

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | AUGUST 4, 2017

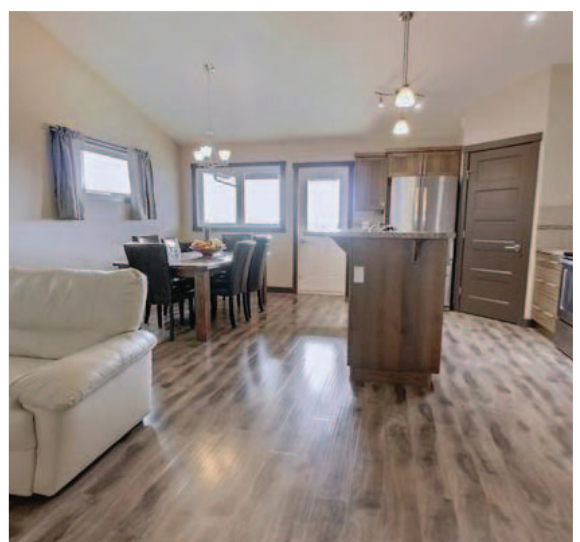
Central Alberta's
**OPEN HOUSE
LISTINGS**
inside

**160 Paramount Crescent,
Blackfalds**

Check out this
GORGEOUS MODIFIED BI LEVEL
with triple attached garage. Sellers offering
\$4,000 decorating bonus upon possession.

\$414,900

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



View our complete publication ONLINE at www.yourhouseyourhome.com



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



NORM JENSEN
 403.346.8900



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!



Tammy Jensen
 403-346-8900



PRESTIGIOUS MODIFIED BI-LEVEL IN CREEKSIDE!
 • 4 bedrooms
 • 2,213sq ft
 • 2 Garages!!
\$769,900



BLACKFALDS
SPECTACULAR WALK-OUT WITH BACK ALLEY ACCESS!
 • 2346 sq ft
\$525,000

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



Alex Willkinson
 Followor contact me on



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!**



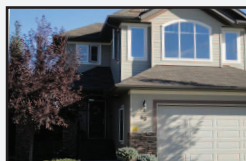
5702 SOUTH ST, BLACKFALDS
 Over 3 acres on the edge of Blackfalds offers triple grg, custom deck & entertainment area. Interior features include theater room, cozy European F/P with stunning views from the deck!



#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!**



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!**



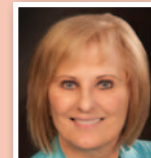
23 NEWCOMBE CRESCENT
Just \$316,500 Large pie lot facing green space. 3 Bedrooms up with det double garage makes this a great family home! **Call Alex to view!**



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!**



19 LAUREL ROAD SYLVAN LAKE
JUST LISTED Take the Tour! Gorgeous fully finished bungalow backing onto a park! One of a kind. **Call Alex to view!**



Sena Walker
 403-358-0077



REDUCED TO SELL NOW!
 Deer Park bungalow half duplex with attached garage. Fully developed 4 bedroom. 3 baths. Main floor laundry could be converted back to bedroom. Fenced, deck, shed. **ONLY \$289,900!**



FULLY DEVELOPED STARTER HOME
 4 bedroom, 2 bath bilevel. New white kitchen cabinets, stainless appliances. Spacious rec room, bright basement. Fenced and garden shed. **ONLY \$250,000!**



INCOME PROPERTY
 Character 1 1/2 story home siding onto treed ravine, located on a tree lined heritage street. Close to parks, trails, bus. Original hardwood, doors, trim. 3 tiered deck and upstairs balcony. Newer shingles, garden shed. 2700/month income.



Les Anderson
 403.350.1932



NEW LISTING!
 Great value in this 1514 sq ft modified bilevel. 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**



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 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**



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**

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



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

REDUCED



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 & spacious. New paint & carpet.
\$124,900



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.stevemackrealstate.ca



OPEN HOUSE SUN. AUG. 6 1-3 PM

189 IRELAND CRESCENT RED DEER
Spotless home close to new school.
\$369,900



OPEN HOUSE SUN. AUG. 6 2-4 PM

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

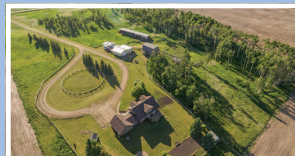


39 ASPEN LANE, PARKLAND BEACH
Year round lake life!
\$329,000



NEW LISTING

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



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



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



REDUCED

5 DUMAS CRES, RED DEER
6 Bedrooms!
\$419,900



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



REDUCED

28 ROSEWOOD RISE, SYLVAN LAKE
Walkout bungalow w/legal suite
\$464,900



OPEN HOUSE SUN. AUG. 6 1-3 PM

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



OPEN HOUSE SUN. AUG. 6 1-3 PM

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



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



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



Gerald Doré
 403.872.4505

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



Only \$434,900!

50 WILKINSON CIRCLE
 Gorgeous modified blevel! 1516 sq. ft. 4 beds, 3 baths. Luxurious MB and ensuite! MLS#CA0108456



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



Donna Empringham
 403-872-0105



OPEN HOUSE SUNDAY, AUGUST 6, 2-4 PM

21 GREIG CLOSE, RED DEER

Townhouse for sale on a quiet close location, no condo fees - 3 bedrooms up, spacious main floor, good sized yard. Reduced to 199,000. No condo fees. Call or text Donna Empringham, Realtor with Royal LePage 403 872 0105.

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



Doug Wagar
 403.304.2747



ADULT LIVING!
 Super location on a pretty close. Lovely town home. Attached garage. **\$254,900**



ACREAGE, LESS THAN 5 MINS to Red Deer. 2.32 acres Gorgeous. Modified bi-level. **\$699,900**



SPRUCE VIEW
 Acreage sized, nicely treed lot! 3 bedroom mobile det'd garage. **\$149,900**



CLEARVIEW RIDGE!
 Gorgeous fully dev. 2 storey. Shows beautifully. 3 bdrms, 3 baths, family room. Fenced yard. **\$269,900**



ASPEN RIDGE!
 2 story, fully dev. town home! 4 beds, 2 baths, family room. Fenced yard. Shows like new! **\$267,500**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Garry Raabis
 403-340-6789



ADULT TOWNHOME
 No Condo Fees. Spotless bungalow. Recent shingles, flooring, paint and triple pane windows. Att. gar. and full bsmt. Quick Poss. **\$279,000**



ADULT PARK
 Gated Deerpark Community. Beautiful manufactured home with 3 beds & 2 full baths. Att. Gar. Immediate possession. **\$169,900**



95 OAKWOOD ESTATES
 Over 3000 sq.ft. hardwood and tile, 5 bed, 5 bath home with self contained main floor suite. SUPER 36x40 htd. SHOP 5 min. to RD. **\$849,000**



58 MOUNTAIN VIEW ESTATES
 Grand Executive 2 story home loaded with quality and almost hidden by amazing mature landscaping. 2 min. to Ab. Spr. G&C.C. **\$729,000 CALL GARRY**



305 BURBANK MEADOWS
 1900 sq.ft. of custom comfort on 3.3 park like acres just 5 min. to Blackfalds. Att. 4 BAY garage PLUS RV stall. Awesome canyon views. **\$729,000 CALL GARRY**

www.yourcentralalbertarealtor.com



BARB MUNDAY 403-598-7721
bmunday@shaw.ca

CALL ME "MUNDAY" CALL ME "ANYDAY"
MULTI-LEVEL COMMISSIONS



OPEN HOUSE AUG. 6, 2-4PM

#112 - 54 BELL MANOR

Two bedroom, one bath condo with minimal fees, ground floor, so many upgrades i.e. windows, flooring, paint, appliances **FOR \$158,000**. Close to college, hospital, shopping, all amenities.



OWN THE LAND

IMMEDIATE Possession on this 3 bedroom, two bath (ensuite with jetted tub) mobile on ITS OWN LOT, numerous upgrades including newly stalled insulation and siding, shingles, flooring etc. Turn the key and start enjoying your own valued space, close to schools, shopping **\$179,000**.



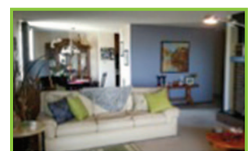
HANDYMAN SPECIAL

Mountview, bungalow on larger lot with oversized single garage. We started the reno but you get to put it back the way you want. Solid brick faced front located in favored area with lots of potential. Price is almost lot value at **\$269,000**



SWEETHEART DEAL

CONDO - 2 bdrm, one bath with numerous upgrades to hardwood flooring, tile, granite countertops, reno'd bath, new fresh paint, new windows, parking upgrades & building just getting new exterior. Shh- this is a secret... **price only \$148,800**.



3 BDRM CONDO

YES 1356 sq. ft., 3 bedroom, 2 bath, upgraded flooring, paint, in quiet secure building, elevator, two parking spaces (underground heated and outside), and best of all **OVERLOOKING THE CITY** all this and more for **\$325,000**.



ROYAL CARPET REALTY LTD.



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**

403-342-7700

SERVING RED DEER
FOR 40 YEARS

www.rcrrealestate.com



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



GULL LAKE

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! **\$599,900 CALL NICOLE 342-7700.**



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 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.**

HOT DEALS

OF THE WEEK



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.**



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.**



REDUCED

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

NEW VINYL FENCE Showhome in the Vistas, landscaping already complete, this 3 bdrm, 3 bath 2 storey features quartz countertops, fireplace, large windows & immediate possession. **\$459,900 CALL NICOLE 342-7700.**



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.**



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.**



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



REDUCED

2 STOREY SHOWHOME Move in Now!! 3 bdrm, 3 bath modern beauty, w/family room, micro office & loaded with extras! **\$589,900. CALL NICOLE 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.**



2% realty
THE EVOLUTION OF REALTY

SERVING RED DEER & CENTRAL ALBERTA CALL 587.797.1988

Go to

www.2PercentRealtyRedDeer.ca

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



2% realty
THE EVOLUTION OF REALTY



**SHANE
OPP**
587-797-1988



**BARB
MUNDAY**
403-598-7721



**CHARLENE
MILLER**
403-598-5388



**LARRY
HASTIE**
403-550-3984



**WENDY
HAYES**
403-350-7555



**SANDY
BURTON**
403-358-8924



**DALE
HOWE**
403-318-5375



**JIM
DUKE**
403-588-7066

**YOUR HOUSE YOUR
HOME**



Central Alberta's
**OPEN HOUSE
LISTINGS**
Center Pages

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

CALL JAMIE AT
403-309-5451
for your advertising needs!



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





**EDUARDO
HARO**
403-318-3980



40 JARVIS CL. PENHOLD \$324,900
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!

Should you buy a fixer-upper?

Buying a rundown house and renovating it is one way to get a home of your own at a great price. But before you take the leap, there are a few things you need to look at.

The type of repairs needed

Cosmetic repairs are easy to tackle and typically inexpensive, but two types of necessary renovations should give house hunters serious pause: structural and foundational. Issues in these two areas are costly and difficult (sometimes impossible) to overcome. For everything else (electrical, plumbing, roofing, etc.), you'll need to weigh the costs and amount of work involved to make a decision.

Renovation costs

Even if you're prepared to do the repair work yourself, there'll be expenses for equipment and



materials. Those less handy will also need to budget for manpower. Expenses can add up quickly, and a true bargain isn't always easy to come by. Evaluate costs carefully to determine the true price tag of a home that needs repairs.

What you're willing to sacrifice

In addition to the time and money that renovations demand, purchasing a home in need of repairs can mean living in less-than-ideal conditions — noise, dust, only one bathroom, etc. — both prior to and during the work. In addition, living in a construction zone can place a huge amount of strain on relationships. Carefully consider what you are and aren't willing to live with, even if it would only be for the short term.



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

\$339,900
NEW PRICE



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!

\$499,900
NEW PRICE



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



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



#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



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



Margaret Comeau
 403-391-3399



7 LOGAN CLOSE

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



98 RICHARDS CRESCENT

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



#17 WILLOW ROAD

GORGEOUS COUNTRY LIFESTYLE, over 1700 sq ft Bungalow; 3 bed, 3 baths, formal dining, Main Floor family room, living room, main laundry, Att. dble Garage (30x50) shop, 5.76 acres. **\$665,000**

Strange factors that could affect your home's value

While it's always best to approach the buying and selling of a home with the prudence and common sense you would any other major financial decision, the truth is that the world of real estate is fraught with emotional, knee-jerk reactions and rife with superstition. Here are a few seemingly unlikely things that might actually affect the value of your home.

Numbers

It's odd to realize that even in this day and age, a house that has the misfortune of being number 13 is still likely to fetch fewer dollars than a comparable home that's number 12 or 14. In Chinese neighbourhoods, the same goes for houses that are numbered 4, as the Chinese word for four is similar to the word for death and therefore considered highly unlucky.



Dark history

If a violent death occurred in the home — even if it wasn't recent — its value may be lower than similar dwellings in the area. A history of crimes in the neighbourhood as well as previous fires and floods can all diminish a home's value long after the fact.

Street name

Homes on boulevards are worth more than comparable homes on streets, lanes and crescents. Additionally, streets that have a proper name as opposed to a number also fetch better prices.

Sketchy neighbours

Sex offenders, felons, and other seemingly unsavoury characters can devalue homes just by living nearby. But even quirky neighbours without a criminal past can be problematic. Watch out for the proverbial cat lady or the eccentric collector whose wares remain on permanent display.



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



Renovation Professionals
facebook.com/CounterscapesRD 

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

House Staging

Just Picture It

...and let us take care of the rest!

Call today for details and your free consultation and estimate.

Licensed & Insured

Your Company Here

Address
000-000-0000
www.namewebsite.com



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, AUGUST 5

RED DEER

21 Rowell Close	1:00 – 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS .	506-7171	\$349,900	Rosedale Meadows
28 Kirby Street	1:00 – 3:00 pm	Gord Phillips	MAXWELL REAL ESTATE SOLUTIONS .	357-7720	\$359,900	Kentwood East
482 Lancaster Drive	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	346-8900	\$315,000	Lonsdale
4026 52 Street	2:30 – 3:30 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$499,900	Michener Hill
54 Grant Street	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$279,900	Glendale Park Estates
6189 Orr Drive	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$265,000	Oriole Park West
45 Lindman Avenue	1:00 – 5:00 pm	Darrin/Joe	CANADA WEST HOMES	342-7578	\$659,900	Laredo
62 Asmundsen Close	2:00 – 4:00 pm	Tim Maley	RE/MAX	550-3533	\$449,900	Anders South

SATURDAY, AUGUST 5

OUT OF TOWN

545 Raven Rise	2:00 – 4:00 pm	Ernie Sandstra	RE/MAX	877-9444	\$680,000	Nordegg
----------------------	----------------------	----------------------	--------------	----------------	-----------------	---------

SUNDAY, AUGUST 6

RED DEER

189 Ireland Crescent	1:00 – 3:00 pm	Tanyalie Charles	ROYAL LEPAGE NETWORK	598-1059	\$369,900	Inglewood West
21 Greig Close	2:00 – 4:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	\$199,000	Glendale Park Estates
86 Armitage Close	1:00 – 3:00 pm	Mike Holmes	ROYAL LEPAGE NETWORK	755-4808	\$559,900	Anders Park East
18 Larose Crescent	1:00 – 3:00 pm	Shanna Painter	ROYAL LEPAGE NETWORK	872-3339	\$639,900	Laredo
4918 Doncaster Avenue	1:30 – 4:00 pm	Jake Warkentin	REALTY EXECUTIVES	348-9996	\$179,900	Davenport Place
#112 54 Bell Street	2:00 – 4:00 pm	Barb Munday	2% REALTY	598-7721	\$158,000	Bower North
45 Lindman Avenue	1:00 – 5:00 pm	Darrin & Joe	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, AUGUST 6

OUT OF TOWN

160 Paramount Crescent	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$414,900	Blackfalds
------------------------------	----------------------	---------------------	----------------------------	----------------	-----------------	------------



<p>VIEW OF SYLVAN LAKE! \$327,900</p>  <p>Backing onto a green space this 1334 sq ft bungalow is freshly painted and move in ready! 2 bdrms, 2 baths, oak kitchen, Central air, fireplace. Basement is ready for your development. Call Alison 358-1557</p>	<p>WOODLEA! \$399,900</p>  <p>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 furnace & HWT. 24 X 24 Garage with workshop. Call Alison 358-1557</p>	 <p>Alison Richardson 403-358-1557</p> <p>Century 21 Advantage Century21.ca</p>
<p>50' X 32' HEATED SHOP! \$879,900</p>  <p>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. Call Alison 358-1557</p>	<p>BRAND NEW WALKOUT BUNGALOW! \$419,900</p>  <p>With a view of the Blindman Valley! This 1297 sq ft home features hardwood flooring, fireplace, coffered ceiling In the living room, 2 bdrms, 2 baths. Basement is open for development. Call Alison 358-1557</p>	

<p>Century 21 Advantage Milena Toncheva 403 304-5265</p>		
<p>Покупаете или продавате недвижимост? Доверьтесь моему опыту и профессионализму и я помогу вам обеспечить наилучшие условия при покупке или продаже жилья. Звоните мне!</p>		
<p>¿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!</p>		
 <p>Milena Toncheva 304-5265</p>	<p>OPEN HOUSE</p>  <p>SAT. AUG 5, 2 - 4 P.M. 6189 ORR DRIVE</p> <p>EXCELLENT, FULLY RENOVATED HOME, GREAT STARTER OR INVESTMENT PROPERTY! Large 5 bedroom 2 baths with Separate Basement Entrance. \$265,000.</p>	 <p>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.</p>
		 <p>BEST PRICE ON THE MARKET! Fully renovated, just move in and enjoy - 3 bedrooms, 2 baths, great property! \$199,900.</p>

Home inspection: A crucial step in the purchase process

You can see plain as day that the fixer-upper you have your eye on is in need of some major roof repairs. Should you save a few hundred bucks and skip the home inspection? The only intelligent answer: not on your life!

It's what you can't see

The home inspection will bring to light any issues with the property that are out of sight. While not every problem that turns up will be a deal breaker, some of them might. What if the house has a termite problem or cracks in the foundation? Such issues should probably send you running the other way. But even the smaller problems are worth knowing about, as they'll allow you more bargaining power when negotiating a price for the home.

What's covered?

While outbuildings, pools and cosmetic features aren't generally reviewed during the home

inspection, the essentials will be analyzed. This includes:

- The lot the house rests on
- Exterior walls
- The foundation
- Roof and roof components
- The electrical system
- The plumbing
- Insulation
- Heating and cooling systems
- The basement, garage and attic

The home inspection isn't a perfect shield against every unexpected problem, but it does give buyers a good sense of what they can expect. Your house is probably the biggest purchase you'll make in your lifetime; please, protect your financial future and hire a home inspector. It's the best way to safeguard your investment.

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

www.2302-12bironsidecrescent.com



NEW PRICE LACOMBE

**CONTEMPORARY HOME,
EXTENSIVELY UPGRADED!**
4 Bedroom, 2 Bath
1,044 Sq.Ft. Bi-Level
\$337,900

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

Century 21 Advantage

On the move with
Team Bowness
BRENDA BOWNESS **DENNIS BOWNESS**
Call or Text **403.350.9509** Call or Text **403.357.8087**



**FAMILY FRIENDLY HOME,
PREMIUM LOCATION!**
4 Bedroom, 4 Bath
1,741 Sq.Ft. Two Storey
\$419,900

www.6asmundsenclose.com



PENHOLD

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

www.17hendersonclose.com



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

www.111_80AKellawayCrescent



NEW LISTING

**EXECUTIVE ADULT STYLE
BUNGALOW ON A QUIET CLOSE!**
2 Bedroom, 2 Bath
1,125 Sq.Ft. Bungalow
\$350,000

www.7victorclose.com



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

www.7greeneclose.com



**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



NEW LISTING

**MOVE IN READY HOME
FACING GREEN SPACE!**
4 Bedroom, 3 Bath
1,127 Sq.Ft. Bungalow
\$365,000

www.20suftonclose.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.32dentooclose.com



NEW PRICE

**SOUGHT AFTER ASPEN
RIDGE CONDO!**
2 Bedroom, 2 Bath
1,011 Sq.Ft. Condo
\$239,900

www.131-18averillstreet.com



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

www.40muldrewcrescent.com



Advantage

21 photos of every property

Parkland Mall,
Red Deer



**Bob
Wing**
403-391-3583



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



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.



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!



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



Bett Portelance 403-307-5581



#435, 6 MICHENER BLVD

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



7050 GRAY DRIVE #1007

3 BDR,
2 BATH
WITH
ADDITION

**HELPING YOU MAKE
THE RIGHT MOVE**

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



Why use a Realtor?

Your Realtor can help you negotiate

There are myriad negotiating factors, including but not limited to price, financing, terms, date of possession and often the inclusion or exclusion of repairs and furnishings or equipment.

The purchase agreement should provide a period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase.

Your agent can advise you as to which investigations and inspections are recommended or required.

Ask Charles

I just bought a house, and on possession day, I noticed the movable island from the kitchen, which I loved when I viewed the property, was gone. Was the seller allowed to take it with them?

The short answer is yes, the seller was allowed to take the movable island with them. A movable island is an example of an unattached good, which are movable items that are not included in the sale of a property unless agreed to, in writing, by the parties.

Unattached goods include items such as wall art, area rugs, non-built-in appliances such as microwaves, and even curtains. Unless otherwise agreed to, sellers can take movable items from the property before the buyer takes possession.

The opposite of unattached goods are attached goods. Attached goods are items that you cannot remove from a property without causing damage to the property. For example, chandeliers, built-in appliances such as dishwashers, and curtain rods and brackets are attached goods. Unless otherwise agreed to, sellers are expected to leave attached goods behind.

However, the good news for buyers is, if there is something you like in a property you are considering buying, but it's an unattached good, all is not lost. If you want a particular unattached good included in your purchase of the property, list it as an inclusion in your offer to purchase. Now, it's subject to negotiation between you and the seller.

The seller may agree, or they may remove it from the list of inclusions in a counter offer. It is up to the buyer and seller, with the help of their real estate representatives, to negotiate the transaction, and that includes what items are included or not.

When in doubt, write it out. This is the best way to ensure you

know what is included when you're purchasing a property. For larger more expensive items, you may wish to include the make, model, and serial number. This may eliminate a seller's urge to switch nice appliances, for example, with less expensive, used items.

Now, what do you do in the event the seller was supposed to leave something behind, but didn't? If you don't find out until after possession, you need to call your lawyer as it is now a legal issue between you and the seller. Your real estate professional can attempt to discuss the matter with the seller's representative, but if things aren't fixed to your satisfaction, your only recourse is to speak to your lawyer.

"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



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**



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**



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**



SYLVAN LAKE

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**



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**



NEW LISTING!

OPEN HOUSE • SAT. AUG. 5, 2-4 P.M.

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**



14 Windermere Close

BEAUTIFUL CUSTOM Sorento 2 storey 3 bdrms, 4 baths, top floor laundry, Hardwood floors, and front garage. Minutes from Heritage Ranch in Westlake! **\$479,000**



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**



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.

Find and maintain the right carpet for you

Carpets provide both practical and aesthetic appeal inside a home. In winter, carpets help keep homes warm, and the right color carpet can add to design schemes.

While rugs may have originated in the Far East, North America also has some rich carpet history. According to The Carpet and Rug Institute, the United States carpet industry began in 1791 when the first woven carpet mill opened in Philadelphia. Others soon followed suit. Tufted carpets and machine-powered manufacturing helped churn out yards upon yards of carpeting, making it a popular, affordable and common addition to homes, especially after the post-World War II housing boom.

Carpeting remains a go-to flooring material in modern homes. In fact, many homes offer a blend of both carpeting in some rooms and different flooring choices in others.

Upon choosing carpet, it is important that homeowners follow some guidelines to prolong a carpet's longevity and maintain its style. The following are some common carpeting dos and don'ts.

DO consider the room's purpose and foot traffic before shopping for carpeting. Make a list of the attributes



Homeowners should consider as many variables as possible, including foot traffic in a given room, before installing carpeting in their homes.

desired (e.g., soundproofing, easy care, high pile) and present these to the salesperson so he or she can help you make the best choice.

DON'T rush into flooring choices. Unlike paint colors, flooring materials are more permanent choices that are only updated every several years or more. Weigh all of your options before diving in.

DO consider conservative colors and styles. Neutral hues and patterns will blend better with furniture options. This means you can change furniture out and still keep the existing carpeting, which complements any new pieces. Also, if there's a chance you might sell your home in the near future, buyers tend to look for a neutral

color scheme they can make their own.

DON'T skimp on padding to save a few dollars on the carpet installation. The carpeting needs a solid foundation to last and look its best. Inadequate padding can lead to extra and noticeable wear and tear. Invest in a good foundation for the carpeting, like firm, dense padding in high-traffic areas.

DO become knowledgeable about different carpet styles, such as frieze, Berber, Saxony, textured, and more. This will help ensure you make the most educated decision.

DON'T purchase at the first store you visit. Shop around to investigate different pricing and specials. Also, consider the professionalism and expertise of the staff responsible for carpet installation. High-cost carpet may not look very good if it isn't installed correctly.

DO stain-protect rugs and carpeting, which can help repel stains that would otherwise become permanent and can prolong the longevity of the flooring.

DON'T forget to vacuum carpets frequently to prevent ground-in dirt and debris.

DO pick textured carpets to conceal footprints and vacuum track marks.



real estate central alberta

4440 - 49 ave., red deer • 403.343.3020

sylvan lake 403.887.2217 • lacombe 403.782.4301 • ponoka 403.783.5007

blackfalds 403.885.2477 • rocky mountain house 403.844.3030 • penhold 403-886-2286

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

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

NEW PRICE
www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.

\$192,500**204, 60 Lawford Avenue**

SECOND FLOOR UNIT
features new paint & flooring, 2 bdrms, 2 baths, in-suite laundry & underground parking. Deck is east facing. Further details at



JUST LISTED
attached garage and everything else you need at a fantastic price. **Ivan Busenius 403-350-8102, www.ivanb.ca**

\$356,900**114 Rowell Close**

THIS IS THE BEST LOCATION
plus it's a great place to live. Adult duplex totally finished with a huge covered deck, central air, underground sprinklers, double



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

\$924,900**25 Vienna Close**

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



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

\$1,185,000**5 Vienna Close**

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

●● **BLACKFALDS** ●●

JUST LISTED
air and all appliances... You gotta see this on for the price. **Ivan Busenius 403-350-8102, www.ivanb.ca**

\$309,900**44 Prospect Close**

FULLY DEVELOPED BI-LEVEL
with double attached garage set on a huge yard with a huge deck, great landscaping, very clean, very open and comes with central



NEW PRICE
baths plus the mother-in-law suite includes a full kitchen, living room, 1 bdrm and a 3 pce bath. Further details at **www.tonysankovic.com** or to set up your personal showing call/text 403.391.4236.

\$499,900**73 Chinook Street**

WALK-OUT WITH SUITE!
This FF 2 Storey is loaded with upgrades and features 2102 sq ft w/ 3 bdrms, 3

●● **NORDEGG** ●●

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

\$565,000**201 Nordegg Industrial Close**

2.4 ACRES OF COMMERCIAL
PROPERTY W/3 separate living quarters, fully chain-linked fenced w/gated entrances.

**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.**

●● **RED DEER COUNTY** ●●

is custom built & sits on 1.90 acres of beautiful landscaping. Features 4391 sq ft of living space w/ 6 bdrms, 4 baths plus a triple attached garage! **Directions: East on HWY 11 to the top of Balmoral hill. Turn right on RR 265. Turn right into Stone Ridge Estates. Further details at www.tonysankovic.com** or to set up your personal showing call/text 403.391.4236.

\$1,425,000**101, 38254 RR 265**

RED DEER'S MOST
EXCLUSIVE ACREAGE

COMMUNITY overlooking the city lights! The 2 Storey home

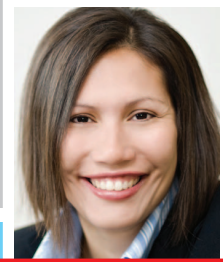
●● **SYLVAN LAKE** ●●

NEW PRICE
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.

\$129,000**4621 46 Street**

LARGE DOUBLE LOT In great location close to schools, shopping and downtown Sylvan Lake. Home & garage have





LISA SUAREZ
Realtor®



Royal LePage Lifestyles Realty

5820A Highway 2A, Lacombe, AB T4L 2G5

www.familyfriendlyhomes.ca

lisasuarez@royallepage.ca

Protecting Your Best Interests

403-782-3171



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



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



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



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



Wolf Creek Village
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



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