

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JULY 21, 2017

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

**130 Bowman Circle,
Sylvan Lake**

Check out this
GREAT FAMILY HOME
in Sylvan Lake in a newer subdivision close to
School, Fire Hall, and Police Station.

\$349,900

*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!!!
 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!



CLEARVIEW MEADOWS!
 Fully Finished Bungalow with Det'd Garage. 4 Bdrms, 3 Bths. Great layout! Extensive landscaping in Private Backyard!



Doug Wagar
 403.304.2747



OPEN HOUSE SUN. JULY 23, 2-4 PM
ADULT TOWNHOME!
 No condo fees. Bright open plan. Lovely fenced yard. Super location. \$254,900



GORGEOUS TOWNHOME
 4 beds, 3 baths. Fenced yard. A must see at \$267,500



CLEARVIEW RIDGE!
 Beautiful Clearview Ridge condo - open plan. Fully dev'd with 3 beds, 3 baths. Fenced yard. \$269,900



BOWER ON A CLOSE
 Fully developed. 1164 sq ft, 4 beds, large yard. Priced to sell at \$288,500



EXCELLENT REVENUE CONDO
 Low, low condo fees, fully developed. Balcony & 2 parking spots. \$109,900



SYLVAN LAKE
 On a crescent 4 beds, 3 baths, 1182 sq ft Hdwd, lge db; garage! \$275,000

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



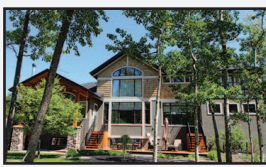
Alex Wilkinson
 Follow or contact me on
 403-318-3627



#307-60 LAWFORD AVE
\$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
 3D tour! Come see this awesome 5 bdrm fully fin'd home in one of Westlakes best Close! Features inc large kitchen, covered deck & 3 bdrms up. Gas F/P in LR. **Call Alex!**



314 JARVIS GLEN WAY, SYLVAN LAKE
 3D tour! Spectacular executive home steps to the lake. This home has it all. Meticulous design with gourmet kitchen and triple att'd garage. **Call Alex for your private tour.**



96 OAKWOOD CLOSE
 3D Tour available! Immaculate custom built 2 storey walkout backing onto green space! This fabulous home has all the space you will need! Theater room, games room. **Call Alex to view!**



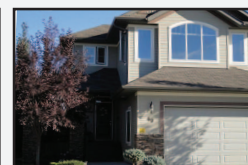
5702 SOUTH ST, BLACKFALDS
 Over 3 acres on the edge of Blackfalds offers triple grg, custom deck & entertainment area. Interior features include theater room, cozy European F/P with stunning views from the deck!



UNIT 227-260 DUSTON ST
 Now just **\$169,000** Move in ready 1 bedroom condo on the second floor. Comes with 2 parking stalls. 1 ls 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
 3D Tour! - Gorgeous former show home boasts 2 storey fully finished with all the upgrades you would expect! Oversized att Garage. **Call Alex to view!**



23 NEWCOMBE CRESCENT
 Just **\$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!**



Les Anderson
 403.350.1932



NEW LISTING!
 Great value in 4 br bi-level. Close to parks & new school in Ingleswood. Bright open plan, spacious kitchen & eating area. Basement fully dev. Large family room. 4 pc bath, 2 BR's. **\$319,900**



GREAT VALUE
 On this 1190 sq ft fully developed bungalow. Open plan, main floor laundry, fireplace in family room downstairs, hot tub, double garage. **\$299,900**



NEW 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! **\$569,900**



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**



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**

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



Gerald Doré
 403.872.4505



OPEN HOUSE SAT. JULY 22, 1-3 PM
Only \$399,900!



6210 53 AVENUE
 Adult Duplex with all the amenities 3 beds, 3 baths, main laundry, open plan, dbl. gar **MLS#CA0108118**



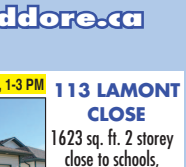
OPEN HOUSE SAT. JULY 22, 1-3 PM
Only \$299,900!



#1111 - 6118 53 AVENUE
 Montfort Heights 1272 sq. ft. 2 beds, 2 baths, titled parking, bright southern exposure! **MLS#CA104119**



OPEN HOUSE SUN. JULY 23, 1-3 PM
Only \$359,900!



113 LAMONT CLOSE
 1623 sq. ft. 2 storey close to schools, Collicutt, parks and shopping! Priced to sell **MLS#CA0109720**

TAKE THE 3D TOUR OF MY PROPERTIES AT www.geraldldore.ca or call me at (403) 872-4505



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403-350-7555



**SANDY
BURTON**
403-358-8924



**DALE
HOWE**
403-318-5375



**JIM
DULE**
403-588-7066



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





**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!

BUY! BUY! SELL! SELL!

YOUR HOUSE YOUR HOME

403-309-5451

Call Jamie today for your advertising needs!

Four tips for reorganizing your pantry more efficiently

Is your food cupboard a total mess, crammed with a jumble of cans, bottles of vegetable oil, condiments, boxes of cookies and all sorts of other stuff? Follow these four tips to get your pantry under control.

1. Give it a good clean-out. Every four months or so, empty your pantry and get rid of any expired products. Then clean all surfaces thoroughly.
2. Sort by type of product. Separate products into "families" (pasta, sauces, cereals, etc.). If you like, you could also group together all the ingredients of your favourite recipes.
3. Use storage containers. Store flour, sugar, oats, pasta and spices in transparent airtight containers that are clearly labelled. This will deter any vermin while facilitating meal preparation.



4. Rotate products. Get into the habit of placing new products behind those that are already there every time you come back from the grocery store. That way, you'll avoid having to throw out expired foods.



YOUR HOUSE YOUR HOME

AD COPY DEADLINE:

Mondays at Noon

AD PROOFING DEADLINE:

Tuesdays at 2:00 pm

LONG WEEKEND DEADLINES:

Ad copy deadline:

Fridays at 4 pm,

Ad proofing

deadline:

Tuesdays at 2 pm

Central Alberta's
DEFINITIVE
OPEN HOUSE
LISTINGS

CALL JAMIE AT

403-309-5451

for your advertising needs!

COLDWELL
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UNIT G, 2085—50TH AVE, RED DEER

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COLDWELL
BANKER

OnTrack Realty



**Dale
Stuart**
403-302-3107

Feature Home

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

\$349,900



130 BOWMAN CIRCLE SYLVAN LAKE
Quality laminate flgr, 2 large bdms 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 hld garage. Backyard is finished with paving stones & gravel. Raised garden boxes.

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

**THIS IS A TERRIFIC
STARTER HOME**

**\$249,900
NEW LISTING**



SATURDAY, JULY 22, 1:30-4 PM

26 CAMPBELL AVE

Many upgraded features in the last 8 yrs - windows, doors, cabinets, appliances, shingles, H/W tank and furnace. This 3 bdrm, 2 bath 2 storey 1/2 duplex is fully finished and has a nicely landscaped yard with raised perennial gardens. A must see!

Call DALE 403-302-3107

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

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

\$158,500

NEW/LISTING



SUNDAY, JULY 23, 1:30-4 PM

#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

**FULLY FINISHED
BI-LEVEL IN PENHOLD**

\$259,900



4 JOHNSON CLOSE, PENHOLD

On a huge lot. Features vaulted ceilings, 3 bdms, 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

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 bdms, 2 baths, a lge att fin'd garage, fully fenced & nicely landscaped.

Call DALE 403-302-3107

**YOUR HOUSE
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HOME**

**Your House Your Home
Is ONLINE!**

View our complete publication online at www.yourhouseyourhome.com

Factors to consider before selling your home

Selling a home is no small undertaking. It often pays to be patient when putting a property up for sale, but waiting for an acceptable offer can be stressful, especially for those homeowners who have already found their next homes.

Because so much tends to be riding on the decision of whether or not to sell a home, homeowners would be wise to consider the following factors before putting that "For Sale" sign in their front yards.

- **Motivation:** Many homeowners sell their homes because their families are growing and they have outgrown their current residences. Others may recognize a seller's real estate market and want to strike while the iron is hot, while still others might be moving for a new job. The factors that motivate homeowners to sell their homes vary with each individual case, but prospective sellers should keep in mind that moving can be expensive, and finding a new home may not be so easy, nor is the grass necessarily greener on the other side. When deciding if now is the best time to sell your home, make sure you will be selling for the right reason. That can make the often trying process of selling a home a lot easier to handle.
- **Market:** The local real estate market is another factor to consider when deciding whether or not to sell your home. A home is a significant investment, and you want to earn as substantial a return on that investment as possible. Selling when the market is struggling will make your investment less valuable. Research recently sold homes in your neighborhood to get an idea of how much you can expect to get if you sold your home in the current market. It might be worth it to sell now, or it might pay off to be patient and wait until the market rebounds.
- **Kids:** Selling your home will impact your family just like it will impact your bottom line. Unless you plan to move down the street or to another home in your community, selling may mean you and your family no longer see your friends and neighbors. That can be a difficult adjustment, especially for school-aged kids who will have to adjust to a new school. The potentially negative impact that selling can have on your children may not be worth the financial benefits of selling, so the decision of whether or not to sell should not be taken lightly by homeowners who also happen to be parents.
- **Quality of life:** It can be difficult to turn down an opportunity to make a lot of money on your real estate investment. But if you plan to sell and move further away from your office and your friends and family, the financial windfall you earn when selling your home may not be worth the sacrifices you have to make in order to earn that money. Studies have shown that longer commutes can elevate stress levels, and even the most affordable property may not be worth moving to if you won't be able to enjoy the home with your friends and family.

When deciding whether or not to sell their homes, many homeowners make the decision a strictly financial one. But there is more than money to consider when deciding if now is the right time to sell your home.





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



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 BRAD GRANLUND 342-7700.**

HOT DEALS

OF THE WEEK



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.**



BLACKFALDS **HANDICAP FRIENDLY** 2 bdrm, 1 bath main floor condo is perfect for people w/mobility issues. Hardwood floors, large kitchen, wide doors, easy access shower & more. Only **\$179,900 CALL NICOLE 342-7700.**



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



NO CONDO FEES **PENHOLD** Immediate possession on brand new townhouse. 3 bedroom, 2 full baths stainless steel appliances, landscaped yard with vinyl fencing **\$219,900 Call BRAD GRANLUND 342-7700**



REDUCED **LAREDO** Brand new 3bdrm/3bath Unique Elevations 2 storey oversized garage & deeper lot. includes all appliances. **\$444,900 Call BRAD GRANLUND 342-7700**



SYLVAN LAKE **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.**



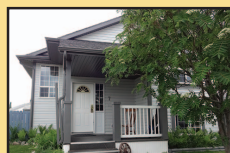
1.0 ACRE LINN VALLEY 1690 sq ft renovated bungalow with 30x22 detached garage. **\$499,900 CALL NADINE 342-7700.**



PENHOLD **OPEN HOUSE SAT., 1-3 PM** **22 VOLD CLOSE, RED DEER** **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.**



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.**



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*



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



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YOUR HOUSE YOUR HOME

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

Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

ADVERTISE YOUR BUSINESS IN THE

YOUR HOUSE YOUR HOME

SERVICE DIRECTORY

SERVICE PAGE
1/8 PAGE 1/4 PAGE
\$75 \$140
ONE TIME RATE.
FREQUENCY DISCOUNTS AVAILABLE

*Call Jamie for more information
or for advertising space!*

403-309-5451

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JULY 22

RED DEER

183 Duston Street	2:00 – 4:00 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$311,000	Devonshire
#435 6 Michener Blvd	1:00 – 3:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE	307-5581	\$299,900	Michener Hill
4026 52 Street	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$499,900	Michener Hill
54 Grant Street	3:00 – 4:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$279,900	Glendale Park Estates
26 Campbell Avenue	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER ON TRACK	302-3107	\$249,900	Clearview Meadows
22 Vold Close	1:00 – 3:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700		Vanier Woods
39 Michener Blvd	1:00 – 3:00 pm	Andrew Russell	RE/MAX	343-3020	\$450,000	Michener Hill
55 Inglis Crescent	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$379,000	Inglewood
158 Kirkland Close	2:00 – 4:00 pm	Tim Maley	RE/MAX	550-3533	\$307,000	Kentwood West
23 Kerry Wood Mews	2:00 – 4:00 pm	Dale Russell	RE/MAX	343-3020	\$239,900	Riverside Meadows
6210 53 Avenue	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$399,900	Highland Green Estates
45 Lindman Avenue	1:00 – 5:00 pm	Joe & Darrin	CANADA WEST HOMES	342-7578	\$659,900	Laredo

SATURDAY, JULY 22

OUT OF TOWN

9 Mackenzie Avenue	2:00 – 4:00 pm	Chris Forsyth	MAXWELL REAL ESTATE SOLUTIONS	391-8141	\$389,900	Lacombe
9 Centre Street	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$579,900	County of Ponoka
4625 48 Street	2:00 – 4:00 pm	Bryan Wilson	RE/MAX	340-9436	\$439,900	Sylvan Lake
#113 28342 Twp Rd 384	1:00 – 3:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	346-8900	\$659,900	Red Deer County
160 Paramount Cresc	1:00 – 3:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$419,900	Blackfalds

SUNDAY, JULY 23

RED DEER

6 Michener Blvd	1:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102		Michener Hill
230 Kendrew Drive	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$254,900	Kentwood West
53 Dunning Crescent	1:00 – 3:00 pm	Barb McIntyre	RE/MAX	350-0375	\$349,900	Deer Park Estates
6333 61 Avenue	12:30 – 2:30 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$201,900	Highland Green
59 Livingston Close	3:15 – 5:30 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$349,900	Laredo
6 Asmundsen Close	2:00 – 4:00 pm	Brenda Bowness	CENTURY 21 ADVANTAGE	350-9509	\$424,900	Anders South
#9 7 Stanton Street	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER ON TRACK	302-3107	\$158,500	Sunnybrook
28 Ellis Close	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$254,900	Eastview Estates
86 Armitage Close	2:00 – 4:00 pm	Shanna Painter	ROYAL LEPAGE NETWORK	872-3339	\$559,900	Anders Park East
113 Lamont Close	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$359,900	Lancaster Meadows
45 Lindman Avenue	1:00 – 5:00 pm	Joe & Darrin	CANADA WEST HOMES	342-7578	\$659,900	Laredo

SUNDAY, JULY 23

OUT OF TOWN

4210 45 Avenue	1:00 – 3:00 pm	Len Parsons	RE/MAX	350-9227	\$479,900	Sylvan Lake
45 Waskasoo Avenue	2:00 – 4:00 pm	Ken Devoe	CENTURY 21 ADVANTAGE	350-1192	\$760,000	Red Deer County





Advantage

AVRIL EVANS

403-348-6303



OPEN HOUSE: SAT., JULY 22, 2-4 PM
183 DUSTON STREET

REDUCED TO \$311,000! FACING DEVONSHIRE PARK!
 CUSTOM BUILT RAISED FULLY DEV'D BUNGALOW
 WITH 5 BEDROOMS/3 BATHROOMS. CENTRAL A/C,
 OPERATIONAL BSMT IN/FLOOR HEAT, SHINGLES
 NEW IN 2016



OPEN HOUSE: SUN., JULY 23, 12:30-2:30 PM
6333 61 AVENUE

REDUCED PRICE \$201,900!
 HALF DUPLEX FULLY DEVELOPED WITH MAJOR
 RENOVATIONS COMPLETE NEAR DAWE CENTRE,
 HIGHLAND GREEN. 3 BEDROOMS/1.5 BATHS.
 MOVE IN READY! GREAT START TO HOME
 OWNERSHIP!



OPEN HOUSE: SUN., JULY 23, 3:15-5:30 PM
59 LIVINGSTON CLOSE

NEW BUILD IN LAREDO!
 OPEN DESIGN 1246 SQ FT, 3 BEDROOMS, 2 FULL
 BATHROOMS, SE REAR FACING YARD + DECK, DARK
 MAPLE CABINETRY, MASTER WITH WALK IN CLOSET.
 PRICED \$349,900! IMMEDIATE POSSESSION!



**Avril
Evans**

VIEW 21 PHOTOS at www.avril.evans@century21.ca



Bett Portelance

403-307-5581



**#435, 6 MICHENER
BOULEVARD**

SATURDAY, JULY 22

1:00 - 3:00 PM

943 SQ FT CONDO

1 BDR, PLUS DEN, 2 BATH

HEATED UNDERGROUND PARKING

**HELPING YOU MAKE
THE RIGHT MOVE**

bett.portelance@century21.ca

www.BettPortelance.com



Advantage

21 photos of every property

Parkland Mall, Red Deer



**Bob
Wing**
403-391-3583



Sat., July 22, 1-2 pm
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.



Sat., July 22, 3-4 pm
\$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!



Sat., July 22, 3-4 pm
NOW \$299,900!

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



SELLING SECRET: CONCEAL THE CRITTERS

Buyers don't want to walk in your home and see a bowl full of dog food, smell the kitty litter box or have tufts of pet hair stuck to their clothes. It will give buyers the impression that your house is not clean. Send your pets to a kennel for the day.

YOUR HOUSE YOUR HOME

Call Jamie at 403-309-5451

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



DELBURNE

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

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

www.6404-elmwoodway.com



NEW LISTING BLACKFALDS

**ONE OF A KIND
DESIGN DETAILS!**
3 Bedroom, 3 Bath
1,238 Sq.Ft. Bi-Level
\$324,900

www.4777aspenlakesboulevard.com



NEW LISTING

**CORNER CONDO UNIT,
FABULOUS VIEW!**
2 Bedroom, 2 Bath
1,050 Sq.Ft. Condo
\$219,900

www.2302-12bironsidecrescent.com



LACOMBE

**CONTEMPORARY HOME,
EXTENSIVELY UPGRADED!**
4 Bedroom, 2 Bath
1,044 Sq.Ft. Bi-Level
\$340,900

www.71mackenziecrescent.com



**SPACIOUS FULLY FIN'D EXEC
HOME W/ LUXURY FEATURES!**
5 Bedroom, 3 Bath
1,919 Sq.Ft. Bi-Level
\$599,900

www.10oscarcourt.com



OPEN HOUSE

**SUN - JULY 23, 2-4 PM.
FAMILY FRIENDLY HOME,
PREMIUM LOCATION!**
4 Bedroom, 4 Bath
1,741 Sq.Ft. Two Storey
\$419,900

www.6asmundsenclouse.com



PENHOLD

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

www.17hendersonclouse.com



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

[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



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

www.108oldringcrescent.com



PENHOLD

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

www.71heartlandcrescent.com



NEW LISTING

**CHARMING HOME
INSIDE & OUT!**
5 Bedroom, 2 Bath
1,125 Sq.Ft. Bungalow
\$319,900

www.1fairwayavenue.com



NEW LISTING BLACKFALDS

**AFFORDABLE HOME, HUGE
BACKYARD, IMMEDIATE POSSESSION!**
2 Bedroom, 2 Bath
948 Sq.Ft. Bi-Level
\$242,000

www.176westgatecrescent.com



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

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



NEW LISTING

**SOUGHT AFTER ASPEN
RIDGE CONDO!**
2 Bedroom, 2 Bath
1,011 Sq.Ft. Condo
\$246,900

www.131-18averillstreet.com



NEW LISTING

**PRISTINE HOME, SAFE
MATURE NEIGHBOURHOOD!**
5 Bedroom, 3 Bath
1,595 Sq.Ft. Bungalow
\$450,000

www.40muldrewcrescent.com

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Century 21

Advantage

Add curb appeal to your property

Many people are familiar with the idea that a strong first impression can go a long way. While that idea is most often referenced in regard to personal interactions, it's also applicable to real estate.

When selling a home, homeowners who emphasize curb appeal may find it far easier to sell their homes. Curb appeal refers to the impression a home's exterior makes on people seeing the home for the first time. In 2014, the online real estate database Zillow® surveyed real estate agents and found that curb appeal was one of the five most important factors when selling a home.

Projects that improve curb appeal can be vast undertakings or simpler projects, and the following are a handful of projects to improve a home's curb appeal that run the gamut from simple to complex.

- **Clean up the yard.** Cleaning up the yard is among the simpler yet most effective projects to improve a home's curb appeal. When selling their homes, homeowners should clear the yard of any clutter, including kids' toys, grass clippings or items that might be scattered throughout the yard. A cluttered yard suggests homeowners do not care much about their home's appearance, and that may lead buyers to think that indifference extended to maintaining the home's interior as well. Many buyers will ignore properties without any external aesthetic appeal, but cleaning up the yard does not require

much effort or expense on the part of sellers.

- **Make the main entryway more inviting.** Creating a more inviting entryway won't be as simple as cleaning up the yard, but it can help create a strong first impression without breaking the bank. To begin, remove plants and furniture from the front porch or area surrounding the doorway, as such items can create a cluttered feel. If the front door is old, replace it. Custom doors may be expensive, but they might add the wow factor buyers are looking for. If a new door is beyond your means or just unnecessary, repaint the door, ideally in a color that complements the color of your home and the surrounding landscape.

- **Address pavement problems.** Paving problems are not necessarily an expensive fix, but the cost of repairing driveways and walkways can add up if it's been awhile since these areas were refurbished. Still, one of the first things buyers will notice when getting out of their cars is the ground they're walking on, so patch and repair or even replace driveways and walkways that have fallen into disrepair.

- **Add or upgrade outdoor living spaces.** Outdoor living spaces also can set a property apart from others on the market. A recent study from the National Association of Realtors found that buyers would not hesitate to pay asking price for homes with out-



An inviting entryway free of clutter can add substantial curb appeal to a property.

door living spaces. When adding or upgrading outdoor living spaces, try to depersonalize the spaces as much as possible, as buyers want to picture themselves, and not the sellers, enjoying these areas. Include some comfortable furniture, adequate lighting and a dining area in your outdoor living space as well.

Curb appeal can add a lot to a home, while lack of such appeal can make a home difficult to sell. Homeowners who want to sell their properties for asking price or more should address curb appeal before putting their homes on the market.

**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

Ask Charles

I made an offer on my dream home and stopped looking at other properties. My offer was not accepted, and I later learned the house was already conditionally sold at the time I made my offer. Doesn't the seller have to tell me the house is conditionally sold before I make an offer?

No. Sellers do not have to disclose to buyers if their property is conditionally sold to another buyer.

Sellers are in the driver's seat when it comes to disclosing the status of their property's listing, and that includes whether they disclose when it is conditionally sold. If the seller instructs their agent not to disclose to buyers that their property is conditionally sold, the seller's agent must follow those instructions.

Remember that conditionally sold is not the same thing as sold. If the conditional offer falls through, the seller has to begin the process of attracting potential buyers again. But, if they continue to market the home while it is conditionally sold, they increase their chances of having a backup offer from another buyer in the event the first buyers don't waive their conditions.

I understand this was your dream home, you stopped looking at other properties once you made your offer, and it's frustrating to not get the home, but your agent should have advised you of the possibility of the property being conditionally sold. In doing so, they could have also advised you of possible other courses of action.

While a seller isn't required to disclose that their property is conditionally sold, your agent can always ask if it is. In that case, the seller has two options – they can instruct their agent to answer the question – and if doing

so, they must answer it honestly and not lie. Or, they can instruct their agent to refuse to answer. If the seller's agent refuses to answer the question, you can probably read between the lines. Choosing not to answer the question can be an answer in itself.

So, what do you do in the event you find a home you want to see, but you're worried about it being conditionally sold?

If you love the home, go see it even if it is conditionally sold. This way, if the first conditional sale falls through, you'll be prepared to make an offer right away. Or, even submit an offer as a backup so that it's considered as soon as the first sale falls through.

"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. 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.





Tim Maley

403.550.3533



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



OPEN HOUSE • SAT. JULY 22 2-4 P.M.

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!! **\$307,000**



REDUCED

169 Carrington Drive
3 bdrm 2 storey home in desirable Clearview Ridge! The kids will walk across the street to school, granite topped island, bonus room, ensuite & fenced & landscaped! **\$419,000**



BLACKFALDS

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**



REDUCED

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**



REDUCED

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**



REDUCED

134 Andrews Close
ELEGANT LARGE BUNGALOW featuring hardwood floors, main floor office, a total of 4 bedrooms, fully finished with oversized attached garage and huge 40x24 heated shop, RV parking with dump station, and all on a large pie lot! **\$649,900**



REDUCED

29 Spencer Street
Great location This Sunnyside bungalow offers 3 beds and a HUGE 4 car shop! RV parking, hardwood, and 4pc tiled ensuite! **\$369,500**



REDUCED

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**



REDUCED

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, & hwdw floors! The bsmt is fin'd with 2 add'l beds & FR, plus infloor heat & 4pc bath! Fully fenced and landscaped with room for an RV! **\$384,900**



REDUCED

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.



Mitzi Billard
Associate

403.396.4005
mitzibillard@remax.net



**real estate
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alberta**
4440 - 49 ave.
red deer
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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 throughout home. 2,086 sq ft of living space. CA0101673. **\$924,900**



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 of this 2,595 sq ft home. CA0105849. **\$1,185,000**



85 Larratt Close
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 some very classy upgrades. Quartz throughout. Gas Stove, O/S SS Fridge/Freezer. Central Air, U/F Heating. COMFORT IS WHAT THIS HOME WAS BUILT FOR. CA0109908 **\$1,139,900**



127 Sabre Road
SAVE \$10,000 IN PRICE REDUCTIONS 1,576 sq ft 2 Storey Home with 4 Bedrooms/3 Baths. Quiet Neighbourhood. Full Fenced. Public Transportation. This home has so much to offer: New Appl., Reverse Osmosis Water Purification, All the bedrooms upstairs. Even Laundry is Upstairs! Pride of Ownership Throughout. Buy this Home TODAY! **\$459,000**



230 Kendrew Drive
PRICED TO SELL! Bi-Level on a Corner Lot. Fully fenced & Landscaped. All three Bedrooms are in the basement w/infloor heating & 4 pc bath. Laundry on Main Floor for easy Access. Don't miss out on this home. It will go fast. **\$254,900**



205 West Country Drive
2.97 ACRES For Beautiful Green. 935 sq ft One of a Kind Cottage with Shop. Want to escape from the City, this is the place to go. Quiet, Variety of Different Water: Lake, Creek, River. There's a greenhouse, Hot tub, Gazebo. MOVE IN READY, the furniture STAYS. THIS HOME NEEDS TO BE VIEWED TO BE APPRECIATED. Only ½ hour from Rocky. **\$510,999**



12B Ironside St #2314
3RD FLOOR CONDO With Open Floor Plan. Facing South West. Large M/B w/its own ensuite & walk in Closet. Great First Time Buyer. **\$209,999**

YOUR HOUSE YOUR HOME

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for your advertising needs!**

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



\$209,900

**2106 Danielle Drive
DAVENPORT PLACE**

- 50+ adult gated community
- Active community w/ regular social events

- 1520 sq ft modular home
- Vaulted ceilings w/ skylights in the kitchen
- Spacious landscaped yard
- Double detached garage
- Club house w/ gym & amenities
- 4 bed | 2 bath andrewrussell.ca | Ph: 403.343.3020



OPEN HOUSE • SUN. JULY 23 1-4 P.M.

**\$219,900, \$289,900, AND
\$315,000**

6 Michener Blvd

WE HAVE 3 SUITES to choose from, and you can come see

them all this Sunday from 1-4 PM. Sierras of Michener is a 40 Plus building, in a great location with heated underground parking and great amenities... and a great community of people to live with.. ask anyone that lives there. **Ivan Busenius 403-350-8102, www.ivanb.ca**



OPEN HOUSE • SUN. JULY 23 1-3 P.M.

\$349,900

53 Dunning Crescent

SWEET FAMILY HOME Located in desirable quiet Crescent in

Deerpark offering a spacious kitchen gathering area, 4 beds, fully developed, gorgeous yard, detached garage and more! Worth a look if you need a great affordable family home!! **Call Barb McIntyre at 403-350-0375 for more details or to view.**



OPEN HOUSE • SAT. JULY 22, 1-3 P.M.

\$450,000

**39 Michener Boulevard
MICHENER VILLAS**

- 40+ adult community

- Maintenance free living
- 1271 sq ft bungalow w/ fully finished basement
- Upgrades incl. hardwood floors & granite countertops
- Tray ceilings & gas fireplace in living room
- Double attached garage
- Central air conditioning
- 3 bed | 3 bath andrewrussell.ca | Ph: 403.343.3020



OPEN HOUSE • SUN. JULY 23, 1-3 P.M.

\$479,900

4210 45 Ave

QUICK POSSESSION! Custom bungalow in Ryders Ridge.

Fully developed, 5 bedrooms, 3 bathrooms & lots of special features Hardwood, vaulted ceilings, maple cabinets and main floor laundry. Backing onto green belt. **Your host Len Parsons. 403.350.9227**



\$789,000

120 Garrison Circle

INCREDIBLE CUSTOM BUILT

2 storey walkout, set on a great location in Garden Heights. Huge kitchen, dining and great room

with double overs, 6 burner gas range, quartz countertops, 2 fireplaces, huge attached garage, plus in the walkout basement, a full nanny suite or an Inlaw suite. Ideal for combining parents and family. This is a home you must see. Call me for details, **Ivan Busenius 403-350-8102, www.ivanb.ca**

•• GULL LAKE ••



\$659,900

345 Canal Street Meridian Beach

LIVE AT GULL LAKE full time or as a seasonal retreat! This beautiful 2 Storey home features

2312 sq ft w/ 6 bdrms, 4 baths, 3 living rooms, gorgeous HE wood stove plus a heated detached triple garage. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

•• SYLVAN LAKE ••



\$129,000

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.**



OPEN HOUSE • SAT. JULY 22, 2-4 P.M.

\$439,900

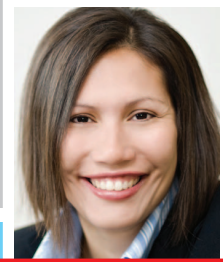
4625 - 48 Street

STOP BY AND SEE This amazing executive half duplex.

This BRAND NEW home is ready for your immediate possession! It has 1,450 sq. ft., 3 bedrooms and an open main floor plan with a stunning kitchen and island. Too many upgrades to mention here so come and see what a TOP QUALITY home looks like! **Your host Bryan Wilson 403-340-9436**



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



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



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



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



Gull Lake
59 RIDGE DRIVE
\$189,900
MLS CA#0110599



Lacombe
90 RANCHERS CLOSE
\$319,000
MLS CA#0103383



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
37 ERICA DRIVE
\$659,000
MLS CA#0111281



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
MLS CA#0100107



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



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



Lacombe
12 FAIRWAY DRIVE
\$334,900
MLS CA#0110030



Lacombe
5121 58 STREET
\$375,000
MLS CA#0110935



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



Lacombe
6 TALISMAN CLOSE
\$399,900
MLS CA#0110990



Lacombe
5607 54 AVENUE
\$346,000
MLS CA#0108256