

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | AUGUST 25, 2017

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

**28 Kirby Street,
Red Deer**

Check out this
**ONE OWNER, METICULOUSLY
TAKEN CARE OF HOME.**

5 beds/3 full baths

Big kitchen. Large attached garage. Fully developed basement. Park like yard. R.V. parking.

\$359,900

*For further info on this multiple listing service home,
see page 5 or contact a member of the Red Deer Real Estate Board.*



View our complete publication ONLINE at www.yourhouseyourhome.com



Network Realty Corp. 403-346-8900

3608-50 Ave www.networkrealtycorp.ca



NORM JENSEN
403.346.8900

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 or contact me on
403-318-3627



OPEN HOUSE SUN. AUG 27, 2-4 PM
UNIT 221 - 48 HOLMES

Wonderful fully finished bi-level located across from a park and close to shopping. 3 bedroom unit also comes with 2 parking stalls. Lots of nice updates in this one. **Call Alex!**



OPEN HOUSE SAT. AUG 26, 2-4 PM
26 KERRY WOOD MEWS

Awesome 2 storey home located in a private close. 3 Bedrooms up and lots of great space to call home. Dbl parking pad out front. **Call Alex to view.**



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 Closes! 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 DUXTON ST.

Now just **\$159,000** - Move in ready 1 bedroom condo on the second floor. Comes with 2 parking stalls. 1 is heated and underground. Clean, tidy and ready to go **Call Alex!**



2414-12B IRONSIDE ST

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



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

Gorgeous fully finished bungalow backing onto a park! One of a kind. **Call Alex to view!**



Janice Mercer
403.598.3338



#105 4902 37 ST RED DEER CA0106197

\$239,500

\$30,000 PRICE REDUCTION!

OPEN HOUSE SAT. AUG 26, 2-4 PM

SELLERS MOTIVATED! 1370 sq ft 3 bedroom 2 bath main floor condo. Fees include everything but phone and cable.



104 REICHLEY ST, RED DEER MLSCA010993

\$399,800

REDUCED \$20,000!

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 MLSCA0110523

\$659,800

OPEN HOUSE SUN. AUG 27, 2-4 PM

Location, Location, Location! Executive Fully Dev Bungalow. Stunning professionally landscaped yard backing on to tranquil treed reserve.

"SENIORS; TOO EARLY TO THINK ABOUT WINTER"? THINK ABOUT THESE!



Garry Raabis
403-340-6789



46 COSGROVE CL • \$269,000

OPEN HOUSE SAT. AUG 26, 1-3 PM

Loaded townhome bungalow, a/c, sprinklers, att. gar, covered deck, quick poss., NO condo FEES!

CALL GARRY



2144 DANIELLE DR • \$169,000

OPEN HOUSE SUN. AUG 27, 2-4 PM

Gated adult community, Beautiful manufactured home, 1215 sq. ft., 3 beds, 2 full baths, att. gar., Quick Poss.

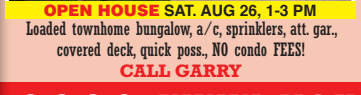
CALL GARRY



LEGACY ESTATES 2ND FLOOR CONDO • \$169,000

60+ bldg., Special amenities include optional dining, salon, exercise room, games room, htd. undgrnd. parking. Faces treed reserve, Immediate Possession

CALL GARRY



129 BAILE CLOSE

Great First home or investment! 890 sf Bi level 2 bdrms. Shows pride of ownership also has a 24x24 heated garage. \$224,900 Call Bob! CA0110146

CALL BOB FOR A FREE EVALUATION!



180 TAMARAC BLVD, SPRINGBROOK

Great Family home with 4 bedrooms, large yard with a large deck. Home is in good shape. \$232,900 Call Bob! CA0102149

CALL BOB FOR A FREE EVALUATION!



57 SPRINGFIELD AVENUE

Very well kept home with 4 bdrms & lots of updates! Large back yard with a park like feel... Nice bonus of a 24x26 garage fully fin'd with 220 power & work bench! CA0112120

CALL BOB FOR A FREE EVALUATION!



Bob Gummow
403-598-7913



129 BAILE CLOSE

Great First home or investment! 890 sf Bi level 2 bdrms. Shows pride of ownership also has a 24x24 heated garage. \$224,900 Call Bob! CA0110146

CALL BOB FOR A FREE EVALUATION!



180 TAMARAC BLVD, SPRINGBROOK

Great Family home with 4 bedrooms, large yard with a large deck. Home is in good shape. \$232,900 Call Bob! CA0102149

CALL BOB FOR A FREE EVALUATION!



57 SPRINGFIELD AVENUE

Very well kept home with 4 bdrms & lots of updates! Large back yard with a park like feel... Nice bonus of a 24x26 garage fully fin'd with 220 power & work bench! CA0112120

CALL BOB FOR A FREE EVALUATION!

CALL BOB FOR A FREE EVALUATION!

www.bobgummow.net



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



Gerald Doré
 403.872.4505

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



NEW LISTING
OPEN HOUSE SUN. AUG 27, 1-3 PM
Only \$295,900!

#111 - 6118 53 AVENUE
 Montfort Heights
 1272 sq. ft. 2 beds,
 2 baths, tiled
 parking, bright
 southern exposure!
 MLS#CA104119



OPEN HOUSE SUN. AUG 27, 1-3 PM
Only \$399,900!

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



Only \$549,900!

26 LAWSON CLOSE
 1978 sq. ft. Walkout
 two-storey loaded
 with features
 on a quiet,
 exclusive, close!
 MLS#CA0113702



Les Anderson
 403.350.1932



ON A CLOSE
 Stunning fully dev'd 2 storey on a quiet green close
 in prestigious Laredo! Avalon built with upgrades be-
 yond compare! 4 bed, 4 baths, open plan. Spacious
 kitchen, quartz countertops. Top line SS appliances,
 A/C, vinyl fence, and best of all, 26x26 att'd garage.
\$589,900



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. Base-
 ment 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, incred-
 ible ensuite. Basement fully dev. Large
 yard, vinyl fence & 24x24 garage.
\$519,900



GREAT VALUE
 On this 1190 sq ft fully developed
 bungalow. Open plan, main floor
 laundry, fireplace in family room
 downstairs, hot tub, double garage.
\$289,900

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



Doug Wagar
 403.304.2747



OPEN HOUSE SUN. AUG 27, 2-4 PM
28 ELLIS CLOSE
 Adult townhome On a close.
 Private rear yard, no condo
 fees. **\$246,900**



OPEN HOUSE SAT. AUG 26, 2-4 PM
30 CARLTON AVE, #1607
 Clearview Ridge Condo.
 Gorgeous & fully dev'd, private
 yard. Super deal at **\$259,900**



ACREAGE SIZED
 Well treed lot, 3 bed, 2 bath
 mobile - double garage.
\$149,900



EXECUTIVE ACREAGE
 1816 sq ft fully dev with triple
 garage - 2.32 acres minutes to Red
 Deer. **\$699,900**



DELBURNE
 1200 sq ft mobile backing onto
 park with pond - no rent, you own
 the lot!! **\$89,000**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747

Three signs **you're ready to buy**

Want to jump on the homeowner bandwagon but not sure if you're ready? Here are three signs that the timing is right.

Your finances are in order

Purchasing a home is a good investment, but it requires a substantial dose of financial resources to achieve. You'll need:

- Money for a down payment as well as extra for a gamut of additional expenses—legal fees, taxes, move-in costs, etc.—sitting in your bank account.
- Good credit, to get a mortgage.
- Sufficient income to pay those future mortgage payments.
- An absence of excessive debt.

You have a stable job

Income stability is another thing that mortgage lenders look for in potential candidates. Being at the same job for two or more years without interruption demonstrates the desired steadiness.

You plan to stay put for a while

If you're fairly certain you'll be sticking around for years to come, then you're ready. But if you expect a job transfer in the near future or you plan to move closer to Mom and Dad in a couple of years, it's best to wait till you're settled for the long term.





The Durling Group

YOUR HOUSE SOLD GUARANTEED

www.YourHouseSoldGuaranteed.com

<p style="text-align: center;">\$409,900 OR TRADE</p> <p style="text-align: center;">BLACKFALDS</p> <ul style="list-style-type: none"> - Brand new 2 storey backing onto park reserve - New contemporary design, large entry, lots of built in's for storage, large windows in the kitchen/livingroom area, mudroom off garage features a convenient separate door to the backyard - Upstairs features 3 bdrms inc master with double sink ensuite & large walk in closet 	<p style="text-align: center;">\$279,900 OR TRADE</p> <p style="text-align: center;">IRONSTONE AREA</p> <ul style="list-style-type: none"> - 2 storey Townhouse (condo), 3 bdrms, 3 baths - 1440 Sq Ft, within walking distance of shopping, parks & new Inglewood Elementary school - Open & modern floor plan, meticulously maintained, main floor laundry, fireplace w/ stone finish, central A/C - Attached single garage 	<p>TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  Kevin Durling Agent </div> <div style="text-align: center;">  Jamie Berg Agent </div> </div> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  Scott Wiber Agent </div> <div style="text-align: center;">  Cam Ondrik Agent </div> </div> <div style="text-align: center; margin-top: 20px;">  Debby Wells Office Administrator </div>
<p style="text-align: center;">\$469,900 OR TRADE</p> <p style="text-align: center;">SYLVAN LAKE 1 Lakeland Road</p> <ul style="list-style-type: none"> - Executive style bungalow, 1477 SqFt, 4 Bedrooms, 3 Baths - Bright open floor plan, tile & hardwood floors - Chef's kitchen w/ granite countertops, tons of cupboards - Main floor laundry. Beautiful back yard  <p style="text-align: center; background-color: yellow; color: red;">OPEN HOUSE SATURDAY 1-3 PM</p>	<p style="text-align: center;">\$249,900 OR TRADE TEXT: 8345</p> <p style="text-align: center;">BLACKFALDS</p> <ul style="list-style-type: none"> - Contemporary 2 Storey townhouse - NO condo fees - Brand new build - Gorgeous laminate flooring - Open design kitchen livingroom area - Fully landscaped, partially fenced. 	
<p style="text-align: center;">\$284,900 OR TRADE TEXT: 8346</p> <p style="text-align: center;">PENHOLD</p> <ul style="list-style-type: none"> - Awesome floor plan in this 4 level split, 1145 SqFt - Livingroom features vaulted ceilings & cozy stone faced wood fireplace - Bright kitchen w/ tile backsplash, stainless appliances & quartz counter tops - Master features walk in closet & 3 piece ensuite - Def'd 26x23 garage & lots of yard for enjoyment 	<p style="text-align: center;">\$439,900 OR TRADE</p> <p style="text-align: center;">BLACKFALDS</p> <ul style="list-style-type: none"> - 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 	 ROYAL LEPAGE Network Realty 403-346-8900 <i>* Some conditions apply</i>

Is condominium living for you?

Are you thinking about buying a condo? After all, being a home owner without having to mow the lawn is the best of both worlds, right? The truth is that it depends. Like all types of housing, condominiums have their share of advantages and disadvantages. Weighing the pros and cons before coming to a decision is vital.

What is a condo?

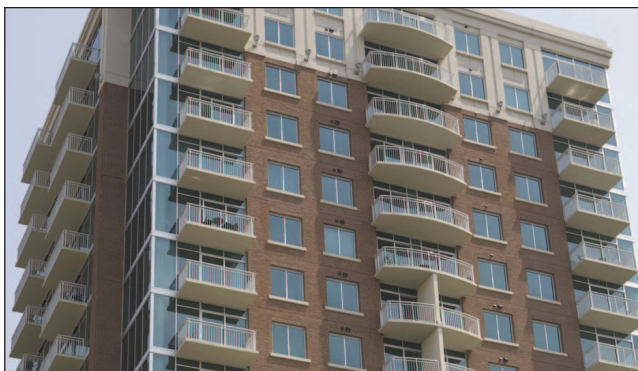
In a condo, you are the sole owner of your home; you can rent, sell or bequeath it, and you share ownership of the common areas (hallways, grounds, pool, etc.) with your neighbours. The building, along with the use and maintenance of all common areas, is managed by the condominium association, whose members are elected by the co-owners.

The pros and cons

- Owning a condominium means that you have less responsibility for maintenance and repairs than with a house. However, you may have less privacy and you are obligated to abide by certain rules. These might include restrictions on parking, smoking, pets, clotheslines and barbecues.

- When you buy a condo, you may benefit from amenities that you wouldn't be able to afford in other types of housing, such as a swimming pool or gym. However, you'll have to pay condominium fees, which cover the maintenance of all equipment and services, whether you use the amenities or not.
- Condominiums are sometimes organized as communities that offer activities to a certain clientele, such as seniors. However, they can also attract a variety of people with whom you may not be compatible.

So, what do you think? Is condo living for you?





**Blaine
Dushanek**
391-9444



**Chris
Forsyth**
391-8141



**Roger
Will**
350-7367



**Marie
Oro**
304-7616



**Ivan
Brandt**
350-9603



**Bill
Conroy**
391-0623
Business Sales



**Gord
Phillips**
357-7720



**Ed
Katchur**
506-7171



**Tim
McRae**
350-1562
MLS.CA



**Kim
Lindstrand**
318-7178



Real Estate Solutions Ltd.

5913 50 Ave., Red Deer, Alberta

403-346-7755 1-877-901-6999

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



**Cordell
Nielsen**

318-5478

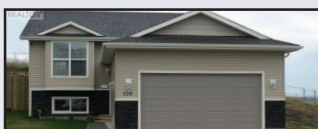


**Kelly
Oster**

304-4061



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



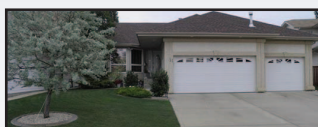
136 PARAMOUNT CRES, BLACKFALDS
MLS CA0112360 \$399,900
Call KIM: 403-318-7178



4527 48 AVE LACOMBE
MLS CA0111925 \$850,000
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



#836, 6834 59 AVE RED DEER
MLS CA0107689 \$39,500
Call TIM: 403-350-1562



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



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



**7 KIRSCH
CLOSE**
MLS CA0110408
\$230,000 Call Ed
403-506-7171
or Gord
403-357-7720



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



202-56 CARROLL CRES
MLS CA0112521 \$211,000
Call KIM: 403-318-7178



BEAUTIFUL 12 ACRES W/3 QUONSETS
MLS CA0104582 \$699,900
Call Ed 403-506-7171 or
Gord 403-357-7720



90 COLLEGE PARK DR
MLS CA0108132 \$709,900
Call KIM:
403-318-7178



**30 ACRES 10 Mins to Red
Deer** MLS CA0112552
Call Ed 403-506-7171



111 VANSON CLOSE
MLS CA0113168 \$409,900
Call Ed 403-506-7171 or
Gord 403-357-7720



**SUN., AUG. 27, 1-3 PM
21 ROWELL CLOSE**
MLS CA0111107 \$349,900
Call Ed 403-506-7171 or
Gord 403-357-7720



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



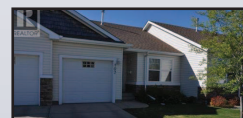
42 LUND CLOSE
MLS CA0111758 \$510,000
Call KIM:
403-318-7178



4805 45 ST #430
MLS CA0112682 \$329,000
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



107 JENKINS DR.
MLS CA0093772 \$237,000
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**



\$339,900
NEW PRICE
130 BOWMAN CIRCLE SYLVAN LAKE
 Quality laminate flrg, 2 large bdrms up & 1 down (4 pce ens off the master). Has 9' ceilings up & down with underslab heat in bmst (partly fin'd). Has a 24x24 underslab htd garage. Backyard is finished with paving stones & gravel. Raised garden boxes.
Call DALE 403-302-3107

**EXECUTIVE BUNGALOW IN
ROSEDALE**



\$456,900
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

**THIS IS A TERRIFIC
STARTER HOME**



\$239,900
NEW PRICE
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**



\$151,900
#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

ADULT DOWNTOWN CONDO



\$194,900
202 4522 - 47 A AVE
 Located near Golden Circle and Rec Centre this 2 bdrm & 2 bath Adult condo in ready for immediate possession. Has heated underground parking.
Call DALE 403-302-3107



**Margaret
Comeau**
 403-391-3399



#17 WILLOW ROAD
 Pristine 1706 sq. ft., 3 bedroom, Family rm., laundry; 3 baths. Formal dining, Double attached, 30 x 50 Shop. Immediate possession. **\$665,000**



98 RICHARDS CRESCENT
 Crisp New Condition. 4 Bedrooms, 3 Baths, Formal Dining. Basement exit to the yard. Huge groomed yard, 22x24 Garage. Immediate possession. RV Parking, Fenced. **\$324,900**



76 KEEN CRESCENT
 Well Groomed, Bilevel Immediate Possession. 3 Bedrooms, Galley Kitchen. 2 Baths, Large Fenced Yard backing onto green space. Immediate Possession. **\$255,000**



1804-27 AVE, DELBURNE
 New Condition. Ready to Move In 1130 Sq. Ft 3 Bed. Large Kitchen with Marble floors. Steps from the schools. New Furnace and Hot water Tank, Large 55 x 120 Lot. **\$221,000**

**YOUR HOUSE YOUR
HOME**

403-309-5451

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

YOUR KEY TO REAL ESTATE ADVERTISING





ROYAL CARPET REALTY LTD.

SERVING RED DEER FOR OVER 40 YEARS
www.rcrrealestate.com

342-7700



**BRAD
GRANLUND
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.**



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.**



REDUCED

KENTWOOD Fully fin'd 4 bdrm/2 bath bilevel. Recent upgrades include cabinets, flooring upstairs, bathroom, paint, roof & siding. RV parking. **\$294,900 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.**



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



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



REDUCED

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



SYLVAN LAKE

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.**



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 BRAD GRANLUND 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.**



GULL LAKE

REDUCED

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.**

OPEN HOUSES THIS WEEK



BLACKFALDS

OPEN HOUSE SUN., 1-3 PM
84, 99 PIONEER WAY, 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.**



BLACKFALDS

OPEN HOUSE SUN., 1-3 PM
13 ARTEMIS PLACE
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 NADINE 342-7700.**



REDUCED

OPEN HOUSE SAT., 1-3 PM
54 SHERWOOD CRESCENT
SUNNYBROOK BUNGALOW with 4 bedrooms, 2 bathrooms, RV parking, 24x26 detached garage, beautiful yard in great location. **\$309,900 CALL JENNIFER 342-7700.**



BLACKFALDS

OPEN HOUSE SUN., 1-3 PM
160 CEDAR SQUARE
FULLY FINISHED 5 bdrm/3 bath bilevel. 6 appliances, detached 24x26 garage, landscaped yard, just blocks from school. **\$364,900 CALL JENNIFER 342-7700.**



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



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

Landscaping & Irrigation



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


Commercial & Residential • Free Estimates • Fully Insured


Your Company Here

Address | Red Deer, AB
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

FRIDAY, AUGUST 25

RED DEER

150 Issard Close..... **5:00 – 7:00 pm** Chris Kelsie ROYAL LEPAGE NETWORK **396-9862** \$394,900..... Ironstone

SATURDAY, AUGUST 26

RED DEER

39 Webb Close..... **1:00 – 3:00 pm** Kim Fox RE/MAX..... **506-7552** \$575,000..... Westlake
 137 6 Michener Blvd..... **1:00 – 4:00 pm** Ivan Busenius RE/MAX..... **350-8102** \$219,900..... Michener Hill
 4918 Doncaster Avenue **1:30 – 4:00 pm** Jake Warkentin REALTY EXECUTIVES **348-9996** \$179,900..... Davenport
 54 Sherwood Crescent .. **1:00 – 3:00 pm** Jennifer O'Shea ROYAL CARPET REALTY **342-7700** \$309,900..... Sunnybrook
 49 Carlyle Green..... **2:00 – 4:00 pm** Sandy Burton 2% REALTY **358-8924** \$549,900..... Clearview Ridge
 54 Grant Street **1:00 – 2:00 pm** Bob Wing CENTURY 21 ADVANTAGE..... **391-3583** \$279,900..... Glendale Park Estates
 4026 52 Street..... **3:00 – 4:00 pm** Bob Wing CENTURY 21 ADVANTAGE..... **391-3583** \$495,000..... Michener Hill
 40 Roland Street **1:00 – 3:00 pm** Bett Portelance CENTURY 21 ADVANTAGE..... **307-5581** \$289,900..... Rosedale Estates
 6 Densmore Crescent..... **2:00 – 4:00 pm** Mike Phelps CENTURY 21 ADVANTAGE..... **346-0021** \$389,900..... Deer Park Estates
 53 Ahlstrom Close **1:00 – 3:00 pm** Sandy Appell ROYAL LEPAGE NETWORK **896-5536** \$379,900..... Anders Park East
 26 Kerry Woods Mews .. **2:00 – 4:00 pm** Alex Wilkinson ROYAL LEPAGE NETWORK **346-8900** \$225,000..... Riverside Meadows
 105 4902 37 Street **2:00 – 4:00 pm** Janice Mercer ROYAL LEPAGE NETWORK **598-3338** \$239,500..... South Hill North
 46 Cosgrove Close..... **1:00 – 3:00 pm** Garry Raabis ROYAL LEPAGE NETWORK **340-6789** \$269,000..... Clearview Meadows
 30 Carlton Avenue #1607. **2:00 – 4:00 pm** Doug Wagar ROYAL LEPAGE NETWORK **304-2747** \$259,900..... Clearview Ridge
 5 Dumas Crescent **2:00 – 4:00 pm** Shanna Painter ROYAL LEPAGE NETWORK **872-3339** \$419,900..... Deer Park Village
 57 Springfield Avenue .. **2:00 – 4:00 pm** Bob Gummow ROYAL LEPAGE NETWORK **598-7913** \$349,000..... Sunnybrook
 18 Veer Place **2:00 – 4:00 pm** Gayle Leasak PEGASUS BUILDERS **347-0794** \$465,000..... Vanier East
 45 Lundberg Crescent .. **1:00 – 5:00 pm** Trent Olesen MASON MARTIN HOMES **307-2540** \$889,000..... Laredo

SATURDAY, AUGUST 26

OUT OF TOWN

1 Lakeland Road..... **1:00 – 3:00 pm** Cam Ondrik ROYAL LEPAGE NETWORK **346-8900** \$459,900..... Sylvan Lake
 6 Talisman Close..... **1:00 – 3:00 pm** Lisa Suarez ROYAL LEPAGE LIFESTYLES..... **782-3171** \$399,900..... Lacombe

SUNDAY, AUGUST 27

RED DEER

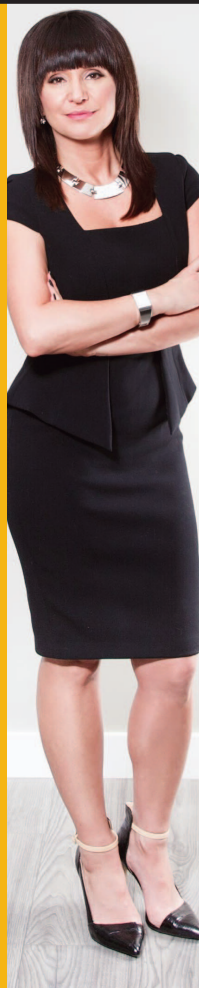
189 Ireland Crescent..... **2:00 – 4:00 pm** Shanna Painter ROYAL LEPAGE NETWORK **872-3339** \$369,900..... Inglewood West
 6210 53 Avenue **1:00 – 3:00 pm** Gerald Doré ROYAL LEPAGE NETWORK **872-4505** \$399,900..... Highland Green Estates
 28 Ellis Close..... **2:00 – 4:00 pm** Doug Wagar ROYAL LEPAGE NETWORK **304-2747** \$246,900..... Eastview Estates
 17 Connaught Crescent **2:00 – 4:00 pm** Janice Mercer ROYAL LEPAGE NETWORK **598-3338** \$659,800..... Clearview Ridge
 Unit 221 48 Holmes St .. **2:00 – 4:00 pm** Alex Wilkinson ROYAL LEPAGE NETWORK **346-8900** \$174,500..... Highland Green Estates
 2144 Danielle Drive **2:00 – 4:00 pm** Garry Raabis ROYAL LEPAGE NETWORK **340-6789** \$169,000..... Davenport
 4918 Doncaster Avenue **1:30 – 4:00 pm** Jake Warkentin REALTY EXECUTIVES **348-9996** \$179,900..... Davenport
 53 Dunning Crescent **1:00 – 3:00 pm** Barb McIntyre RE/MAX..... **350-0375** \$339,900..... Deer Park Estates
 39 Bettenson Street..... **2:00 – 4:00 pm** Christina Blair RE/MAX..... **343-3020** \$300,000..... Bower South
 148 Doran Crescent **2:00 – 4:00 pm** Ivan Busenius RE/MAX..... **350-8102** \$314,900..... Deer Park Village
 35 Assinger Avenue..... **2:00 – 4:00 pm** Kim Argent RE/MAX..... **343-3020** \$419,900..... Aspen Ridge
 98 Livingston Close..... **2:00 – 4:00 pm** Dennis Bowness CENTURY 21 ADVANTAGE..... **357-8087** \$394,900..... Laredo
 6189 Orr Drive **2:00 – 4:00 pm** Milena Toncheva CENTURY 21 ADVANTAGE..... **304-5265** \$260,000..... Oriole Park West
 40 Roland Street **1:00 – 3:00 pm** Bett Portelance CENTURY 21 ADVANTAGE..... **307-5581** \$289,900..... Rosedale Estates
 21 Rowell Close **1:00 – 3:00 pm** Ed Katchur MAXWELL REAL ESTATE SOLUTIONS. **506-7171** \$349,900..... Rosedale Meadows
 18 Veer Place **2:00 – 4:00 pm** Gayle Leasak PEGASUS BUILDERS **347-0794** \$465,000..... Vanier East

SUNDAY, AUGUST 27

OUT OF TOWN

160 Cedar Square **1:00 – 3:00 pm** Jennifer O'Shea ROYAL CARPET REALTY **342-7700** \$364,900..... Blackfalds
 13 Artemis Place **1:00 – 3:00 pm** Nadine Marchand ROYAL CARPET REALTY **342-7700** \$309,900..... Blackfalds
 B4 99 Pioneer Way **1:00 – 3:00 pm** Nicole Dushanek ROYAL CARPET REALTY **342-7700** \$179,900..... Blackfalds
 127 Sabre Road **2:00 – 4:00 pm** Mitzi Billard RE/MAX..... **396-4005** \$339,900..... Springbrook
 112 Redwood Blvd **2:00 – 4:00 pm** Brenda Bowness CENTURY 21 ADVANTAGE..... **350-9509** \$197,900..... Springbrook

View our complete publication ONLINE at www.yourhouseyourhome.com


Advantage
Smarter, Bolder, Faster

\$539,900
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! Priced 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!


\$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!


\$284,900
323, 6 Michener Blvd.

Welcome to Sierras in Michener Hill! Adult condo complex with long list of amenities: 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 p/e 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!


\$389,900
159 Kilton 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 Centre in Blackhills with a super sized green large deck or concrete patio situated in a shade space behind. Enjoy sun and your summer of mature trees! Situated across from Bower Ponds barbecues on 2 tiered deck! Green drop will take & steps from golf course & down town shopping! Large 26x24 det'd garage is perfect for 2 cars & Office and 4 bathrooms will fit a large family! Full more. Home has long list of upgrades, fresh coat of paint, full appliance package & immediate water tank! Long list of upgrades! Place it on your possession! Call for more details Today before someone else will still this GEM!


\$399,900
4276 Westbrooke Rd

Beautiful 1.5 story home located close to Abbey 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!


\$699,000
Gorgeous Acreage

\$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

Asha Chimiuk
403-597-0795



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



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

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



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

www.5713-60avenue.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



SPRINGBROOK

**ESCAPE THE CITY & ENJOY
SMALL TOWN LIVING!**
3 Bedroom, 3 Bath
1,550 Sq.Ft. Bi-Level
\$399,900

www.191sabreroad.com



**SPACIOUS FULLY FIN'D EXEC
HOME W/ LUXURY FEATURES!**
5 Bedroom, 3 Bath
1,919 Sq.Ft. Bi-Level
\$589,900

www.10oscarcourt.com



**FAMILY FRIENDLY HOME,
PREMIUM LOCATION!**
4 Bedroom, 4 Bath
1,741 Sq.Ft. Two Storey
\$409,900

www.6asmundsenclouse.com



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

www.4osbornestreet.com



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

www.1111_80A_Kellaway_Crescent



NEW LISTING

**COUNTRY LIVING
AT ITS FINEST!**
5 Bedroom, 3 Bath 2,010
Sq. Ft. Walkout Bungalow
\$765,000

www.38215rangeroad252.com



OPEN HOUSE SPRINGBROOK

SUN AUG. 27-2-4 P.M.
**FABULOUS AFFORDABLE
HOME, SAFE QUIET LOCATION!**
3 Bedroom, 2 Bath
1,030 Sq.Ft. Two Storey
\$197,900

www.112redwoodboulevard.com



**SPECTACULAR HOME, LUXURY
FEATURES, TRIPLE GARAGE!**
4 Bedroom, 4 Bath
2,461 Sq.Ft. Two Storey
\$929,900

www.3vernonclouse.com



**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



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

www.1fairwayavenue.com



OPEN HOUSE

SUN AUG. 27-2-4 P.M.
**BRAND NEW FULLY
FINISHED HOME!**
5 Bedroom, 3 Bath
1,224 Sq.Ft. Bi-Level
\$394,900

www.98livingstonclouse.com

**YOUR
LISTING
HERE!**



**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



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

www.40muldrewcrescent.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**



Advantage

21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**
403-391-3583



OPEN HOUSE
54 Grant St.
Saturday, 1-2 pm
\$279,900
FABULOUS UPGRADES!
Main flr completely renovated with custom maple kitchen, new windows & bath, new flooring up & down, AC and terrific deck!



OPEN HOUSE
4026 - 52 St.
Saturday, 3-4 pm
NOW \$495,000!
PARK-LIKE ACREAGE IN TOWN!
Charming, upgraded family home on a freed, 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



Advantage Milena Toncheva 403 304-5265

Покупаете или продавате недвижिमост?

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

¿Desea comprar o vender su casa?

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



**Milena
Toncheva**
304-5265



OPEN HOUSE
SUN. AUG 27, 2-4 P.M.
6189 ORR DRIVE
LARGE 1/2 DUPLEX!
Fully renovated, fully finished. EXCELLENT Starter or Investment property - 5 bedrooms, 2 baths. **\$260,000.**



STUNNING BRAND NEW
Modified bi-level by San Maria Homes. Tones of upgrades, 3 bedrooms, 2 baths - a "Must See"! **\$414,900.**



IN THE DESIRABLE LOREDO
This is a BRAND NEW, beautifully designed bi-level - 3 bedrooms, 2 baths. **\$349,900.**



Advantage

AVRIL EVANS
403-348-6303



NEW LISTING!
4519 47 ST, ALUX
\$104,900!
PRIME LOCATION ON ITS OWN LOT! MOBILE WITH NEWER ADDITION ADJACENT TO PARK, PEACEFUL AND PRIVATE! 1311 SQ FT 3 BEDS/2 BATHS



REDUCED
6333 61 AVENUE
REDUCED TO \$199,900!
RENOVATED HALF DUPLEX. 3 BEDS/2 BATHS. FULLY DEVELOPED. NORTH RED DEER! GREAT START TO HOME OWNERSHIP! NO CONDO FEES!



REDUCED
183 DUSTON STREET
REDUCED TO \$304,900!
FACING A PARK IN DEVONSHIRE! FULLY DEVELOPED RAISED BUNGALOW, 5 BEDS/3 BATHS, CENTRAL AIR, BSMT INFLOOR HEAT.



REDUCED
309 WESTRIDGE DRIVE, BLACKFALDS
REDUCED TO \$329,900!
BLACKFALDS MODIFIED BILEVEL FACING RESERVE AND POND! FULLY DEVELOPED, 3 BEDS, 3 FULL BATHS, AIR CONDITIONING, BASEMENT & GARAGE INFLOOR HEAT



**Avril
Evans**

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



*Find your
dream
home in*

**YOUR HOUSE YOUR
HOME**


Bett Portelance 403-307-5581

7050 GRAY DRIVE #1007

3 BDR,
2 BATH
WITH
ADDITION
\$59,900


40 ROLAND STREET

**SAT. & SUN.,
AUG. 26 & AUG 27
1:00 - 3:00 PM**
844 SQ FT BI LEVEL
3 BDR, 2 BATH
\$289,900

**HELPING YOU MAKE
THE RIGHT MOVE**

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



Ask Charles

My real estate agent gave me a comparative market analysis when we set the listing price for my home, but now a buyer's lender wants an appraisal done on the property. What's the difference?

That's a good question. There are some very important distinctions between a comparative market analysis (CMA) and an appraisal.

A CMA is a method of property valuation real estate professionals use to estimate the value of residential properties; a CMA provides a range of value. This helps sellers set a listing price for their property. CMAs examine the prices at which similar properties in the same area have recently sold.

A real estate appraisal, on the other hand, is a formal, impartial estimate or opinion of value, usually in writing, of a specific property, as of a specific date, which is supported by the presentation and analysis of relevant data pertinent to a property. Appraisals provide a defined value for the property, rather than a range as in a CMA.

Real estate appraisers in Alberta need a licence as an appraiser from the Real Estate Council of Alberta. They require special training and experience before they become full appraisers. Their methods for providing an appraisal go beyond using the sold prices of similar properties to arrive at an appropriate listing price.

When a real estate professional provides a CMA to a seller or potential seller, they need to ensure the seller understands the following: it hasn't been prepared by a licensed real estate appraiser; it doesn't comply with appraisal standards; no one should rely on it as an appraisal; and, it can't be used for financing, civil proceedings, income tax purposes, or financial reporting purposes.

The only thing a CMA is supposed to be used for is to help set a listing price. That's why a buyer's lender may want to do an independent appraisal on a property. Simply put, the lender wants to make sure

the property is worth what the buyer is paying for it. Just because other homes nearby have sold for a similar amount, it doesn't mean a lender will be satisfied the home is worth what the buyer is paying for it.

If the buyer were to default on the mortgage and the property were to go into foreclosure, the lender wants to make sure it can recoup the money it has lent on the property. The lender will be more confident in its lending by reviewing an appraisal for the property.

"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 ask-charles@reca.ca.





Tim Maley

403.550.3533



real estate
central
alberta

4440 - 49 ave.
red deer
403.343.3020



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**



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! **\$464,900**



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.



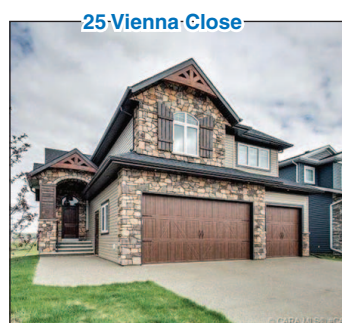
Mitzi Billard
Associate

403.396.4005
mitzibillard@remax.net



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.

\$1,139,900



157 Bowman Circle-SYLVAN LAKE

TWO STOREY HOME 1891 sq ft with Walkout, 3 Bdrms, 2.5 Baths & lg Bonus Room & a LEGAL BASEMENT SUITE (1 Bed/1 Bath). Own your dream home and pay 1/2 the mortgage! Quick Possession Negotiable.

\$479,000

Give *Mitzi Billard* a call to set up a personal viewing of these properties

Ways to make your house more saleable:

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

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



RE/MAX® 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.remaksylvanlake.com www.remamlacombe.com www.remamreddeer.com www.remamponoka.com

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



NEW LISTING
\$139,000
5305, 2660 22 Street
LIVE AT THE VENU! This unit features 2 bdrms plus den, 2 baths, open floor design, south facing patio and heated underground parking. Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.



OPEN HOUSE • SAT. AUG. 26 1-4 P.M.

\$219,900
137 - 6 Michener Blvd
SIERRA OF MICHENER, A 40 PLUS BUILDING in a super location with all the amenities plus a great community. You would love to live in this complex, and this ground floor suite is in immaculate condition... come see it Saturday from 1-4 PM. **Ivan Busenius** 403-350-8102, www.ivanb.ca



OPEN HOUSE • SUN. AUG. 27 2-4 P.M.

\$314,900
148 Doran Cres
ADULT LIVING AT THE FINEST in this Deer Run Built attached adult home. Excellent location, plus vaulted ceilings, jetted tub, double attached garage, fenced yard and large Master with 3 pc ensuite and walk in closet, you must come see this home Sunday 2-4 PM, you will want to live here. **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 • SUN. AUG 27, 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



\$650,000

6 Acres Close To Red Deer ZONED AG This acreage is on pavement, just minutes to Red Deer, with a 1600 SQ. FT. hillside custom built bungalow. Bring your horses and animals, this is one ideal hobby farm/acreage for you. **Ivan Busenius** 403-350-8102, www.ivanb.ca

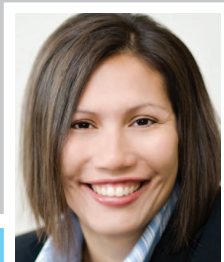
EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

How to maximize your efficiency when house hunting

Visiting a property is a crucial step in the house-hunting process. Here are some tips to help you get the most out of your tour.

- **Prepare your visit.** Print out and read the description of the property. Write down the points you want to clear up during the visit and prepare your questions.
- **Arrive early.** You can use this opportunity to visit the neighbourhood and locate nearby services. Will your children be able to walk to school?
- **Visit the home and be on the alert.** Make sure you see everything, from the basement to the attic, including the garage and the closets. Have a look under the sink and at the electrical panel. Check the water pressure and make sure the windows open easily. Inspect the bottoms of the walls, ceilings and floors. List the work to be done in order to assess the cost.
- **Ask questions.** What are the annual heating costs? How much are the taxes? Has the roof been redone recently? Is the price negotiable? Does the neighbourhood have a good public transportation system?
- **Take notes.** They'll be useful in helping you remember the characteristics of each house you visit. After several visits or several days, your memory might start to get fuzzy.
- **Have the right attitude.** Be objective. You really love the home you just visited? You still have to be vigilant. Conversely, keep in mind that a coat of paint can sometimes make all the difference. Your style preferences are different from those of the occupants? Be respectful when visiting their home; it's the property that interests you, not the furniture and decor.

If you really love the house, go back with a professional home inspector to avoid any unpleasant surprises after you take ownership.



LISA SUAREZ
Realtor®



ROYAL LEPAGE

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

7135 HENNER'S RD

\$409,900

MLS CA#0113494



Lacombe

5724 50TH AVENUE

\$499,900

MLS CA#0113171



Gull Lake

60 LAKEVIEW DRIVE

\$379,900

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

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



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



5.98 Acres

41512 RANGE RD 255

\$325,000

MLS CA#0112748



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

**YOUR
LISTING**

HERE!



1.2 Acres

4714 48 AVENUE

\$510,000

MLS CA#0112711



Ponoka

3628 44 STREET

\$199,000

MLS CA#0111570



Lacombe

6 TALISMAN CLOSE

\$399,900

MLS CA#0110990

**YOUR
LISTING**

HERE!