

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | AUGUST 18, 2017

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

#201 – 71 Cosgrove Crescent, Red Deer

OPEN HOUSE: Sunday, August 20, 2:00 - 4:00 pm

Check out this
TWO BEDROOM, ONE BATH CONDO
DON'T miss this opportunity for

\$148,800

see page 3

*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

CHARACTER HOME!



1.5 storey on 3 LOTS! Across from Park. Tons of recent reno's! Newer shingles and deck, huge parking pad in back!!

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 Detached Garage. 4 Bdrms, 3 Baths. Great layout! Private Backyard!

ANOTHER PEGASUS BEAUTY!



1250sqft Half Duplex, Gorgeous layout, fireplace, main flr laundry, 5pc ensuite, tons of extra's!



Alex Wilkinson
Follow me on contact me on

403-318-3627



60 LAWFORD AVE UNIT 60
Great 2 bedroom condo with west facing balcony overlooking the park. Underground parking and ready to move in! **Call Alex!**



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. 2414 - 12B IRONSIDE ST
Now just \$159,000 - Move Top floor 2 bedroom, 2 bath 3D Tour! - Gorgeous former show home boasts 2 storey fully finished with all the upgrades parking stalls. 1 is heated and underground heated parking you would expect! Oversized underground. Clean, tidy and stand make this the place to be. **Call Alex!**



49 CYPRUS RD BLACKFALDS
3D Tour! - Gorgeous former show home boasts 2 storey fully finished with all the upgrades parking stalls. 1 is heated and underground heated parking you would expect! Oversized underground. Clean, tidy and stand make this the place to be. **Call Alex!**



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!**

SOLD



482 LANCASTER DRIVE
Reduced \$310,500 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 RD SYLVAN LAKE
Take the Tour! Gorgeous fully finished bungalow backing onto a park! One of a kind. **Call Alex to view!**



Les Anderson
403.350.1932



ANDERS CONDO WITH EVERYTHING
2 br plus a den, open plan, top floor spacious kitchen, island, gas fireplace & air conditioner. 2 underground parking stalls. Great building! **\$289,900**



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. **\$529,900**



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**



TONS OF UPGRADES
in this 4 bedroom home in Innisfail. Basement fully developed. Bright open kitchen, west backyard, 24 x 26 garage. All for **\$259,900**



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**

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



Janice Mercer
403.598.3338



#105 4902 37 ST BLACKFALDS CA0106197
\$269,800
1370sq ft 3 bedroom 2 bath main floor condo. Fees include everything but phone and cable.



104 REICHEY ST, RED DEER MLSA010993
\$419,800
Immaculate 1353 sq ft Fully Developed Bungalow. 3 bdrms up, open concept Move in Ready!



9 PORTWAY CL, BLACKFALDS MLS0112690
\$443,900
Fully developed Executive 2 storey Walk out, Granite countertops, open concept, bonus room over garage Move in Ready!



17 CONNAUGHT CRES, RED DEER MLSA0110523
\$659,800
Location, Location, Location! Executive Fully Dev Bungalow. Stunning professionally landscaped yard backing on to tranquil treed reserve.

CALL OR TEXT JANICE @ 403-598-3338 OR VISIT MY WEBSITE @ jmercer.ca FOR COMPLETE LISTING DETAILS.



Gerald Doré
403.872.4505

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



OPEN HOUSE SUN. AUG 20, 1-3 PM
2 IVES CRES
Great blevel on a playground/park & steps to the new Inglewood public elementary school! South-facing deck with hot tub, A/C, 4 beds, 3 baths & oversized dble. garage at an amazing price! **MLS#CA0109720**
Only \$319,900!



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



OPEN HOUSE SUN. AUG 20, 1-3 PM
135 ADDINGTON DR.
1388 sq. ft. bungalow in Anders, 3 beds, 3 baths, hardwood, 2 gas f/p, dbl. garage **MLS#CA0101031**
Now Only \$439,900!



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



Doug Wagar
 403.304.2747



ACREAGE!
 Fully dev. Executive home on 2.32 Acres. 5 Minutes to red deer. **\$699,900**



IMMACULATE TOWNHOME
 Perfect for adult buyers. Super location. **\$246,900**



CLEARVIEW RIDGE!
 Fully dev. Townhome. Shows like new. Priced to sell at **\$269,900**



REVENUE BUYERS ALERT!
 Super price on condo townhome. 2 Beds, 1 bath. 2 Parking spots. **\$94,900**



SYLVAN LAKE!
 Located on a close. 1182 Sq. Ft. Bungalow. 4 Beds, 3 baths, double garage. **\$254,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



BARB MUNDAY 403-598-7721

bmunday@shaw.ca

CALL ME "MUNDAY" CALL ME "ANYDAY"

MULTI-LEVEL COMMISSIONS

OPEN HOUSE

Feature Home

#201 - 71 COSGROVE CRESCENT

DON'T get discouraged, we have it all right here. 2 bdrm, one bath condo in "like-new" condition, newer laminate flooring, windows, kitchen cabinets, balconies, paint, granite tops, parking lot upgrade & now exterior being completely redone. Boasts FP, open concept & balcony somewhat shaded by the trees. Talking about that, this unit is only steps away from a natural park & walking paths with wildlife frequently visible. Reasonable condo fees, seller might consider creative purchase.

\$148,800

OPEN HOUSE AUG. 20, 2-4PM

\$328,000



UNIQUE DESIGN

1183 sq. ft. on main level PLUS a fully FINISHED basement, Beautiful hickory kitchen cabinets, granite countertops, hardwood floors, 4 bdrms, 3 baths, vaulted ceilings, Condo fee \$105 covers outside maintenance and parking, snow removal and lawn care, built within last 5 years this unit is close to everything, shopping, recreational, schools etc.

BUY! BUY! SELL! SELL!

YOUR HOUSE YOUR HOME

403-309-5451

Call Jamie today for your advertising needs!

Explaining aeration

First-time homeowners or those just beginning to embrace their inner landscaper may notice their neighbors using a machine to punch holes in their lawns and wonder what they're doing. While aeration is slightly more complicated than simply punching holes in a lawn, that's likely what your neighbors are up to when you see them manning an unfamiliar machine in their lawns.

Aeration may be a foreign concept to men and women with little lawn care experience, but it's a relatively simple way to ensure your lawn stays healthy.

What is aeration?

Lawn aeration is the practice of perforating the surface of a lawn in an effort to promote stronger roots and a healthier landscape. A host of factors, from inclement weather to kids using the yard as a playground to the type of grass in a yard, can make it difficult for lawns to thrive. Aerating is a way to counter some of the things that prevent lawns from looking lush.

Why should I aerate?

Aeration is practiced so lawns can grow deeper roots, as poking holes in the surface breaks up compacted soil, thereby allowing air, nutrients and water to reach the root system.

Over time, a lawn that is not aerated is likely to feature compact-

ed soil that won't absorb water and nutrients, which are essential to maintaining a healthy lawn.

Lawns that are not aerated also tend to build up thatch. Thatch is a matted layer of materials that can build up in a lawn over time. Grass clippings and other debris might not stick to your shoe when you walk through the yard, but they are combining to create thatch just below the surface of the grass. That thatch also makes it difficult for water and nutrients to reach the soil where they can promote strong, healthy root systems. Aeration helps to combat the buildup of thatch and promote a healthy lawn.

Can I do it myself?

Homeowners with little experience caring for their lawns may want to consult professionals before tackling the project themselves. Many professional landscaping services have experience in aerating lawns, which can be labor-intensive. Aerating is not necessarily a difficult task, but some aerators do not cover much soil surface with each pass they make, so it can take a while to complete a full aeration of your lawn. In addition, some homeowners may be uncomfortable operating an aerator, and that can lead to mistakes that can harm a lawn. Homeowners pressed for time or those con-

cerned about their ability to operate an aerator may benefit from hiring professionals and then watching how the pros do it. If you watch carefully, you might be more confident come the next time your lawn needs to be aerated.

How often should I aerate?

Lawns that are not subject to heavy use can go longer between aerations than those with more frequent use. If kids play in the yard every day or if you routinely host parties where guests spend lots of time in the yard, your lawn will benefit from more frequent aeration. Speak to a landscaping professional about how often your property needs to be aerated, as there may be certain region-specific variables that will influence how frequently a lawn should be aerated.

When should I aerate?

Landscaping professionals recommend aerating lawns during the growing season, when holes created by aeration can be filled by growing grass. Homeowners should consult with a landscaping professional about when to aerate their lawns, as the type of grass may also determine the best time to aerate.

Aeration is a great way for homeowners to ensure their lawns stay lush and healthy for years to come.





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BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



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



BRAND NEW 1151 sq. ft., 3 bdrm, 2 bath bi-level in Blackfalds. Stainless steel appliance pkg, 10 year new home warranty. **\$309,900 CALL BRAD GRANLUND 342-7700.**



RED DEER Brand new 3 bdrm, 2.5 bath 2 storey, in Laredo, maple cabinets, new floor plan & huge verandah! **\$344,900 CALL NICOLE 342-7700.**



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



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.**



OPEN HOUSE SUN, 1-3 PM
127 GARRISON CIRCLE
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. **\$524,900. CALL JENNIFER 342-7700.**



OPEN HOUSE SUN, 2-4 PM
444 SUMMER CRESCENT 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! **\$589,900 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.**



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.**

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
PENHOLD Immediate possession on brand new 3 bedroom, 2 full baths with all appliances, landscaped yard with vinyl fencing **\$219,900 Call BRAD GRANLUND 342-7700**



OPEN HOUSE SAT, 2-4 PM
7 KELLY STREET
KENTWOOD Fully fin'd 4 bdrm/2 bath bilevel. Recent upgrades include cabinets, flooring upstairs, bathroom, paint, roof & siding. RV parking. **\$294,900 CALL JENNIFER 342-7700.**



SUNNYBROOK BUNGALOW with 4 bedrooms, 2 bathrooms, RV parking, 24x26 detached garage, beautiful yard in great location. **\$309,900 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.**



YOUR HOUSE YOUR HOME

AD COPY DEADLINE:

Mondays at Noon

AD PROOFING DEADLINE:

Tuesdays at 2:00 pm

**LONG WEEKEND
DEADLINES:**

Ad copy deadline:

Fridays at 4 pm,

Ad proofing

deadline:

Tuesdays at 2 pm

Central Alberta's
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OPEN HOUSE
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THIS IMMACULATE BI-LEVEL HAS AN OPEN FLOOR PLAN

\$339,900 NEW PRICE



130 BOWMAN CIRCLE SYLVAN LAKE
 Quality lam flrg, 2 lge bdrms up & 1 down (4 pce ens off the master). Has 9' ceilings up & down with under slab heat in bmst (partly fin'd). Has a 24x24 under slab hid garage. Backyard is fin'd with paving stones & gravel. Raised garden boxes.

Call DALE 403-302-3107

CONDO UNITS LIKE THIS DON'T COME ALONG TOO OFTEN

\$151,900



#9 - 7 STANTON ST
 Located in desirable Sunnybrook this spacious & upgraded 2 bdrm and 1 bathroom unit with east facing balcony. Comes with all appliances.

Call DALE 403-302-3107

THIS IS A TERRIFIC STARTER HOME

\$249,900



SAT, AUG. 19, 1:30-4 PM
26 CAMPBELL AVE
 Many upgraded features in the last 8 yrs - windows, doors, cabinets, appliances, shingles, H/W tank & furnace. This 3 bdrm, 2 bath 2 storey 1/2 duplex is fully finished & has a nicely landscaped yard with raised perennial gardens. A must see!

Call DALE 403-302-3107

EXECUTIVE BUNGALOW IN ROSEDALE

\$456,900



SUN, AUG. 20, 1:30-4 PM
200 REICHLEY ST
 Features 5 bdrms & 3 baths (4 pce ensuite w/airtub) hardwood & slate tiled flooring, vaulted ceiling, gas FP, quality oak cabinets, built in home theatre system, & much more.

Call DALE 403-302-3107

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Make lights sparkle

As days get shorter and natural light is less abundant, interior lighting becomes ever more important. Chandeliers, pendant lamps, recessed lighting, and tableside lamps are most effective when they are clean. HGTV experts say dirty lights can give off up to 20 percent less light than clean ones. Dirty fixtures also waste energy.

Lighting fixtures that are within reach are easy to tackle, but what about those fixtures that hang or have multiple crystals, globes or bulbs? These tips can cut down on the time needed to give lights a thorough cleaning.

- Stock up on the right cleaning supplies. Microfiber dusting cloths are smart choices because they can help trap grime and tend to be machine-washable and reusable. Extendable static-charged dusters are another handy item to have around, particularly for fixtures that are hard to reach.
- Dust regularly. Dusting regularly can prevent the build-up of grime that's difficult to wash off. Try to dust light fixtures weekly or biweekly. The more frequent the fixtures are dusted, the less time each cleaning session will take. Soft cloths can remove the dust from most bulbs and exterior

surfaces. Lamp shades may need more attention. Use a lamb's-wool duster to attract dirt so it doesn't leave a residue on the lampshade.

- Deep-clean at table level. Deep-cleaning at table level is more manageable. Remove any glass accents and set them out on a cushioned surface so they do not break. Soft cloths dampened with a vinegar solution should remove most of the dirt on chandelier crystals and the globes or outer glass coverings of other types of fixtures. Take a photo of the lighting fixture prior to cleaning so you'll know how to replace removed parts correctly once everything is clean and dry.

If you cannot remove a fixture for cleaning, use a sturdy stool, a spray bottle with your cleaning mixture and a soft cloth to wipe away the dirt. Remember to place something absorbent beneath the light to catch any drips. Do not spray liquids directly onto light bulbs; otherwise, you can damage the bulb and the electrical components.

It's best to exercise caution when cleaning lighting fixtures. Turn off the light itself and shut off the circuit breaker to avoid the risk of shock or burns from hot bulbs.



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Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



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or for advertising space!**

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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, AUGUST 19

RED DEER

26 Campbell Ave.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER.....	302-3107	\$249,900.....	Clearview Meadows
67 Livingstone Close.....	1:00 – 5:00 pm	Darrin & Joe.....	CANADA WEST HOMES.....	342-7578	\$359,900.....	Laredo
35 Assinger Avenue.....	2:00 – 4:00 pm	Kim Argent.....	RE/MAX.....	343-3020	\$419,900.....	Aspen Ridge
6170 Orr Drive.....	1:00 – 3:00 pm	Greg Martens.....	RE/MAX.....	391-8849	\$299,000.....	Oriole Park West
148 Doran Crescent.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$314,900.....	Deer Park Village
20 Spencer Street.....	1:00 – 3:00 pm	Al Sim.....	RE/MAX.....	391-1771	\$319,900.....	Sunnybrook
7 Kelly Street.....	2:00 – 4:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700	\$294,900.....	Kentwood East
119 Barrett Drive.....	1:00 – 2:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583	\$299,900.....	Bower South
76 Ironstone Drive.....	2:00 – 4:00 pm	Rob White.....	CENTURY 21 ADVANTAGE.....	350-1070	\$325,000.....	Ironstone
18 Law Close.....	1:00 – 3:30 pm	Tanyalie Charles.....	ROYAL LEPAGE NETWORK.....	598-1059	\$488,000.....	Lancaster Green

SATURDAY, AUGUST 19

OUT OF TOWN

#113 28342 TWP RD 384.....	2:00 – 4:00 pm	Cam Ondrik.....	ROYAL LEPAGE NETWORK.....	346-8900	\$659,900.....	Red Deer County
14 Coleman Crescent.....	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552	\$475,00.....	Blackfalds

SUNDAY, AUGUST 20

RED DEER

67 Livingstone Close.....	1:00 – 5:00 pm	Darrin & Joe.....	CANADA WEST HOMES.....	342-7578	\$359,900.....	Laredo
137 6 Michener Blvd.....	1:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$219,900.....	Michener Hill
127 Garrison Circle.....	1:00 – 3:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700	\$524,900.....	Garden Heights
2 Ives Crescent.....	1:00 – 3:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK.....	872-4505	\$319,900.....	Inglewood West
61 Kendall Crescent.....	2:00 – 4:00 pm	Shanna Painter.....	ROYAL LEPAGE NETWORK.....	872-3339	\$364,900.....	Kentwood East
135 Addington Drive.....	1:00 – 3:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK.....	872-4505	\$439,900.....	Aspen Ridge
6 Kirkland Drive.....	2:00 – 4:00 pm	Jan Carr.....	ROYAL LEPAGE NETWORK.....	396-1200	\$284,900.....	Kentwood West
#201 71 Cosgrove Cres.....	2:00 – 4:00 pm	Barb Munday.....	2% REALTY.....	598-7721	\$148,800.....	Clearview Meadows

SUNDAY, AUGUST 20

OUT OF TOWN

19 Laurel Road.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	346-8900	\$474,900.....	Sylvan Lake
4 Heenan Court.....	1:00 – 3:00 pm	Greg Martens.....	RE/MAX.....	391-8849	\$349,000.....	Sylvan Lake
68 Churchill Place.....	1:00 – 3:00 pm	Debra Kerr.....	RE/MAX.....	597-9134	\$384,900.....	Blackfalds
86 View Drive.....	2:00 – 4:00 pm	Len Parsons.....	RE/MAX.....	350-9227	\$749,900.....	Lynn Valley
444 Summer Crescent.....	2:00 – 4:00 pm	Nicole Dushanek.....	ROYAL CARPET REALTY.....	342-7700	\$589,900.....	Gull Lake
37411 Waskasoo Ave #45.....	2:00 – 4:00 pm	Rob White.....	CENTURY 21 ADVANTAGE.....	350-1070	\$744,000.....	Oakwood Estates
1310 Lucina Street.....	3:00 – 4:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583	\$185,000.....	Penhold



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

View our complete publication ONLINE at www.yourhouseyourhome.com

	<h2 style="text-align: center;">Advantage</h2> <p style="text-align: center;">21 photos of every property</p>		<h2 style="text-align: center;">Parkland Mall, Red Deer</h2>	
	<p>OPEN HOUSE</p>  <p>Saturday, 1-2 pm NOW \$299,900!</p>	<p>OPEN HOUSE</p>  <p>Saturday, 3-4 pm NOW \$185,000!</p>	 <p>\$279,900</p>	 <p>NOW \$495,000!</p>
<p>Bob Wing 403-391-3583</p>	<p>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!</p>	<p>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!</p>	<p>54 Grant St. FABULOUS UPGRADES! Main flr completely renovated with custom maple kitchen, new windows & bath, new flooring up & down, AC and terrific deck!</p>	<p>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.</p>
<p style="text-align: center;">For details - call or text BOB WING today! (403)391-3583</p>				

Potential indicators of roof trouble

With regard to home repairs, homeowners may be able to delay some projects until the weather permits or they find room in their budgets. But other areas, including the roof, may demand immediate action.

Few homeowners give the roofs of their homes much thought until a problem arises. But learning to recognize potential indicators of roof trouble can help homeowners prevent potentially drastic situations down the road.

- **Light:** Homeowners with attics in their homes can inspect the ceilings inside the attic for signs of holes or leaks. Light peering through the top of the house indicates a hole or leak, as does stains or streaks on the ceiling.
- **Worn shingles:** Shingles should lie flat against the roof, so any that appear to be buckling or turning up are damaged and in need of repair. A single damaged shingle does not require a

full roof replacement, but inspect all the shingles nonetheless. Another indicator of shingle problems can be found when cleaning downspouts or gutters. If the gutters and downspouts contain lots of shingle granules, the roof may soon need to be replaced.

- **Moss:** Moss on a rooftop may give a home character, but that added character is costly. Shady areas of a roof can be susceptible to the growth of moss and fungi because moisture can be trapped in such areas. If possible, remove moss or fungi from a roof with a stiff brush or hire a professional to do the job instead. Moss may come back even after brushing it off, so homeowners should keep an eye on areas of their roofs that get little sunlight. In addition, trapped moisture can be very harmful to a roof, so it may be wise to exercise caution and have roofs with mold or fungi growths inspected.



- **Age:** Another indicator of roof trouble may be the age of the roof. Even if there are no visible signs of damage, homeowners whose roofs have some years under their belt may want to consider replacing them. Asphalt shingle roofs typically have life expectancies of 20 to 25 years, while roofs installed over existing layers of shingles may need to be replaced after 20 years.

Recognizing minor roof damage before it escalates into a larger problem can save homeowners substantial amounts of money.

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



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www.6asmundsenclouse.com



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**AFFORDABLE BUNGALOW,
PRIVATE PEACEFUL YARD!**
4 Bedroom, 2 Bath
1,092 Sq.Ft. Bungalow
\$249,900

www.4osbornestreet.com



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3 Bedroom, 2 Bath
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www.1111_80A_Kellaway_Crescent



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

www.7victorclouse.com



NEW LISTING SPRINGBROOK
**FABULOUS AFFORDABLE
HOME, SAFE QUIET LOCATION!**
3 Bedroom, 2 Bath
1,030 Sq.Ft. Two Storey
\$197,900

www.112redwoodboulevard.com



NEW LISTING
**SPECTACULAR HOME, LUXURY
FEATURES, TRIPLE GARAGE!**
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2,461 Sq.Ft. Two Storey
\$929,900

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**EXCELLENT CONDITION,
UNIQUE FULL DUPLEX!**
5 Bedroom, 5 Bath
1,788 Sq.Ft. Bi-Level
\$349,900

www.1204flemingavenue.com



PENHOLD

**UNIQUE, STYLISH, UPGRADED
HOME, EXCELLENT CURB APPEAL!**
2 Bedroom, 1 Bath
990 Sq.Ft. Bi-Level
\$269,900

www.71heartlandcrescent.com



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

www.1fairwayavenue.com



NEW LISTING
**BRAND NEW FULLY
FINISHED HOME!**
5 Bedroom, 3 Bath
1,224 Sq.Ft. Bi-Level
\$394,900

www.98livingstonclouse.com

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

www.62denovancrescent.com



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

www.131-18averillstreet.com



NEW PRICE
**PRISTINE HOME, SAFE
MATURE NEIGHBOURHOOD!**
5 Bedroom, 3 Bath
1,595 Sq.Ft. Bungalow
\$409,900

www.40muldrewcrescent.com



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www.yourhouseyourhome.com

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YOUR HOUSE YOUR
HOME

Ask Charles

I've taken possession of my new home, but pictures, sold price, and its address are still on the listing agent's website, advertised as sold. I want them to take down the pictures and address. Can I make them?

It depends if the information they post on their website is personal information or not. Personal information is defined in the Personal Information Protection Act as information about an identifiable individual. This means that if the information could identify you, it's personal information, and someone needs your consent to use it.

In real estate, a picture of the exterior of your house, information about its neighbourhood, and even the address are likely not personal information. All of that information is readily available on sites such as Google Maps, but the law

is less clear when this information is combined with a statement that the property was just sold, and at a certain price.

Though it has not been tested in court yet, this combination of information could be considered personal information. It's because of legal grey areas like this that RECA recommends real estate professionals get written consent from buyers of their listings if they want to continue advertising a sold listing after possession takes place. Once possession takes place, the seller is no longer the person who provides that consent; it's the new owner – the buyer.

If there is any doubt about whether or not there is personal information in an advertisement, real estate professionals should try to get written consent from the property owner before advertising, or don't include the information in the ad.

If you are concerned that a real estate professional's website contains your personal information through posting a sold listing, talk to the real estate professional in question. There are strict confidentiality rules for real estate professionals, and privacy legislation may apply too. You can also bring the issue to the real estate agent's broker.

You may not be able to make a real estate professional take an ad down if it doesn't contain your personal information, but if you're still uncomfortable with it because you believe it shares too much about your property, a true professional should be open to hearing your concerns and working with you to address them.

"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



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 & 4pc bath! Fully fenced and landscaped with room for an RV! **\$384,900**



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**



62 Asmundsen Close

FULLY DEV'D 2 STOREY! With fabulous yard & perfect location! Open concept main level, large master suite with 5pc 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**



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**



6 Eakins Crescent

FULLY FINISHED BUNGALOW with attached garage! 4 beds and 3 baths, fully fenced and in great condition! **\$359,500**



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**



#17 5202 Farrell Ave

ONE OF RED DEER'S PREMIER adult communities!! Welcome to the Falls, this 3 bdrm walkout bungalow features an open concept floor plan, plenty of natural light, 3 baths inc ensuite, & easy access to Bower Ponds & walking trails! **\$364,900**



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**



6 Eakins Crescent

FULLY FINISHED BUNGALOW with attached garage! 4 beds and 3 baths, fully fenced and in great condition! **\$359,500**

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

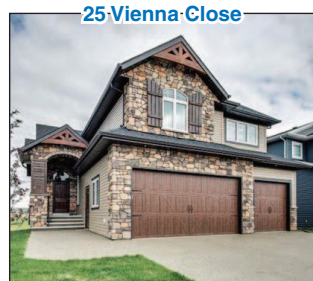


Mitzi Billard
Associate

403.396.4005
mitzibillard@remax.net



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alberta
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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**



4240 46A Ave Cres- #8

1,140 SQUARE FOOT BUNGALOW 2 Beds/1 Bath, Adult Oriented Townhouse, Wheel Chair Friendly. Perfect for Couple ready to downsize. Call Mitzi Billard TODAY! **\$243,900**



230 Kendrew Drive

1/2 DUPLEX 3 Bed 2 Bath Fully Fin'd Bi-Level on Corner Lot. Fully Fenced, with small det'd garage. M/F Laundry. All bdrms in bsmt with operational in floor heating. PERFECT FIRST TIME BUYER HOME! Let Mitzi show you around, RIGHT NOW! **\$254,900**



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



\$144,900

157, 37543 England Way

LOCATED IN WASKASOO ESTATES is this spotless 1216 sq ft 3 bdrm, 2 bath single wide with a detached 20x24 heated garage. Newer flooring, paint,

trim & light fixtures. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**



OPEN HOUSE • SUN. AUG. 20 1-4 P.M.

\$219,900

137 - 6 Michener Blvd

SUPER VALUE IN SIERRAS OF MICHENER. Ground floor suite, very spacious with central air,

huge bedroom with walk-in closet, very open kitchen, dining and living room and heated underground parking. This is a fantastic building. Come check it out Sunday from 1-4 PM. **Ivan Busenius 403-350-8102, www.ivanb.ca**



\$272,500

3213 - 55 Ave

SUPER VALUE In this 1185 SQ. FT. bungalow with attached garage. Newly painted and move in ready, you will love the location within walking distance to Red

Deer College, plus across the street from a park. **Ivan Busenius 403-350-8102, www.ivanb.ca**



OPEN HOUSE • SAT. AUG. 19 2-4 P.M.

\$314,900

148 Doran Cres

GREAT ADULT STYLED HOME. Built by Deer Run Homes, set in a great location with fully fenced yard and double attached garage. Come see it Saturday from 2-4 PM. **Ivan Busenius 403-350-8102, www.ivanb.ca**



\$339,900

BEAUTIFUL CORNER UNIT at the end of the building. 40+ condo. Two great sized bedrooms, two bathrooms. Covered in deck. Two

underground spots to park in. Loads of amenities in the building only \$339,900. **Call Kim Argent RE/MAX real estate central alberta 403-357-4525**



OPEN HOUSE • SAT. AUG 19, 2-4 P.M.

\$419,900

35 Assinger Avenue

QUICK POSSESSION! 1340 sq. ft. With 5 bedrooms plus

an office. Fully finished with a gas fireplace. Walk in closet in the master bedroom, island and pantry in the beautiful open kitchen/living room. Come see me Saturday **Call Kim Argent RE/MAX real estate central alberta 403-357-4525**



\$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

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.**

•• GULL LAKE ••



\$650,000

Meridian Beach

ACREAGE LIVING With

fishing, swimming, biking, snow activities all with minutes of your front door. Gorgeous two story

with loads of character. Huge garage for your toys and loads of room for your family and guests. **Call Kim Argent RE/MAX real estate central alberta 403-357-4525**

•• RED DEER COUNTY ••



\$749,900

86 View Drive, Linn Valley

BEAUTIFUL SETTING, only 2

km from Red Deer. Nicely renovated inside and out. Spacious

bungalow. 4 bedrooms & 3 bathrooms. 30x40 attached garage plus 20x20 heated workshop. Plenty of parking.

Your host Len Parsons 403-350-9227



\$1,425,000

101, 38254 RR 265

RED DEER'S MOST EXCLUSIVE ACREAGE

COMMUNITY overlooking the city lights! The 2 Storey home

is custom built & sits on 1.90 acres of beautiful landscaping. Features 4391 sq ft of living space w/ 6 bdrms, 4 baths plus a triple attached garage! **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.**

•• SYLVAN LAKE ••



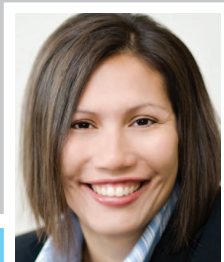
\$129,000

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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MLS CA#0107277



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



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



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



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



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



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



Blackfoot
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



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



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



Lacombe
19 SANDSTONE AVE
\$274,900
MLS CA#0100107



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



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



Lacombe
5724 50 AVENUE
\$499,900
MLS CA#0113171



Lacombe
SOLD!
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

**YOUR
LISTING
HERE!**