to do the measurement themselves, that's fine. There are services out there that will do property measuring according to the required standards, but those professional measurement services come with a cost. Some real estate professionals may pass the cost on to their seller clients and set that out in the listing agreement, while others will see it as a business expense, for which they will eventually be compensated through the commissions they earn on the sale.

If your agreement doesn't specifically indicate you, as the seller, will have to pay for or otherwise reimburse your real estate

professional for third-party services, your real estate professional cannot require you to pay for such a service.

If your real estate professional continues to request payment or otherwise attempt to force you to pay, please discuss it with their broker.

*"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), [www.reca.ca](http://www.reca.ca). RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email [askcharles@reca.ca](mailto:askcharles@reca.ca).*





**Tim Maley**

403.550.3533



**real estate  
central  
alberta**

4440 - 49 ave.  
red deer  
403.343.3020



**158 Kirkland Close**  
**GREAT CONDITION!** 3 bdrm open concept bi-level with a large det'd garage! Fully fin'd, fenced & landscaped with large & bright spaces - custom tiled bathroom & wet bar in the dev'd bsmt, comes with all appliances, perfect place to start!! **\$314,900**



**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**



**38 Silver Drive**  
Beautiful and Bright Fully finished with detached garage, hardwood, many updates, 3 bedrooms up and 1 down, family room and rec room!! **\$339,900**



**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 4pc tiled ensuite! **\$379,900**



**4766 Aspen Lakes Blvd**  
Beautiful brand new modified bi-level with master bedroom and ensuite on main floor and two bedrooms and 4pc bath on the upper level! Quartz counter tops, 3 baths, gas fireplace and beautiful bright spaces!! **\$429,500**



**64 Vincent Crescent**  
Newer bungalow in Inglewood! 3 beds on the main, open concept, ensuite and fully finished basement with 9' ceilings! Open concept main level, laminate floors, large island and maple kitchens - excellent condition! **\$459,000**



**#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! **\$479,900**



**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**

Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit [www.timmaley.com](http://www.timmaley.com).

## Improve privacy and security at home

Living in close proximity to one's neighbors has its benefits. But many homeowners would no doubt admit that privacy at home is a good thing.

Whether homeowners are enjoying their yard in spring or summer or simply want their in-home activities to be less obvious to neighbors, their privacy is a year-round concern. If privacy is a concern, homeowners can take certain steps to ensure their homes stay or become the sanctuaries they were designed to be.

### Window treatments and frosting

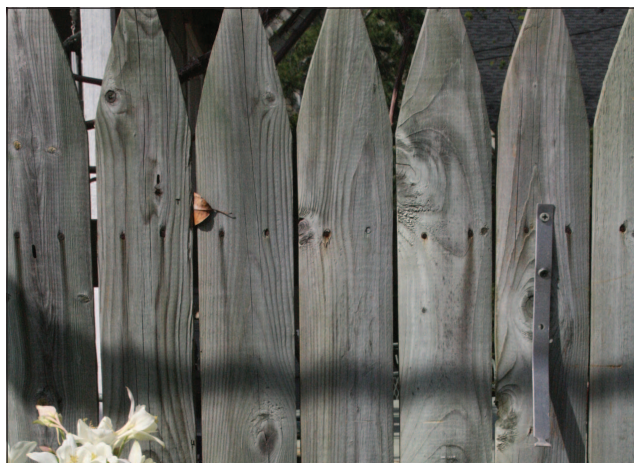
Windows allow natural light to enter a home, but windows also enable neighbors and others to see into a home. If thieves are the ones looking inside, wide open windows present a security issue. Window treatments are an effective way to add privacy to a home. Closing curtains or blinds limits others' ability to see inside the house. Switch to more opaque window treatments when using interior lighting more often, as gossamer draperies may still make it possible for outsiders to understand what's going on inside the home if people and items are backlit.

For those who do not want to compromise natural light, frosted windows can satisfy a desire for privacy. Windows can be purchased with frosting in place, and home improvement retailers sell various products that can create a frosted look.

### Fencing and perimeter plantings

Privet hedge, arborvitae or Italian cypress are fast-growing evergreens that provide privacy around a home for homeowners who do not want to install traditional fencing. These trees also provide a natural habitat for various yard animals. Layering various plants of different heights and textures also can create a more natural and less imposing look.

Fencing remains a viable option to create privacy and stop noise pollution. Privacy fences come in various materials, colors and sizes, enabling homeowners to choose styles that fit their landscapes.



*Fencing and well-placed plantings can improve privacy for homeowners who desire it.*

### Pergolas and enclosed patios

Homeowners who like to entertain outdoors may want to make their outdoor living spaces more private. Pergolas allow light to filter through but obstruct direct view of patio activity, especially when combined with some gauzy draperies hanging on the sides. An enclosed patio or three-season room can be a worthwhile addition for homeowners who like to enjoy the great outdoors without being in the elements or on display for neighbors. Structures vary from screened-in porches to greenhouses to removable gazebos. Potted plants or trailing vines can soften the structural edges and help the privacy devices blend in with the natural surroundings.

### Personal tactics

Homeowners who do not want their neighbors or others knowing what they're up to in their free time can limit what they share through photos and descriptions on social media. Doing so also cuts down on neighbors' curiosity.





**real estate central alberta**  
4440 - 49 ave., red deer • 403.343.3020

sylvan lake 403.887.2217 • lacombe 403.782.4301 • ponoka 403.783.5007

blackfalds 403.885.2477 • rocky mountain house 403.844.3030 • penhold 403.886.2286

www.remaxsylvanlake.com www.remaxlacombe.com www.remaxreddeer.com www.remax-ponoka.com

..... **RED DEER LISTINGS IN PRICE ORDER** .....



Drop in Sunday from 1-4 PM and have a look.. **Ivan Busenius**  
403-350-8102, [www.ivanb.ca](http://www.ivanb.ca)

**\$315,000**

**234- 6 Michener Blvd**

**LARGE 2 BEDROOM** 2 bath-room suite with south facing deck, heated underground parking, all set in super 40 plus building that you have to see.



laundry, large Master with ensuite and walk in closet, and lots more... This is one home you need to see. **Ivan Busenius**  
403-350-8102, [www.ivanb.ca](http://www.ivanb.ca)

**\$319,500**

**148 Doran Cres**

**IMMACULATE ONE OWNER ADULT DUPLEX** Built by Deer Run Homes, double attached garage, vaulted ceilings, south facing back yard, main floor



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

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**25 Vienna Close**

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



of this 2,595 sq ft home. CA0105849. **Call Mitzi Billard for your personal viewing 403.396.4005**

**\$1,185,000**

**5 Vienna Close**

**4 BED/4 BATH** Modern-Classic 2 Storey Home. Fully Fenced with great view of the Pond. It must be seen to appreciate the décor



some very classy upgrades. Quartz throughout. Gas Stove, O/S Stainless Steel Fridge/Freezer. Central Air, Under Floor Heating. COMFORT IS WHAT THIS HOME WAS BUILT FOR. CA0109908. **Contact Mitzi Billard 403.396.4005 for more info or to arrange for a tour. Don't Wait, this is your Dream Home!**

**\$1,139,900**

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**BRAND NEW HOME** 4 Beds/4 Bath Bi-Level 3,184 sq ft on a 50x120x128 Lot fully fenced backing onto a Park! Built by Levi Rio with

## •• GULL LAKE ••



3 living rooms, gorgeous HE wood stove plus a heated detached triple garage. **Further details at [www.tonysankovic.com](http://www.tonysankovic.com) or to set up your personal showing call/text 403.391.4236.**

**\$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,

## •• SYLVAN LAKE ••



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

**\$136,000**

**4621 46 Street**

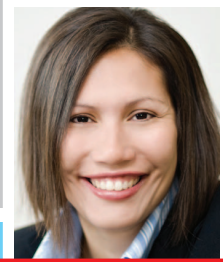
**LARGE DOUBLE LOT** In great location close to schools, shopping and downtown Sylvan Lake. Home & garage have no

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

## Ways to make your house more saleable:

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

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



**LISA SUAREZ**  
Realtor®



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



**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



**Wolf Creek Village**  
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**\$98,900**  
MLS CA#0097785



**Blackfalds**  
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**\$269,900**  
MLS CA#0097745



**Alix**  
4419 LAKE STREET  
**\$119,000**  
MLS CA#0104032



**Lacombe**  
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MLS CA#0096754



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59 RIDGE DRIVE  
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MLS CA#0110599



**Lacombe**  
90 RANCHERS CLOSE  
**\$319,000**  
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**Blackfalds**  
124 PARAMOUNT CRES  
**\$125,000**  
MLS CA#0103058



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



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



**Lacombe**  
36 ELIZABETH PARK BLVD  
**\$435,000**  
MLS CA#0098024



**Lacombe**  
16 PETTICOAT LANE  
**\$398,000**  
MLS CA#0101175



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



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



**Lacombe**  
19 SANDSTONE AVE  
**\$299,900**  
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**Lacombe**  
40 LAKES CLOSE  
**\$499,011**  
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**539 Acres**  
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**\$399,000**  
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**Lacombe**  
12 FAIRWAY DRIVE  
**\$334,900**  
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**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**  
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**Lacombe**  
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**\$346,000**  
MLS CA#0108256