

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JULY 28, 2017

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

**54 Sherwood Crescent,
Red Deer**

Check out this
SUNNYBROOK BUNGALOW
with four bedrooms, two bathrooms,
RV parking, 24x26 detached garage,
beautiful yard in great location.

\$319,900

*For further info on this multiple listing service home,
see page 7 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!



ORIOLE PARK!
Fully finished Bungalow in mature area of Red Deer! Boasting 4 bdrms, 2 baths, huge yard with det. Garage!



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



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



Donna Empringham
403-872-0105



OPEN HOUSE SUNDAY, JULY 30, 2-4 PM
174 LARSEN CRESCENT, RED DEER
Backs onto a large green space - this fully finished townhouse is like new, immediate possession available.
Call Donna 403 872 0105 for more information or to book a time to view.

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



Alex Willkinson
Follow 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!**



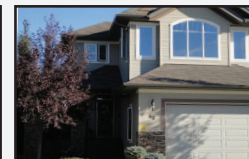
5702 SOUTH ST, BLACKFALDS
Over 3 acres on the edge of Blackfalds offers triple grg, custom deck & entertainment area. Interior features include theater room, cozy European F/P with stunning views from the deck!



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 is heated and underground. Clean, tidy and ready to go. **Call Alex!**



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



49 CYPRUS ROAD BLACKFALDS
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!**



482 LANCASTER DRIVE
Only \$315,000 Ready to move in 3 bedroom 2 bath fully finished home. Close to Collicutt and schools. Great family home in great family area. **Call Alex!**



Les Anderson
403.350.1932



97 INGLEWOOD DR
Great value in 4 br bi-level. Close to parks & new school in Inglewood. Bright open plan, spacious kitchen & eating area. Basement fully dev. Large family room. 4 pc bath, 2 BR'S. **\$309,900**



GREAT LOCATION
Backing on to huge park & walking paths! 4 br, 4 bath, open kitchen, granite on island. Bonus room, incredible ensuite. Basement fully dev. Large yard, vinyl fence & 24x24 garage. **\$534,900**



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**

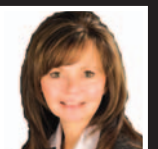


NEW LISTING!
Great value in this 1514 sq ft modified bi-level. 5 beds & 3 baths. Open plan & absolutely everything is top end. Gorgeous kitchen, quartz counters throughout. Bsmt fully dev. 24x25 garage, vinyl fence. Must see! **\$569,900**



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**

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



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
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
OPEN HOUSE SUN. JULY 30, 2-4 PM
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 @ jjmercerc.ca FOR COMPLETE LISTING DETAILS.



18 LAW CLOSE, RED DEER
Sprawling bungalow
on quiet close
\$488,000

REDUCED



OPEN HOUSE SUN. JULY 30 2-4 PM

21 DUNNING CRES, RED DEER
Lots of upgrades! Must be seen
to appreciate!
\$369,900



4433 VAN EATON WAY, CLIVE
Near new home at outstanding
price! Great Value!
\$224,900



**7031 GRAY DRIVE #202,
RED DEER, GLENDALE**
Affordable and spacious
\$124,900



OPEN HOUSE SUN. JULY 30 1-3 PM

61 KENDALL CRES, RED DEER
Nothing to do but move
in and enjoy!
\$364,900



**4923 50 STREET,
ALIX**
Affordable commercial
\$49,900



Network Realty Corp.

403-346-8900

3608-50 Ave



**Steve
Cormack**

403.391.1672

***Want results?
Give me a call!***

www.stevicornackrealestate.ca



OPEN HOUSE SUN. JULY 30 1-3 PM

**5 DUMAS CRES,
RED DEER**
6 Bedrooms!
\$422,900



**26212 TOWNSHIP ROAD 393,
LACOMBE COUNTY**
Quiet country living close to town!
\$599,900



**28 ROSEWOOD RISE,
SYLVAN LAKE**
Walkout bungalow w/legal suite
\$479,900



**86 ARMITAGE CLOSE,
RED DEER**
Elegant home in desired area
\$559,900



18 LAROSE CRES, RED DEER
Classy family home in
desired area
\$639,900



**4840 43 ST,
SYLVAN LAKE**
Superior finishing
\$264,900



**160 PARAMOUNT CRES,
BLACKFALDS**
Exceptional home with triple garage
\$414,900

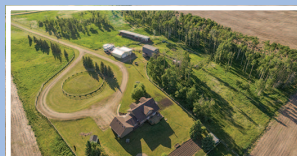


OPEN HOUSE SAT. JULY 29 2-4 PM

22 ALEXIS STREET RED DEER
Stunning bungalow backing
onto a green space
\$549,900



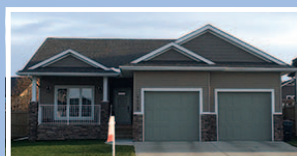
**39 ASPEN LANE, PARKLAND
BEACH**
Year round lake life!
\$329,000



**421051 RR 283, PONOKA
COUNTY**
Bring your horses!
\$729,000



PENDING
**1206-30 CARLETON AVE,
RED DEER**
Spotless condo, great location
\$277,500



**4122 45 AVE,
SYLVAN LAKE**
Elegant former show home
\$424,900



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



Doug Wagar
 403.304.2747



IMMACULATE ADULT TOWN HOME!
 Open plan – fenced yard – single garage. **\$254,900**



DELBURNE DEAL!
 Mobile on it's own lot backing onto park and pond. Priced to sell at **\$89,900**



OPEN HOUSE SAT. JULY 29, 2 - 4 PM
35 ABEL CLOSE, RED DEER
 Anders Town Home! Fully dev. 4 beds, 3 baths, family rm, fenced yard! Shows like new! **\$267,500**



OPEN HOUSE SUN. JULY 30, 2 - 4 PM
30 CARLETON AVENUE, #1607
 Beautiful Clearview Ridge condo. Fully dev'd, 3 beds, 3 baths, fenced yard. **\$269,900**



SYLVAN LAKE!
 Fully dev. with double garage. 4 beds, 3 baths on a crescent. **\$254,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Gerald Doré
 403.872.4505

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



Now Only \$299,900!

56 HERMARY ST.
 This beautiful blevel in Highland Green with Private Park-like Yard!
 MLS#CA0107444



Now Only \$699,900!

6.31 ACRES OF HORSE HEAVEN!
 Large, reno'd bungalow (1956 sq. ft.) with 6 beds & 4 baths located in the trees less than 30 mins from Red Deer.
 MLS#CA0099744



Only \$319,900!

2 IVES CRES
 Great blevel on a playground/park & steps to the new Ingleswood public elementary school! South-facing deck with hot tub, A/C, 4 beds, 3 baths & oversized double garage at an amazing price!
 MLS#CA0109720



The Durling Group
YOUR HOUSE SOLD GUARANTEED
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



\$849,900 OR TRADE

ON HIGHWAY 596 (BURNT LAKE TRAIL), RED DEER COUNTY

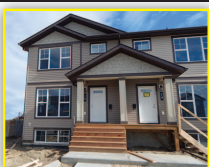
- 4.67 Acres, Enjoy this treed & private space
- 1885 SqFt ranch style bungalow, 5 Bdrms, 3 Baths
- Some newer windows, shingles, gorgeous hardwood & paint, newer furnace, hot water tank, septic tank & field, water conditioning system
- Family paradise includes trails, outdoor hockey rink, pool & play structures, fenced in garden area



\$249,900 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.



\$659,900 OR TRADE TEXT: 3319

POPULAR RIDGE, RED DEER COUNTY

#113, 28342 Twp Rd 384

- Perfect acreage for your family, 1.20 acres mins W of Red Deer
- 1341 SqFt bungalow, 4 bedrooms, 3 baths
- Huge familyroom with custom built bar
- Lots of renos in the past few years, new windows, shingles (house & garage), hardwood, carpet, paint, eaves troughs & gutter protectors, recycled asphalt driveway & the list goes on
- Detached triple garage (28x30)



OPEN HOUSE SATURDAY 2-4 PM

\$439,900 OR TRADE

BLACKFALDS

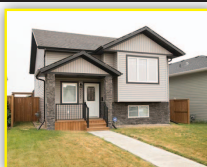
- Falcon Homes presents its unique 2 storey floor plan
- 1657 SqFt, 3 Bedrooms, 3 Baths, Ensuite in master
- Contemporary design; large kitchen, beautiful LR with gas fireplace
- Separate laundry room on upper level
- Triple garage, one side has 10' door & a drive through to store your toys or lifted vehicle



\$339,900 OR TRADE

BLACKFALDS

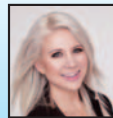
- Clean, bright, fully finished bi-level, 1100 SqFt, 4 Bedrooms, 3 Baths
- Open plan with 9' ceilings throughout
- Master features 4 piece ensuite
- In-floor heating & central A/C
- Detached heated garage ...
- Immediate possession



TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS



Kevin Durling Agent



Jamie Berg Agent



Scott Wiber Agent



Cam Ondrik Agent



Debby Wells Office Administrator



Network Realty

403-346-8900

** Some conditions apply*



Find your dream home in
YOUR HOUSE YOUR HOME



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Forsyth**
391-8141



**Roger
Will**
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**Marie
Oro**
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**Ivan
Brandt**
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**Bill
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Business Sales



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**Tim
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**Kim
Lindstrand**
318-7178



Real Estate Solutions Ltd.

5913 50 Ave., Red Deer, Alberta

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



**Cordell
Nielsen**

318-5478



**Kelly
Oster**

304-4061



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



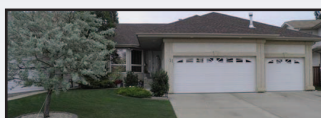
52 DUVAL CLOSE
MLS CA0102225 \$400,000
Call CORDELL:
403-318-5478



5814 59A ST
MLS CA0107206 \$230,000
Call TIM:
403-350-1562



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



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



151 DAVISON DRIVE
MLS CA0107683 \$393,900
Call KIM:
403-318-7178



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



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



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



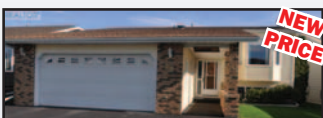
**99 HEARTLAND
CRES, PENHOLD**
MLS CA0106486
\$313,000 Call Ed
403-506-7171 or
Gord 403-357-7720



**7 KIRSCH
CLOSE**
MLS CA0110408
\$237,000 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



28 KIRBY STREET
MLS CA0106616 \$359,900
Call Ed 403-506-7171 or
Gord 403-357-7720



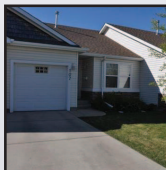
BEAUTIFUL 12 ACRES W/BUNGALOW
MLS CA0104582 \$699,900
Call Ed 403-506-7171 or
Gord 403-357-7720



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



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



**107 JENKINS
DRIVE**
MLS CA0093772
\$237,000 Call Ed
403-506-7171 or
Gord
403-357-7720



**21 ROWELL
CRES**
MLS CA0111107
\$357,000 Call Ed
403-506-7171
or
Gord
403-357-7720



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



**121 JORDAN
PARKWAY**
MLS CA0110038
\$277,900 Call Ed
403-506-7171
or
Gord
403-357-7720



**91 COSGROVE
CRES #305**
MLS CA0110891
\$114,900 Call Ed
403-506-7171
or
Gord
403-357-7720



OnTrack REALTY

UNIT G, 2085—50TH AVE., RED DEER
www.coldwellbankerreddeer.ca
343-3344



Dale Stuart
 403-302-3107

THIS IMMACULATE BI-LEVEL HAS AN OPEN FLOOR PLAN

\$349,900



130 BOWMAN CIRCLE SYLVAN LAKE
 Quality laminate flgr, 2 large 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



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



#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

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

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



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



JIM ESCOTT
 403-391-1397

\$364,900



SATURDAY, JULY 29, 2-4 PM

21 OXBOW STREET

- 1460 sq ft
- 5 beds, 3 baths
- 28 X 28 heated garage.

\$364,900



SUNDAY, JULY 30, 2-4 PM

12 KIRBY STREET

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

\$598,000



104 ARCHER DRIVE

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



SELLING SECRET: THE KITCHEN COMES FIRST

You're not actually selling your house, you're selling your kitchen - that's how important it is. The benefits of remodeling your kitchen are endless, and the best part of it is that you'll probably get 85% of your money back.

YOUR HOUSE 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.**



2 GARAGES! Executive home on a huge pie lot with 4 bedrooms, and 5 baths, in a great location on trail system. Upgraded throughout. **\$1,079,900 CALL BRAD GRANLUND 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.**



3 BDRMS ON MAIN Brand new 3 bdrm, 2 full bath bi-level, 6 appliances included, quartz countertops, Laredo. **\$349,900 CALL NICOLE 342-7700.**



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



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



GULL LAKE

OPEN HOUSE

OPEN HOUSE SUN., 12-3 PM
444 SUMMER CRES, MERIDIAN BEACH
YEAR ROUND LAKE LIVING Don't just spend summer @ the lake! This beautiful 4 bdrm, 3 bath home w/double detached garage is perfect all year! Large deck & yard, room for the toys & guests! **\$569,900 CALL NICOLE 342-7700.**

HOT DEALS

OF THE WEEK



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.**



NO CONDO FEES

REDUCED

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**



SYLVAN LAKE

REDUCED

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.**



OPEN HOUSE

OPEN HOUSE SAT., 1-3 PM

7 KELLY ST, RED DEER

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



Feature Home

SUNNYBROOK BUNGALOW

with 4 bedrooms, 2 bathrooms, RV parking, 24x26 detached garage, beautiful yard in great location. **\$319,900 CALL NADINE 342-7700.**



BLACKFALDS

FULLY FINISHED 5 bdrm/3 bath bilevel. 6 appliances, detached 24x26 garage, landscaped yard, just blocks from school. **\$364,900 CALL NADINE 342-7700.**



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



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Or
To Get a Free Home Evaluation & To Find Out How We
Save You Money On The Sale Of Your Home!





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**LARRY
HASTIE**
403-550-3984



**WENDY
HAYES**
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**SANDY
BURTON**
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**DALE
HOWE**
403-318-5375



**JIM
DULG**
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 1/8 PAGE 1/4 PAGE
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or for advertising space!*

403-309-5451

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JULY 29

RED DEER

24 Ireland Crescent	2:00 – 4:00 pm	Blake King	CENTURY 21 ADVANTAGE	350-7672	\$354,900	Inglewood West
32 Dentoom Close	2:00 – 4:00 pm	Brenda Bowness	CENTURY 21 ADVANTAGE	350-9509	\$424,900	Davenport
155 Vickers Close	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070	\$339,900	Vanier Woods
4320 53 Street Crescent	1:00 – 3:00 pm	Alison Richardson	CENTURY 21 ADVANTAGE	358-1557	\$399,900	Woodlea
119 Barrett Drive	3:00 – 4:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$299,900	Bower South
4432 34 Street	1:00 – 3:00 pm	Bett Portelance	CENTURY 21 ADVANTAGE	307-5581	\$574,900	Mountview
21 Oxbow Street	2:00 – 4:00 pm	Jim Escott	SUTTON LANDMARK REALTY	347-0751	\$364,900	Oriole Park
7 Kelly Street	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$299,900	Kentwood East
22 Alexis Street	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$549,900	Aspen Ridge
35 Abel Close	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$267,500	Aspen Ridge
3 Veer Place	2:00 – 4:00 pm	Gayle Leasak	PEGASUS BUILDERS	347-0794	\$465,000	Vanier East
45 Lindman Avenue	1:00 – 5:00 pm	Joe & Darrin	CANADA WEST HOMES	342-7578	\$659,900	Laredo

SATURDAY, JULY 29

OUT OF TOWN

69 Murphy Close	2:00 – 4:00 pm	Jay McDouall	CENTURY 21 ADVANTAGE	396-7355	\$399,900	Blackfalds
65 Murphy Close	2:00 – 4:00 pm	Jay McDouall	CENTURY 21 ADVANTAGE	396-7355	\$379,900	Blackfalds
1310 Lucina Street	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$185,000	Penhold
37453 England Way #121	1:00 – 3:00 pm	Christine Bourke	CENTURY 21 ADVANTAGE	350-3985	\$125,000	Red Deer County
32 Birch Crescent	2:00 – 5:00 pm	Darlis Dreveny	ROYAL LEPAGE NETWORK	358-4981	\$334,800	Gull Lake
#113 28342 Twp Rd 384	2:00 – 4:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	346-8900	\$659,900	Red Deer County
28 Cyprus Road	2:00 – 4:00 pm	Janice Morin	ROYAL LEPAGE NETWORK	396-0004	\$479,900	Blackfalds
157 Bowman Circle	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$499,000	Sylvan Lake
17 39152 RR 280	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$675,000	Red Deer County

SUNDAY, JULY 30

RED DEER

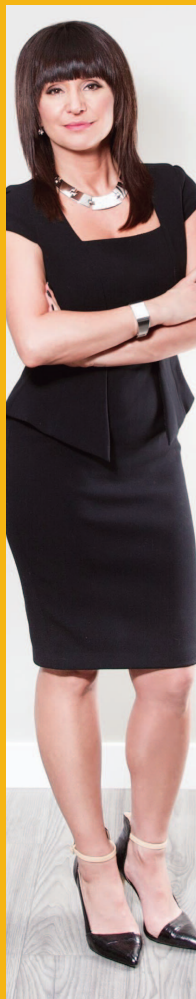
19 Andrews Close	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$385,000	Anders Park
5125 62 Street #4	1:00 – 4:00 pm	Suzanne Filyk	RE/MAX	341-0494	\$294,900	Highland Green
35 Assinger Avenue	2:00 – 4:00 pm	Kim Argent	RE/MAX	357-4525	\$419,900	Aspen Ridge
6 Michener Blvd (3 units)	1:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102		Michener Hill
73 O'Brien Crescent	1:00 – 3:00 pm	Barb McIntyre	RE/MAX	350-0375	\$359,900	Oriole Park West
103 Hammond Crescent	1:00 – 3:00 pm	Darlis Dreveny	ROYAL LEPAGE NETWORK	358-4981	\$289,800	Highland Green
15 Landry Close	2:00 – 4:00 pm	Rick Burega	ROYAL LEPAGE NETWORK	350-6023	\$449,900	Lonsdale
61 Kendall Crescent	1:00 – 3:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$364,900	Kentwood East
21 Dunning Crescent	2:00 – 4:00 pm	Shanna Painter	ROYAL LEPAGE NETWORK	872-3339	\$369,900	Deer Park Estates
5 Dumas Crescent	1:00 – 3:00 pm	Mike Holmes	ROYAL LEPAGE NETWORK	755-4808	\$422,900	Deer Park Village
97 Inglewood Drive	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK	350-1932	\$309,900	Ironstone
99 Voisin Close	2:00 – 4:00 pm	Lori Loney	ROYAL LEPAGE NETWORK	350-9700		Vanier East
30 Carleton Ave, #1607	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$269,900	Clearview Ridge
174 Larsen Crescent	2:00 – 4:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	\$329,000	Lonsdale
17 Connaught Crescent	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$659,800	Clearview Ridge
12 Kirby Street	2:00 – 4:00 pm	Jim Escott	SUTTON LANDMARK REALTY	347-0751	\$364,900	Kentwood East
6 Densmore Crescent	2:00 – 4:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	346-0021	\$394,900	Deer Park Estates
6189 Orr Drive	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$265,000	Oriole Park West
18 Veer Place	2:00 – 4:00 pm	Gayle Leasak	PEGASUS BUILDERS	347-0794	\$455,000	Vanier East
45 Lindman Avenue	1:00 – 5:00 pm	Joe & Darrin	CANADA WEST HOMES	342-7578	\$659,900	Laredo
98 Livingston Close	1:00 – 4:00 pm	Tanya & Joe	CANADA WEST HOMES	342-7578	\$399,900	Laredo

SUNDAY, JULY 30

OUT OF TOWN

1 Lakeland Road	1:00 – 3:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	346-8900	\$469,900	Sylvan Lake
68 Churchill Close	1:00 – 3:00 pm	Debra Kerr	RE/MAX	597-9134	\$399,900	Blackfalds
86 View Drive	2:00 – 4:00 pm	Len Parsons	RE/MAX	350-9227	\$749,900	Lynn Valley
81 Pondsicle Crescent	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$459,900	Blackfalds
444 Summer Crescent	12:00 – 3:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700	\$569,900	Gull Lake
12 Ebony Street	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	343-3344	\$348,900	Lacombe
34 Cambridge Close	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070	\$457,000	Blackfalds

View our complete publication ONLINE at www.yourhouseyourhome.com


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**Asha
Chimiuk**
403 • 597 • 0795
**Alison
Richardson**
403-358-1557

**Contact
Asha
for more
info on
any of
these
great
listings!**


\$439,990
154 Ivany Close

On a quiet close, 1824 sq.ft., 2 storey, fully fin'd, on a pie lot. Open concept main floor, large tiled entry way, large living room & modern kitchen. Quartz, island w/eating bar, upgraded cabinetry w/ elegant back splash, granite sink. Patio doors and maintenance free deck. 3 bdrms & large bonus room. Master suite w/ walk in closet, ensuite, dbl sinks, air tub, sep. shower. Newly fin'd bsmt has rec room w/wet bar, bdrm, bath & storage.


\$328,500
144 Larsen Crescent

«Like new» townhouse located on a nice close in desirable south location. Home comes with attached garage and it backs onto a green space. Fully finished on all 3 levels with upgrades throughout. full appliance package offered by the seller. Spacious finished with modern colours. There is no condo fees to pay just move in and enjoy! Priced below city assessment value.


\$189,850
4 Sylvan Drive Sylvan Lake

Cute 1/2 Duplex on a large corner lot with detached single garage! price to sell with many updates inside and out. Newer deck was installed, home was painted throughout, flooring on the main was replaced, newer light fixtures, windows, trims and more. private setting with garage positioned to the east and large mature trees to the North to shelter you from those strong winds!


\$264,650
4509 Van Eaton Way Clive, AB

Welcome to Van Eaton Way! Check this beautiful fully finished home that is perfect and ready for the family! Super sized yard will fit large garage that could be accessed on the side of the house. Large storage and full appliance package is included in price! 4 large bedrooms, 3 bathrooms, open floor plan, modern kitchen with breakfast island, large sunny deck - perfect for entertaining your guests and family! book your showing Today!


\$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 Kirton Close

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


\$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!


\$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!


\$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 renovations? Check out this condo in the perfect downtown location! 2 bdrms, 2 baths, your own laundry room in-suite, large front entry, walk in closet, & a west-facing balcony! Upgrades include: AC, under ground parking, granite counter tops & stylish finishings- perfect for a professional working at the hospital! Call Today for details!


\$339,850
37 MacFarlane Avenue

Nicely updated outside 4 level split! Newer: shingles, siding, windows! Nice and clean, move in ready home is situated on good sized back yard that features double detached garage, shed and deck. 5 bedrooms and 3 updated bathrooms. This quiet and mature Ave in Morrisroe is a great place to raise your family! Call today for more details!


\$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!



Check for 21 Photos & Videos at www.ashachimiuk.com
www.Asha.Chimiuk.RealtyFanPage.com

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



DELBURNE

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

www.37326rangeroad234.com



INNISFAIL

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

www.6404-elmwoodway.com



BLACKFALDS

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

www.4777aspenlakesboulevard.com



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

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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

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**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

www.111,80A Kellaway Crescent



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

www.5713-60avenue.com



NEW LISTING

**AFFORDABLE UPDATED
HOME, NO CONDO FEES!**
3 Bedroom, 2 Bath
1,093 Sq.Ft. Two Storey
\$189,900

www.7greeneclose.com



NEW LISTING

**AFFORDABLE BUNGALOW,
PRIVATE PEACEFUL YARD!**
4 Bedroom, 2 Bath
1,092 Sq.Ft. Bungalow
\$255,000

www.4osbornestreet.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



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

www.1fairwayavenue.com



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



**OPEN HOUSE
SAT JULY 29, 2-4 P.M.
BUYER'S INCENTIVE, BALANCE
OF 2017 TAXES PAID!**
4 Bedroom, 3 Bath
1,224 Sq.Ft. Bungalow
\$424,900

www.32dentoomclose.com



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

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NEW PRICE

**PRISTINE HOME, SAFE
MATURE NEIGHBOURHOOD!**
5 Bedroom, 3 Bath
1,595 Sq.Ft. Bungalow
\$425,000

www.40muldrewcrescent.com



Bett Portelance 403-307-5581



#435, 6 MICHENER BLVD

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



OPEN HOUSE

4432 34 STREET

SATURDAY, JULY 29, 1-3 PM
1732 SQ 3 LEVEL SPLIT, 4 BDR,
3 BATH, LARGE LOT



7050 GRAY DRIVE #1007

GREAT PLACE TO CALL HOME
3 BDR, 2 BATH WITH
ADDITION **\$69,900**

**HELPING YOU MAKE
THE RIGHT MOVE**

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



VIEW OF SYLVAN LAKE! \$327,900



ready for your development. **Call Alison 358-1557**

Backing onto a green space this 1334 sq ft bungalow is freshly painted and move in ready! 2 bdms, 2 baths, oak kitchen, Central air, fireplace. Basement is

WOODLEA! \$399,900



OPEN HOUSE

**OPEN HOUSE SAT 1-3
4320 53 STREET CRES.**

nance & HWT. 24 X 24 Garage with workshop. **Call Alison 358-1557**

Situated on a huge lot in desirable Woodlea! Close to walking trails & Cornation Park this 1214 sq ft bungalow is fully developed & features a 3 season room. Hardwood, fireplace, HE fur-

50' X 32' HEATED SHOP! \$879,900



Call Alison 358-1557

Triple attached garage! 2 acres with a spacious modified bungalow with a huge bonus room. Check out this fully developed home just minutes to Red Deer.

BRAND NEW WALKOUT BUNGALOW! \$419,900



for development. **Call Alison 358-1557**

With a view of the Blindman Valley! This 1297 sq ft home features hardwood flooring, fireplace, coffered ceiling in the living room, 2 bdms, 2 baths. Basement is open



Alison Richardson
403-358-1557



Advantage 21 photos of every property

Parkland Mall, Red Deer



Bob Wing
403-391-3583



OPEN HOUSE

Sat., July 22, 1-2 pm

NOW \$185,000!

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



OPEN HOUSE

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!



\$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 \$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.

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



BUYING SECRET: YOU'RE BUYING A NEIGHBORHOOD TOO

Remember you are not only buying a house, but the neighborhood too. Is it safe? Talk to neighbors and ask questions. Spend time in the area to determine if it offers the lifestyle conveniences you'll need.

**YOUR HOUSE YOUR
HOME**

Call Jamie at 403-309-5451


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**



**SUN. JULY 30, 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.



GORGEOUS LOCATION FACING POND, NATURAL TREED RESERVE & PLAYGROUND!
Fully finished modified bi-level, attractive design, 3 bedrooms, 3 baths, lots of upgrades.
\$335,000.



BACKING ON TO A LARGE OPEN FIELD - NO NEIGHBOURS BEHIND YOU!
BRAND NEW, stunning MODIFIED BI-LEVEL - many extras, 3 bedrooms, 2 baths, 1,440 sq. feet above grade! A must see! \$414,900.

Ask Charles

I've been working with an agent, but she's going on holidays for 2 weeks. She's going to arrange for someone else at her brokerage to take care of my listing while she's gone. Do I have to sign a new contract with this person?

The short answer is no, but you may have to make changes to your existing contract depending on what type of brokerage you're working with: common law or designated agency.

In a common law brokerage, your service agreement (contract) is with the brokerage, which means that essentially, you're agreeing to work with any or all licensees at the brokerage. Because the agreement you signed is with the brokerage, any licensee from that brokerage can work with you under your existing agreement. The individual or individuals you have been working with are working with you on behalf of the brokerage.

In a designated agency brokerage, your service agreement is still with the brokerage, but only the individual (or individuals) named on the agreement are designated to work with you on behalf of the brokerage. If this is the case, and the individual your real estate agent wants you to work with for a couple of weeks isn't specifically named on the agreement, the brokerage will have to designate, in writing, the other individual to work with you. You and the brokerage can amend your original agreement to include this new person as another designated agent for you.

Another option that is available when you're working with a designated agency brokerage is that at the outset of your agreement, the brokerage designates more than one individual to work with you on behalf of the brokerage. This is completely acceptable, and will save you from having to amend the original agreement in the event the primary individual you're working with becomes unavailable during the term of your agreement. When you're signing your agreement, talk to your agent about their availability, vacation plans, and whether there are other agents within the brokerage that they sometimes partner with.

More than fifty percent of real estate professionals in Alberta are registered with a designated agency brokerage. Your agent should have explained whether their brokerage operates under common law or designated agency when you first started working together, and should have explained the differences.

"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



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**



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**



29 Spencer Street

Great location This Sunnysbrook bungalow offers 3 beds and a HUGE 4 car shop! RV parking, hardwood, and 4pce tiled ensuite! **\$369,500**



4105 45 Avenue

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



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**



62 Asmundsen Close

FULLY DEV'D 2 STOREY! With fabulous yard & perfect location! Open concept main level, large master suite with 5pce ensuite on the upper level plus 2 add'l bdrms & a lge bonus room! bsmt is developed with media rm & rec rm, plus plenty of space for another bdrm. Sunny S facing rear deck & the hot tub stays! **\$449,900**



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**



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**



6234 Cronquist Drive

INCREDIBLE LOCATION!! Nearly an acre backing on to the Red Deer river! Enjoy an acreage lifestyle in the city. Large 2 storey home, 4 bedrooms, hardwood floors, triple attached garage. Offering room for the entire family and fabulous views!! **\$949,000**



24 Sawyer Close

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

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



Mitzi Billard
Associate

403.396.4005
mitzibillard@remax.net



real estate
central
alberta

4440 - 49 ave.
red deer
403.343.3020



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



4240 46A Avenue (Parkvale)

2 Bed/1 Bath 1,140 sq.ft., Bungalow, Adult Oriented, Wheel-Chair Friendly, NO CONDO FEES (Annual charge for Yard Care), No Garage.

\$249,900



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 OPEN HOUSE

Make sure to check out the Open House Directory in the centre of the magazine and go see your new home!

Call Jamie at 403-309-5451



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



OPEN HOUSE • SUN. JULY 30 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 30, 1-4 P.M.

\$294,900

5125 62 Street # 4

EASY LIVING Steps away to

mall, stores etc. Fully developed walk out bungalow, 18+ adult complex, no more shovelling or grass cutting, \$280 condo fees, 3 bedrooms, 3 baths, garage & located on a quiet close. **Visit or Call Suzanne FILYK @ 403-341-0494**



OPEN HOUSE • SUN. JULY 30 1-3 P.M.

\$359,900

73 Obrien Crescent

EXCEPTIONAL FAMILY HOME

Many outstanding features and

upgrades including an oversized Heated and sound proof detached garage! Come take a look if you are in the market for a great home in this price range! Call for more details or send me a note - I am happy to help! **Call Barb McIntyre at 403-350-0375 for more details or to view.**



OPEN HOUSE • SUN. JULY 30, 2-4 P.M.

\$419,900

35 Assinger Avenue

FULLY FINISHED BI-LEVEL

In Aspen Ridge. Gas fireplace,

five bedrooms, three full bathrooms. Ensuite in master with walk in closet. This fabulous home is move in ready. **Call Kim Argent RE/MAX real estate central alberta 403-357-4525**



OPEN HOUSE • SUN. JULY 30, 2-4 P.M.

\$749,900

86 View Drive Lynn Vally

ACREAGE MINUTES TO

RED DEER Beautiful property,

renovated throughout. 4 bedrooms, 3 bathrooms, 30x40 attached garage. Fully fenced – lots of extras. **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 ovens, 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.**

•• NORDEGG ••



\$565,000

201 Nordegg Industrial Close

2.4 ACRES OF COMMERCIAL

PROPERTY W/3 separate

living quarters, fully chain-linked

fenced w/gated entrances.

Wonderful view! Move in Ready. Lease options Available. **Contact Ernie Sandstra at 403.877.9444.**



OPEN HOUSE • SAT. AUG 5, 2-4 P.M.

\$680,000

545 Raven Rise

GORGEOUS ACREAGE ON

2.4 ACRES 4 Beds/3 Baths 1.5

Storey 2,175 sq ft w/30x30 Garage. Unbelievable View! Walkout Bsmt w/in-floor heat, 17' Vaulted Ceiling in Living Room with lots of windows. This home has so much to offer. Enjoy the hot tub and the games room. Lots of quality finishes. Must be view to appreciate the location & décor. See you at the open house on the 5th. **Contact Ernie Sandstra at 403.877.9444.**

•• SYLVAN LAKE ••



\$129,000

4621 46 Street

LARGE DOUBLE LOT In

great location close to schools,

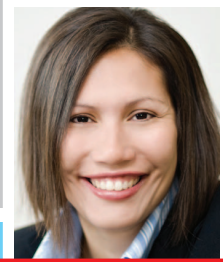
shopping and downtown Sylvan

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.**

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Your House, Your Home"*

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Realtor®



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\$546,300
MLS CA#0109062



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\$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



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



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



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



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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



Ponoka
3628 44 STREET
\$199,000
MLS CA#0111570



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



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