

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | SEPTEMBER 8, 2017

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

**21 Birch Crescent,
Gull Lake**

Check out this
CUSTOM BUILT 3000 SQ. FT. BUNGALOW
5 beds/3 full baths within a block from Gull Lake
in Birch Bay. This 2 Bedroom + Den home offers
the ultimate in luxury and upgrades. Includes a 35
X 27 ft. garage/workshop. MLS #CA0100276

\$698,900

*For further info on this multiple listing service home,
see page 16 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!!

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!



Garry Raabis
403-340-6789

"SENIORS; IT'S NOT TOO EARLY TO THINK ABOUT WINTER" THINK ABOUT THESE!

46 COSGROVE CL • \$269,000



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

CALL GARRY

2144 DANIELLE DR • \$169,000



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

www.yourcentralalbertarealtor.com



Les Anderson
403.350.1932



OPEN HOUSE SUNDAY, SEPT 10, 2-4 PM

INCREDIBLE VALUE!
JUST REDUCED \$30,000
On a close. Stunning fully dev'd 2 storey on a quiet green close in prestigious Laredo! Avalon built with upgrades beyond compare! 4 bed, 4 baths, open plan. Spacious kitchen, quartz countertops. Top line SS appliances, A/C, vinyl fence, and best of all, 26x26 att'd garage. \$559,900



GREAT VALUE

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



GREAT LOCATION

Immediate possession. Backing on to huge park & walking paths! 4 br, 4 bath, open kitchen, granite on island. Bonus room, incredible ensuite. Bsmt fully dev. Large yard, vinyl fence & 24x24 garage. \$519,900

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



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



OPEN HOUSE SAT. SEPT 9, 2-4 PM

50 JASPAR CRES
Fully dev'd 1136 SqFt Bi-level in Johnstone Crossing. 4 bdrms, 3 bths, alder cabinets in the kitchen with a full tile backsplash, breakfast bar, pantry & a door leading to the 10x10 deck.



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 parkig stalls. Lots of nice updates in this one. Call Alex!



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!



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



96 OAKWOOD CLOSE

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



5702 SOUTH ST, BLACKFALDS

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



UNIT 227- 260 DUSTON ST.

Now just \$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!



482 LANCASTER DRIVE

Just \$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!



Janice Mercer
403.598.3338

#105 4902 37 ST RED DEER CA0106197

\$239,500



\$30,000 PRICE REDUCTION!
OPEN HOUSE SUN. SEPT 10, 1-3 PM

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

104 REICHEL ST, RED DEER MLSCA010993

\$399,800



REDUCED \$20,000!
OPEN HOUSE SAT. SEPT 9, 2-4 PM

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

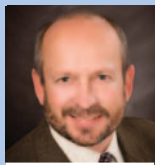


Location, Location, Location!
Executive Fully Dev Pegasus built bungalow. Stunning professionally landscaped yard backing on to tranquil treed reserve.

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

ROYAL LEPAGE

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. SEPT 10, 2-4 PM
Only \$359,900!

750 LANCASTER DR
 1200 ft. with 4 beds,
 office & 3 baths,
 24x26 det. gar.
 220pw new bsmt w/
 open plan/plenty of
 storage. Near schools,
 parks & Collicutt
MLS#CA0114239



NEW LISTING
OPEN HOUSE SAT. SEPT 9, 1-3 PM
Only \$374,900!

4742 ASPEN LAKES BLVD. BLACKFALDS
 Hearfaster Const.,
 stunning new blevel with
 granite, high ceilings, 1st
 class finishing, R/I floor
 heat & fully landscaped,
 huge MB w/5 pce. ensuite
MLS#CA0113910



Only \$179,900!
MLS#CA0114498

5.38 ACRES OF RECREATIONAL LAND
 Build Your Foothills Cabin or
 Country Home! Great ATV,
 fishing & camping usage. It's
 set up like a mini-campsite,
 subdivided into 2 equal
 acreages, near Grandview
 Station, Cow Lake, N.S.K. River



Doug Wagar
 403.304.2747



OPEN HOUSE SUN. SEPT 10, 2-4 PM
15 OLIVER STREET
 Fully dev by-level, 3 beds, 2 baths,
 fenced yard! Excellent starter/
 revenue. Priced To Sell at **\$229,900**



OPEN HOUSE SAT. SEPT 9, 2-4 PM
30 CARLTON AVE, #1607
 Beautiful Clearview Ridge Townhome, Fully
 dev, 3 beds, 3 baths, fenced yard close to
 shopping, restaurants & school **\$259,900**



SMALL ACREAGE
 In Spruceview. Nicely treed,
 on town services. 1,178 sq ft
 mobile, dbl garage. **\$134,900**



SYLVAN LAKE ON A CRES
 1182 sq ft bungalow, 4 beds, 3
 baths, hardwood. Large double
 garage. **\$239,900**



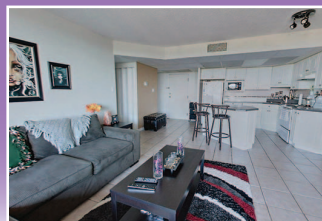
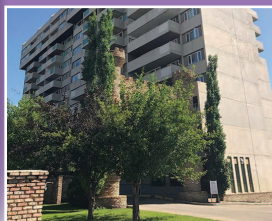
DELBURNE
 Incredible Price, backing onto park &
 pond. 1994 mobile, 3 beds, 2 baths
 and on its own lot!! **\$77,000**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Donna Empringham
 403-872-0105

LOOKING TO BUY OR SELL A HOME? CALL OR TEXT DONNA 403.872.0105



OPEN HOUSE SUNDAY. SEPTEMBER 10, 1-3 PM

4902-37 STREET - SUITE 1107, RED DEER,
 Come check out this amazing condo located
 in Checkmate Court with great views from the
 11th floor and great common spaces with so
 much to offer, such as, an indoor pool, sauna
 and gym.

The pros and cons of a new construction home

There are many advantages to buying a new build, but there are also some downsides to consider. Here is a list of both to help you make an informed decision.

Pros

Buying a new construction has its perks:

- You'll obviously be the first to occupy the residence.
- You won't need to worry about needing major repairs for several years.
- You'll get to choose the flooring, countertops, cupboards and others. You'll also be able to request extra features you want, such as a fireplace, during construction. Remember, your choices will affect the cost of your project!
- You'll save on your utility bill thanks to the latest energy efficiency regulations.
- You'll probably be located in an up-and-coming neighbourhood.

Cons

Here's the other side of the coin:

- You'll have to pay various related taxes, bringing the final price higher than that of an existing home. Look into any discounts and credits you may be eligible for.
- You'll have to take care of landscaping, paving and fencing, and your basement will probably need to be finished.
- Noise and dust could be part of your daily life for months if you're located in a developing neighbourhood.
- Buying before the build is over means you won't see the finished product and possible flaws until you've already signed the contract.
- Delays in construction are common, so you may have to wait longer than expected before moving in.

Finally, given the limited amount of space available in cities, new builds are usually located in the suburbs. Depending on your situation, this could either be great news or represent a major inconvenience. All things considered, are you ready to purchase a shiny new house?





The Durling Group

YOUR HOUSE SOLD GUARANTEED

www.YourHouseSoldGuaranteed.com
\$409,900 OR TRADE**BLACKFALDS**

- 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 bdms inc master with double sink ensuite & large walk in closet

**\$239,900 OR TRADE TEXT: 8345****BLACKFALDS**

- Contemporary 2 Storey townhouse
- NO condo fees
- Brand new build
- Gorgeous laminate flooring
- Open design kitchen livingroom area
- Fully landscaped, partially fenced.

**TEXT CODE TO 555-0000
FOR PHOTOS & DETAILS**Kevin Durling
AgentJamie Berg
Agent**\$624,900 OR TRADE TEXT: 3318****VANIER EAST****35 Veronica Close, Red Deer**

- Beautiful, 2 storey fully finished home, 4 bdms, 4 baths, 2142 Sqft
- Massive bonus room, 3 bedrooms up, all featuring walk-in closets & 1 down
- Huge entrance, loads of upgrades & all 3 flrs feature 9' ceilings
- Kitchen features granite, high end stainless appliances & beautiful back splash
- Yard is fully fenced (vinyl) & landscaped

**OPEN HOUSE
SUNDAY 1-3****\$499,900 OR TRADE TEXT: 8344****LACOMBE****56 Cranna Cove**

- Bi-level, 1874 SqFt, 5 Bedrooms, 3 Baths w/Bonus room
- Open concept main floor, vaulted ceilings, bright windows, stunning kitchen w/granite
- Fully developed basement, wet bar
- Triple heated garage, fully landscaped west facing back yard

**OPEN HOUSE
SUNDAY 12-2 PM**Scott Wiber
AgentCam Ondrik
Agent**\$439,900 OR TRADE****BLACKFALDS**

- New executive modified walkout bi-level with triple car garage
- Located on quiet crescent with view of walking trail & green belt
- Open concept main floor plan, oversized LR boasts gorgeous tiled fireplace
- 3 Bedrooms, Master oasis features walk-in closet & 4 pc ensuite w/double sinks

**\$439,900 OR TRADE****BLACKFALDS**

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

Debby Wells
Office AdministratorNetwork
Realty

403-346-8900

* Some conditions apply

Welcome HOME!

**CALL JAMIE
TODAY**
for all of your
advertising needs!

YOUR HOUSE YOUR HOME

403-309-5451





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Dushanek**
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**Chris
Forsyth**
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**Roger
Will**
350-7367



**Marie
Oro**
304-7616



**Ivan
Brandt**
350-9603



**Bill
Conroy**
391-0623
Business Sales



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357-7720



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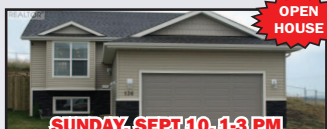
**Kim
Lindstrand**
318-7178



Real Estate Solutions Ltd.

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



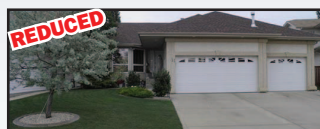
SUNDAY, SEPT. 10, 1:30 PM
136 PARAMOUNT CRES, BLACKFALDS
MLS CA0112360 \$399,900
Call KIM: 403-318-7178



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 \$620,900 \$599,900
Call CORDELL: 403-318-5478



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



#5320, 2660 22 ST RED DEER
MLS CA0111887 \$215,000
Call TIM: 403-350-1562



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



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



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



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



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



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
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If You Are Interested in Joining
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HERE**



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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 bdms up & 1 down (4 pce ens off the master). Has 9' ceilings up & down with underslab heat in bmst (partly fin'd). Has a 24x24 underslab htd garage. The backyard is landscaped with decorative paving stones & raised garden boxes.
Call DALE 403-302-3107

EXECUTIVE BUNGALOW IN ROSEDALE

\$444,900
NEW PRICE



200 REICHELLEY ST
 Features 5 bdms & 3 baths (4 pce ensuite w/ airtub) hardwood & slate tiled flooring, vaulted ceiling, gas FP, quality oak cabinets. A fully fin'd bsmt with a large family room, rec room, & 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 an elevator and heated underground parking. All appliances included.

Call DALE 403-302-3107

Selling your home when you have kids

Selling a home is always a challenging task. Add a small child or two to the mix, and you have a recipe for outright mayhem—unless you have a plan.

Lay the groundwork

Take two weeks before your house is listed to massively declutter room by room. Store another hefty batch of belongings in a rented unit. Remember to keep kid paraphernalia—posters, fridge art, photos, etc.—neatly out of sight. Neutralize paint colors and tidily stage the playroom.

Two-hour notice

Inform your agent of the minimum amount of time you'll need to clean up the kid-generated clutter and clear out with your little ones before a showing. Two hours is generally a reasonable timeframe to tidy up and hustle out the door.

Designated evening showings

It can help to set aside several

weeknights during which you'll be out of the house for a couple of hours. A visit with Grandma, a dinner at your favorite family restaurant or an early evening movie are all ways to keep your brood entertained.

Minimize messes

Easier said than done with little ones running around, but consider these tactics:

- Get rid of as many toys and collectables as you can. The fewer things there are, the less messy it can get.
- Store items that are used only seasonally or that your kids can live without for a time. Box them up and unpack them again after you move.
- Reduce incoming items and have designated baskets for the rest.

Invest in totes

For last-minute scrambles to tidy up, keep totes handy and indiscriminately dump all odds and ends inside. Store them neatly in a garage, attic or garden shed.





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**JENNIFER
O'SHEA**



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 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. **\$299,900 CALL BRAD GRANLUND 342-7700.**



BRAND NEW 1589 sq ft 3 bdrm/3 bath laminate flooring, all appliances included. Sylvan Lake. **\$339,900 CALL BRAD GRANLUND 342-7700.**



BRAND NEW 3bdrm/2 bath detached garage Blackfalds. **\$339,900 CALL NADINE 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.**



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



LAREDO Brand new 3bdrm/3bath Unique Elevations 2 storey oversized garage & deeper lot. includes all appliances. **\$439,900 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 NADINE 342-7700.**



LEGAL SUITE Garden Heights 1188 sq ft bilevel with 3 bdrm, 2 bath main floor suite with 22x26 att'd garage & 2 bdrm, 1 bath basement suite. **\$524,900. Call BRAD GRANLUND 342-7700**



2 STOREY SHOWHOME Move in Now!! 3 bdrm, 3 bath modern beauty, w/family room, micro office & loaded with extras! Immediate possession. **\$589,900. CALL NICOLE 342-7700.**



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.**



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.**

OPEN HOUSES THIS WEEK



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.**



OPEN HOUSE SUN., 1-3 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.**



OPEN HOUSE SUN., 1-4 PM
16 DURIE CLOSE
2 GARAGES & PARK LIKE YARD Stunning 4 bdrm, 4bath, 2 storey in Deer Park w/all the extras, plus extra RV Parking! Call for the details! **\$749,900 CALL NICOLE 342-7700.**



OPEN HOUSE SUN., 1-3 PM
31 AGNEW CLOSE
32x46 SHOP w/300sqft mezzanine plus 5 bdrm/3bath modified bilevel on a HUGE pie lot on a close in Anders. **\$799,900 CALL NADINE 342-7700.**

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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

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SERVICE PAGE
1/8 PAGE 1/4 PAGE
\$75 \$140

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Call Jamie for more information
or for advertising space!

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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, SEPTEMBER 9

RED DEER

20 Spencer Street	1:00 – 3:00 pm	Al Sim	RE/MAX	391-1771	\$309,900	Sunnybrook
40 Roland Street	1:00 – 3:00 pm	Bett Portelance	RE/MAX	307-5581	\$289,900	Rosedale Estates
79 Valentine Crescent	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$409,900	Vanier Woods
114 Rowell Close	1:00 – 3:00 pm	Leanna Cowie	RE/MAX	506-5266	\$349,900	Rosedale Meadows
126 Jepsen Crescent	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$374,900	Johnstone Crossing
#9 7 Stanton Street	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3017	\$151,900	Sunnybrook
267 Duston Street	1:00 – 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK	350-6023	\$294,900	Devonshire
104 Reichley Street	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$399,800	Rosedale Meadows
50 Jaspar Crescent	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$339,900	Johnstone Crossing
30 Carleton Ave #1607	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$259,900	Clearview Ridge
4026 52 Street	1:00 – 2:30 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$495,000	Michener Hill
144 Larsen Close	12:00 – 2:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$328,500	Lonsdale
4320 53 Street Crescent	2:00 – 4:00 pm	Alison Richardson	CENTURY 21 ADVANTAGE	358-1557	\$389,900	Woodlea
4405 35 Avenue	2:00 – 4:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	346-0021	\$299,900	Eastview
54 Sherwood Crescent	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$309,900	Sunnybrook

SATURDAY, SEPTEMBER 9

OUT OF TOWN

#301 5300 60 Street	1:00 – 5:00 pm	Connie Williamson	WESTPINE ESTATES	391-4286	\$625,000	Sylvan Lake
405042A Hwy 22	2:00 – 4:00 pm	Ernie Sandstra	RE/MAX	877-9144	\$319,900	Rocky Mountain House
5724 50 Avenue	1:00 – 3:00 pm	Lisa Suarez	ROYAL LEPAGE LIFESTYLES	396-6366	\$499,900	Lacombe
1 Lakeland Road	2:00 – 4:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	346-8900	\$459,900	Sylvan Lake
4742 Aspen Lakes Blvd	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$374,900	Blackfalds
5213 Lawton Avenue	2:00 – 4:00 pm	Hilary Rosebrugh	CENTURY 21 ADVANTAGE	358-2691	\$299,900	Blackfalds
73 Arrowwood Close	1:00 – 3:00 pm	Melissa Morin	CENTURY 21 ADVANTAGE	318-5665	\$569,000	Blackfalds

SUNDAY, SEPTEMBER 10

RED DEER

39 Webb Close	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$550,000	Westlake
#435 6 Michener Blvd	1:00 – 3:00 pm	Bett Portelance	RE/MAX	307-5581	\$299,900	Michener Hill
137 6 Michener Blvd	12:00 – 2:30 pm	Ivan Busenius	RE/MAX	350-8102	\$214,900	Michener Hill
148 Doran Crescent	3:00 – 5:00 pm	Ivan Busenius	RE/MAX	350-8102	\$314,900	Deer Park Village
114 Rowell Close	1:00 – 3:00 pm	Leanna Cowie	RE/MAX	506-5266	\$349,900	Rosedale Meadows
32 Valley Green	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$839,900	Vanier East
21 Michener Place	1:00 – 3:00 pm	Melissa Morin	CENTURY 21 ADVANTAGE	318-5665	\$439,900	Michener Hill
210 Webster Drive	1:00 – 3:00 pm	Alison Richardson	CENTURY 21 ADVANTAGE	358-1557	\$489,900	Westlake
120 Jordan Parkway	2:00 – 4:00 pm	Janice Resch	CENTURY 21 ADVANTAGE	302-0910	\$347,500	Johnstone Crossing
202 4522 47A Avenue	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$194,900	Downtown
74 Lazaro Close	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK	350-1932	\$559,900	Laredo
15 Landry Close	1:00 – 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK	350-6023	\$449,900	Lonsdale
4902 37 Street Suite 1107	1:00 – 3:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	\$184,900	South Hill
15 Oliver Street	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$229,900	Oriole Park
35 Veronica Close	1:00 – 3:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	346-8900	\$624,900	Vanier East
750 Lancaster Drive	2:00 – 4:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$359,900	Lancaster Meadows
#105 4902 37 Street	1:00 – 3:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$239,500	South Hill
111 Selkirk Boulevard	2:00 – 4:00 pm	Natalie Schnell	SUTTON LANDMARK REALTY	347-0751	\$499,900	Sunnybrook
7 Kelly Street	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$294,900	Kentwood East
31 Agnew Close	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$799,900	Aspen Ridge
16 Durie Close	1:00 – 4:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700	\$749,900	Davenport

SUNDAY, SEPTEMBER 10

OUT OF TOWN

#301 5300 60 Street	1:00 – 5:00 pm	Connie Williamson	WESTPINE ESTATES	391-4286	\$625,000	Sylvan Lake
56 Cranna Cove	12:00 – 2:00 pm	Jamie Berg	ROYAL LEPAGE NETWORK	392-3732	\$499,900	Lacombe
4862 Aspen Lakes Blvd	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$429,900	Blackfalds
32 Valley Green	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$839,900	Vanier East
136 Paramount Crescent	1:00 – 3:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$399,900	Blackfalds

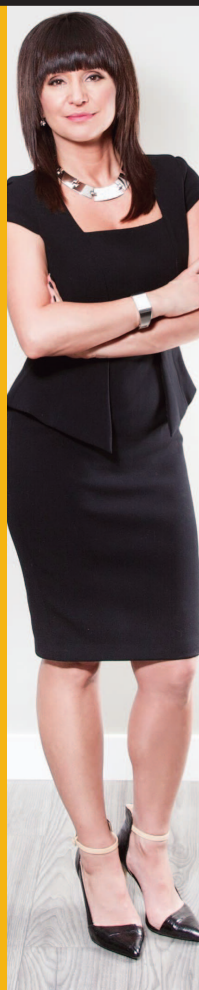
THURSDAY, SEPTEMBER 14

RED DEER

159 Kirton Close	5:00 – 7:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$389,900	Kingsgate
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View our complete publication ONLINE at www.yourhouseyourhome.com

Century 21 Advantage Smarter, Bolder, Faster



Asha Chimiuk
403-597-0795



Thursday, Sept. 14, 5-7 pm
\$389,900

159 Kirton Close

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



\$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!



\$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.



\$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.



\$579,900

Acreage NE of Lacombe

Fantastic acreage east of Morningside, right next to One of the Chain Lakes! 4 Acres of land zoned AG that allows horses. Beautiful 1488 sq.ft. Bungalow with attached 3 ple garage 3 bedrooms and 2 bathrooms on main floor with basement ready for development! Fully crossed fenced with gate at the front and beautiful circular driveway! Chef's kitchen, open floor plan, jetted tub, stone FP & more!



\$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!



\$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!



\$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



\$114,990

Lot in Gull Lake Area

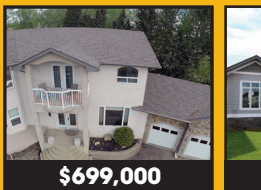
2.87 Acres just east of Gull Lake surrounded by newer subdivisions. Only minutes from the lake. At the end of the close, with gas and power on the road. Nice flat site bordered by mature trees to the south and farm land to the east. Priced to sell at \$114990! Don't hesitate, call today!



\$282,500

#8 Fairway Ave

Gorgeous 'park like' yard that will make you fall in love with this house! Enjoy your privacy on a large deck or concrete patio situated in a shade of mature trees! Situated across from Bower Ponds & steps from golf course & down town shopping! Large 26x24 det'd garage is perfect for 2 cars & more. Home has long list of upgrades, fresh coat of paint, full appliance package & immediate possession! Call for more details Today before someone else will still this GEM!



\$699,000

Gorgeous Acreage

Only 10 km from Innisfail! 2001 Year old 2100 sq. ft. majestic 2 storey! Long list of upgrades in this home! 4 bedrooms 3 bathrooms, walk out basement, almost 16 acres, 2 detached double garages- sold as is, shop frame, traveled driveway. Privacy, beautiful views and serenity surrounds it all! Don't miss it! Call Today!



\$399,900

4276 Westbrooke Rd

Beautiful 1.5 story home located close to Abbey Centre in Blackhills with a super sized green space behind. Enjoy sun and your summer barbecues on 2 tiered deck! Green drop will take care of your lawn until September! 4 bedrooms, Office and 4 bathrooms will fit a large family! Full and upgraded appliance package, new roof & hot water tank! Long list of upgrades! Place it on your list to see Today!



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#111, 80A Kellaway Crescent



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1,544 Sq.Ft. Bungalow
\$525,000

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5 Bedroom, 4 Bath
2,100 Sq.Ft. 2 Storey
\$539,900

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1,125 Sq.Ft. Bungalow
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www.98livingstonclouse.com



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\$354,900

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\$355,000

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Main flr completely renovated with custom maple kitchen, new windows & bath, new flooring up & down, AC and terrific deck!



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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.



NOW \$185,000!
1310 Lucina St.
UPDATED PENHOLD STARTER!
Large eat-in kitchen, open plan, 2 beds, 2 baths, fenced yard, RV parking, central AC, perfect for a retired couple!

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

Fall lawn care tips

Spring and summer may be the seasons most often associated with landscaping and lawn care, but tending to lawns and gardens is a year-round job. If lawn and garden responsibilities dip considerably in winter, then fall is the last significant chance before the new year that homeowners will have to address the landscaping around their homes.

Fall lawn care differs from spring and summer lawn care, even if the warm temperatures of summer linger into autumn. Homeowners who want their lawns to thrive year-round can take advantage of the welcoming weather of fall to address any existing or potential issues.

- Keep mowing, but adjust how you mow. It's important that homeowners continue to mow their lawns so long as grass is growing. But as fall transitions into winter, lower the blades so the grass is cut shorter while remaining mindful that no blade of grass should ever be trimmed by more than one-third. Lowering the blades will allow more sunlight to reach the grass in the months ahead.
- Remove leaves as they fall. Much like apple-picking and foliage, raking leaves is synonymous with fall. Some homeowners may wait to pick up a rake until all of the trees on their properties are bare. However, allowing fallen leaves to sit on the ground for extended periods of time can have an adverse effect on grass. Leaves left to sit on the lawn may ultimately suffocate the grass by forming an impenetrable wall

that deprives the lawn of sunlight and oxygen. The result is dead grass and possibly even fungal disease. Leaves may not need to be raked every day, but homeowners should periodically rake and remove leaves from their grass, even if there are plenty left to fall still hanging on the trees.

- Repair bald spots. Summer exacts a toll on lawns in various ways, and even homeowners with green thumbs may end up with a lawn filled with bald spots come September. Autumn is a great time to repair these bald spots. Lawn repair mixes contain mulch, seed and fertilizer to repair bald spots, which can begin to recover in as little as seven days. Before applying such products, remove dead grass and loosen the top few inches of soil.

Follow any additional manufacturer instructions as well.

- Aerate the turf. Aerating reduces soil compacting, facilitating the delivery of fertilizer and water to a lawn's roots. While many homeowners, and particularly those who take pride in tending to their own lawns, can successfully aerate their own turf, it's best to first have soil tested so you know which amendments to add after the ground has been aerated. Gardening centers and home improvement stores sell soil testing kits that measure the pH of soil, but homeowners who want to test for nutrients or heavy metals in their soil may need to send their samples to a lab for further testing.

Fall lawn care provides a great reason to spend some time in the yard before the arrival of winter.



Ask Charles

I made an offer on a property that was not accepted. I later learned there were multiple offers on the property; if I had known I would have raised my offer. Doesn't the seller have to tell buyers there are multiple offers?

No, sellers in Alberta do not have to tell buyers if there are multiple offers.

Sellers are in the driver's seat when it comes to multiple offers. If the seller instructs their agent not to disclose that there are multiple offers to potential buyers, their real estate representative must follow those lawful instructions.

That being said, nothing prevents a buyer's agent from asking the seller's agent if there are multiple offers. If the seller allows their agent to answer, they must do so honestly. But, if the seller tells their agent not to disclose that there are multiple offers, they'll tell your agent that they're not allowed to say. In that case, you'll have to decide how you want to proceed, and your real estate professional can help guide you.

Now, you may be wondering why a seller wouldn't want buyers to know there are multiple offers, after all, wouldn't that create competition and possibly result in higher offers?

Not necessarily. Some buyers, upon hearing there are multiple offers, may withdraw their offer and move on to a different property, not wanting to waste time competing for a house when there are

other options available. And, in weaker markets, when there is more inventory and fewer buyers, sellers may not want to disclose if there are multiple offers.

Alternatively, in a strong market, when there is less inventory and more buyers, sellers typically disclose the existence of multiple offers because it generally works out better for them to do so. So, while it's the seller who decides whether or not to disclose, the market will influence their decision.

If you're in a situation where you're concerned about multiple offers, it's not a bad idea, prior to making your offer, to take some time in advance to consider how you would handle a multiple offer situation if it arises. Would you increase your offer? Are there other aspects of your offer you would be willing to change, for example, changing the conditions or changing the possession date? Knowing this ahead of time may get your revised offer to the seller quicker than your competition. .

"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

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55 Keen Crescent
GREAT CONDITION with laminate floors, new shingles, 3 bedrooms, and a fully fenced yard, great price at **\$244,000**



39 Donnelly Crescent
4 BEDROOM BUNGALOW, and a 5th bedroom can be added easily! Rear detached garage, large green space at the front, hardwood floors, main floor laundry, and fully finished! **\$349,900**



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**



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**



4766 Aspen Lakes Blvd
Beautiful brand new modified bi-level with master bedroom and ensuite on main floor and two bedrooms and 4pc bath on the upper level! Quartz counter tops, 3 baths, gas fireplace and beautiful bright spaces!! **\$429,500**



#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**



123 Allwright Close
BEAUTIFUL OPEN CONCEPT bungalow in Anders with hardwood floors, heated front attached garage, 2 bedrooms up and 2 down, fully finished basement with heated floors, fenced and landscaped and in a great location! **\$475,000**



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



112 Garrison Circle
FABULOUS CUSTOM 2 STOREY solar panels, hardwood, open concept main level, chef's kitchen with large center island, premium stainless appliances, 4 beds and 4 baths, fantastic location. **\$879,000**



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

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



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***** **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 • SUN. SEPT 10 12-2:30 P.M.

\$214,900

137 - 6 Michener Blvd

IMMACULATE GROUND FLOOR suite in a super 40 plus adult building with all the

amenities plus heated underground parking.. This is real value... come see it Sunday from noon to 2:30 **Ivan Busenius 403-350-8102, www.ivanb.ca**



OPEN HOUSE • SUN. SEPT 10 3-5 P.M.

\$314,900

148 Doran Cres

IMMACULATE ADULT HALF DUPLEX on a quiet street in a great location. Original owner,

in super condition with double attached garage. You Must See this home. **Ivan Busenius 403-350-8102, www.ivanb.ca**



NEW LISTING

OPEN HOUSE • SAT. SEPT 9 2-4 P.M.

\$409,900

79 Valentine Cres

WAY BELOW VALUE You are the Winner... over \$ 60,000 in renos are yours free... you must

see this very unique home.. Owner says sell and has priced way below market value... call me for your exclusive viewing. **Ivan Busenius 403-350-8102, www.ivanb.ca**



NEW LISTING

OPEN HOUSE • SUN. SEPT 10 1-3 P.M.

\$839,900

32 Valley Green

THIS HOME is perfect for your growing family!

Stunning FF 2 Storey featuring 2470 sq ft w/ 5 bdrms, 4 baths, enormous lot, 28x24 attached heated garage and countless MORE qualities! **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**



\$924,000

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. **Contact Mitzi Billard for more info or a tour. 403.396.4005**

•• BLACKFALDS ••



NEW LISTING

\$284,900

269 Westridge Drive

JUST STARTING OUT?

This cute 1182 sq ft 2 Storey is FF & features 3 bdrms, 2 baths, big yard w/

detached heated garage plus RV parking! **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

•• GULL LAKE ••



NEW PRICE

\$654,900

345 Canal Street Meridian Beach

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2312 sq ft w/ 6 bdrms, 4 baths,

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

•• ROCKY MOUNTAIN HOUSE ••



\$319,900

405042A HWY 22

3.80 ACRES WITH SINGLE

WIDE MOBILE HOME 3

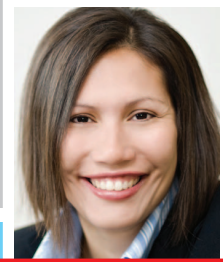
Beds/2 Baths with 23'9"x26'

Det. Garage. IMMEDIATE

POSSESSION! Just 12 kms to Rocky & Canyon Creek Golf Course. Lots of Storage Sheds. Mobile: Vaulted Ceilings, Jetted Tub, Newer woodstove in addition. Very new W & D, high end. MLS CA0107956 **Contact Ernie Sandstra at 403.877.9444.**

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MLS CA#0108256



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MLS CA#0103058



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21 IRON WOLF BLVD
\$339,900
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MLS CA#0096296



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MLS CA#0111281



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21 BIRCH CRESCENT
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40 LAKES CLOSE
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5.39 Acres
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\$399,000
MLS CA#0098997



Red Deer
20 HUMBER CLOSE
\$329,000
MLS CA#0113815



1.2 Acres
4714 48 AVENUE
\$499,900
MLS CA#0112711



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



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\$389,000
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