

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | SEPTEMBER 15, 2017

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

**31 Agnew Close,  
Red Deer**

Check out this  
**5 BDRM/3BATH MODIFIED BILEVEL**  
32x46 SHOP with 300 sq ft mezzanine on a  
HUGE pie lot on a close in Anders.

**\$799,900**

*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](http://www.yourhouseyourhome.com)





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



**NORM  
JENSEN**  
403.346.8900



**ANOTHER PEGASUS BEAUTY!**

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



**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!**



**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**



**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**



**OPEN HOUSE SUN. SEPT 17, 2-4 PM**

**5717 PARK ST BLACKFALDS**

**Super nice 4 br Bi-level, fully finished with 9' ceilings in the basement.. great plan, awesome yard. \$364,000 Call Bob! CA0114214**

**CALL BOB FOR A FREE EVALUATION!**

**www.bobgummow.net**



**Alex  
Willanson**  
Follow or  
contact me on

**403-318-3627**



**39215 RANGE ROAD 284**  
**Fabulous executive acreage located between Sylvan Lake and Red Deer. Almost 3000 sq/ft walk out bsmt custom home! Call Alex to view.**



**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**  
**Wonderfull 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!**



**UNIT 227- 260 DUSTON ST.**  
**Only \$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!**



**Janice  
Mercer**  
403.598.3333



**#105 4902 37 ST CA0106197**  
**\$239,500**  
**\$30,000 PRICE REDUCTION!**  
**OPEN HOUSE SUN. SEPT 17, 1-3 PM**

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



**104 REICHLEY ST, MLSA010993**  
**\$399,800**  
**REDUCED \$20,000!**

**Immaculate 1353 sq ft Fully Developed Bungalow. 3 bdrms up, open concept Move in Ready!**



**101 TIMBERSTONE WAY MLSA0114643**  
**\$358,000**  
**JUST LISTED**

**2 bed 2 bath Bi level with detached 24x24 heated garage on a HUGE lot**



**17 CONNAUGHT CRES, MLSA0110523**  
**\$659,800**

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



**24 ISAACSON CRESCENT MLSA0114881**  
**\$434,900**  
**JUST LISTED**  
**OPEN HOUSE SAT. SEPT 16, 2-4 PM**

**4 bed 3 bath fully developed WALK OUT modified bi level on a Pie lot**

**CALL OR TEXT JANICE AT 403-598-3338 OR VISIT MY WEBSITE [jimmercer.ca](http://jimmercer.ca) FOR ALL LISTINGS AND 3D TOURS**



**Doug  
Wagar**  
403.304.2747



**RED DEER! Value priced starter or super revenue! 3 bdrm bi-level. Full bsmt dev't! New deck, fenced yard! \$229,900**



**SYLVAN LAKE! Fully dev. 1182 sq ft bungalow, 4 beds, 3 baths, double garage. Backs onto treed reserve! \$239,900**



**DELBURNE! Backing onto pond & park. 1200 sq ft, 3 bed, 2 bath, 1994 mobile on it's own lot. No lot rental fees! \$77,000**



**JUST LISTED**  
**SYLVAN LAKE! Ryders Ridge fully dev. bi-level. 3 beds, 2 full baths. Excellent location! Will not last at \$239,900**



**CLEARVIEW RIDGE! Beautiful fully dev. condo townhome. Shows like new! 3 beds, 3 baths. Fenced yard!! \$259,900**



**REVENUE - REVENUE - REVENUE**  
**2 beds, 2 baths, 2 parking spots. Close to schools, park and playground. Priced to sell at \$84,900**

**FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747**



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



**Garry  
Raabis**

**403-340-6789**

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



**46 COSGROVE CT • \$269,000**

**OPEN HOUSE SATURDAY SEPT 16, 2-4 PM**

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 .....**

## Host a successful open house

When selling their homes, homeowners can employ several strategies in an effort to drum up interest among potential buyers. One such strategy is to host an open house, which invites prospective buyers to tour the property.

Realtors have long used open houses to introduce properties to the market, and a well-planned open house can help sellers generate numerous offers in a single day. Whether working with a realtor or listing homes on their own, homeowners can follow a few simple tips to ensure their open house is a success.

### • Generate publicity online.

Nowadays many prospective home buyers do the bulk of their research via their computers and devices. By advertising their open houses online, sellers have the potential to reach a wide array of buyers. Many real estate agents employ sites such as Zillow.com and Trulia.com to promote open houses and showcase properties, so sellers can make sure their agents are taking advantage of these wildly popular sites. Some even allow sellers to list their homes on apps that buyers can peruse on their smartphones.

### • Generate publicity in traditional ways

as well. Traditional publicity should not be overlooked when promoting an open house. A \$5 "Open House" lawn sign is an effective and inexpensive way to attract buyers who are driving through desirable neighborhoods looking for their next homes. While the Internet is a valuable resource to promote your open house, the sheer volume of online listings can make it hard to reach potential buyers. A traditional lawn sign and a listing in your local newspaper are budget-friendly promotional opportunities that can generate interest in your open house.

### • Invite your neighbors.

Neighbors can be great salesmen for your

home and the community where you live. Invite friendly neighbors to your open house and encourage them to chat with prospective buyers. Buyers will appreciate neighbors' firsthand knowledge about the community, and their friendliness can help to create a strong first impression that increases buyer interest in your home.

### • Consider some changes

to your home decor. When hosting an open house, you might not need to go so far as to stage your home, but you may want to make some changes to the decor to make your home more neutral and appealing to buyers from all walks of life. Remove any potentially controversial artwork or decorative items, replacing them with more neutral items that won't offend or distract any potential buyers.

### • Leave the hosting to the professionals.

Unless you're selling the home on your own, resist the temptation to attend your open house. Let your realtor do the work. Your absence can make it easier for potential buyers to see themselves in your home, while your presence may make them uncomfortable or hesitant to explore the property and ask any questions.





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




**66 DOUGLAS AVE**  
**GREAT PRICE REDUCTION** On this 1477 sq ft unique bungalow with sunken foyer, large kitchen, plus dining room or office. Fully developed, A/C, many reno's, covered deck, 2 garages, 75 ft lot. RV parking plus extra parking. Priced at **\$404,900**

**HENRIETTA THOMPSON**  
 396-6610

**YOUR HOUSE YOUR HOME**

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

**AD COPY DEADLINE:**  
**Mondays at Noon**

**AD PROOFING DEADLINE:**  
**Tuesdays at 2:00 pm**

**LONG WEEKEND DEADLINES:**  
 Ad copy deadline: Fridays at 4 pm,  
 Ad proofing deadline: Tuesdays at 2 pm

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

## Make the most of your home appraisal

When homeowners think about renovating their properties, many first need to secure some funding to finance such projects. Some may tap into the equity of their homes by refinancing an existing mortgage, while others may apply for home equity loans. Taking the latter approach may require certain steps, including an assessment of how much the home and property is worth.

Home appraisals compare your home to neighboring properties to determine your home's current market value. Homeowners can facilitate the process by having certain information readily available for the appraiser. When preparing for appraisers, homeowners should consider and collect the following information:

- If your home was built on the largest lot in the community.
- If you have made significant upgrades since it was last appraised, such as installing a new roof or siding. Don't overlook smaller renovations, like extra insulation added or sealing drafty windows, which can increase a home's value.
- Proof that you have used sustainable resources or if you participated in any energy-savings programs.

Naturally, any expansion projects, such as adding another bedroom or extending the footprint of the home, should be mentioned.

A real estate appraiser is a certified,



licensed professional who will do his or her best to determine the value of your home. The appraisal provides banks with information that can tell loan officers if the house is worth the loan amount. Expect to pay a fee for the appraisal, which is generally included in your closing costs.

The appraiser gathers information for the appraisal report from a number of sources, but the process often begins with a physical inspection of the property, both inside and out. He or she also will compare your home against a few others in the neighborhood, which are known as comparables, or comps. Appraisals will be based on recent prices of comparable properties as well as other factors.

Apart from the improvements done to the home, there are other ways to get a higher appraisal amount. The appraiser may consider the overall maintenance of the home

and property. It is wise to consider curb appeal and ensure the home is clean and maintained when the appraiser arrives. Minor repairs or common maintenance can impress the appraiser. Removing clutter and cleaning up the home's interior can make the home appear larger, possibly increasing its value as a result.

It may be worth it to invest some more money into the property before having an appraisal done. A study sponsored by the National Association of Realtors says

wood floors, landscaping and an enclosed garage can lead to a more favorable appraisal.

An appraiser will spend roughly 30 minutes in a home. Try to give that person space to do his or her job. Following the appraisal around during an inspection can raise a red flag that something is wrong with the house that you don't want to be seen. Turn lights on throughout the house, make sure the heating or cooling system is functioning at full capacity and keep pets locked away. Move items that can impede access to basements or attics.

An accurate assessment of the value of your home will give banks the information they need to determine loan amounts for future renovation projects. Providing background information on the home and having a well-maintained property can improve the chances of a favorable appraisal.





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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.**



**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.**



**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.**



**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.**



**BUNGALOW** with 4 bedrooms, 2 bathrooms, RV parking, 24x26 detached garage, beautiful yard in great location. **\$304,900 CALL BRAD GRANLUND 342-7700.**



**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.**



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



**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.**



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



**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.**

## OPEN HOUSES THIS WEEK



**OPEN HOUSE SAT., 1-3 PM**  
**127 GARRISON CIRCLE**  
**LEGAL SUITE** Garden Heights 1188 sq ft bilevel with 3 bdrm, 2 bath main floor suite with 22x26 att'd garage & 2 bdrm, 1 bath basement suite. **\$524,900. CALL JENNIFER 342-7700**



**OPEN HOUSE SAT., 1-3 PM**  
**339 LANCASTER DRIVE**  
**RED DEER** Brand new 3 bdrm, 2.5 bath 2 storey, in Laredo, maple cabinets, new floor plan & huge verandah! **\$354,900 CALL NICOLE 342-7700.**

A photograph of a young man and woman smiling and looking through a yellow frame shaped like a house. The woman is on the left, and the man is on the right. The background is a soft-focus outdoor scene.

**CAN YOU PICTURE  
YOURSELVES IN A  
NEW HOME?**

**YOUR HOUSE YOUR  
HOME**

**Call Jamie at 403-309-5451**

**LET US HELP YOU FIND YOUR NEW HOME**





**OnTrack REALTY**  
 UNIT G, 2085—50<sup>TH</sup> AVE, RED DEER  
[www.coldwellbankerreddeer.ca](http://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 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 REICHEY 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**

## Moving house? Should you **sell or buy** first?

So, you've taken the plunge and decided to move. But one important question is still bothering you: should you sell before you buy or buy before you sell? The answer depends on you, as both these options have their advantages and disadvantages.

### SELLING BEFORE YOU BUY

By selling your home first, you'll know exactly how much money you have to buy another property. You'll also know exactly when the new owners will move in. Likewise, you'll have in your possession all the necessary information to make a purchase offer. Of course, you'll have to find a new home or temporary living accommodations quickly, which is often where people run into problems.

### BUYING BEFORE YOU SELL

Buying a home before selling your own means that you'll know when you can move and how you'll need to budget. You can take these facts into consideration when you receive a

purchase offer. You could also submit a purchase offer conditional on selling your home. But if your home is slow to sell and the owner of the home you'd like to buy receives another offer with no conditions attached, you'll have to withdraw your condition or withdraw your offer completely. Have you already found and bought your dream house without having sold your old home first? Make sure your

finances are in good shape; you're now the proud owner of two homes and two mortgages.

### KNOW THE MARKET

To make the right decision, you need to know the current state of the real estate market. A real estate broker can provide this information. In a seller's market, for example, the risk of ending up with two houses is quite low.



**Lawyer**



~~HOME BUYING PROBLEMS?~~

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**YOUR HOUSE YOUR HOME**

To advertise call **Jamie** at **403-309-5451**

Central Alberta's  
**OPEN HOUSE LISTINGS**

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

**ADVERTISE YOUR BUSINESS IN THE**

# YOUR HOUSE YOUR HOME SERVICE DIRECTORY

**SERVICE PAGE**  
1/8 PAGE 1/4 PAGE  
**\$75 \$140**  
ONE TIME RATE.  
FREQUENCY DISCOUNTS AVAILABLE

*Call Jamie for more information  
or for advertising space!*

**403-309-5451**



# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, SEPTEMBER 16

### RED DEER

200 Reichley Street	1:30 - 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK	302-3107	\$444,900	Rosedale
#5 3508 48 Avenue	1:00 - 3:00 pm	Al Sim	RE/MAX	391-1771	\$159,900	South Hill
114 Rowell Close	1:00 - 3:00 pm	Leanna Cowie	RE/MAX	506-5266	\$349,900	Rosedale Meadows
62 Asmundsen Close	2:00 - 4:00 pm	Tim Maley	RE/MAX	550-3533	\$444,900	Anders South
137 6 Michener Blvd	1:00 - 5:00 pm	Ivan Busenius	RE/MAX	350-8102	\$214,900	Michener Hill
40 Roland Street	1:00 - 3:00 pm	Bett Portelance	RE/MAX	307-5581	\$279,900	Rosedale Estates
86 Armitage Close	2:00 - 4:00 pm	Shanna Painter	ROYAL LEPAGE NETWORK	872-3339		Anders Park East
46 Cosgrove Close	2:00 - 4:00 pm	Garry Raabis	ROYAL LEPAGE NETWORK	340-6789	\$269,000	Clearview Meadows
24 Isaacson Crescent	2:00 - 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$434,900	Inglewood West
339 Lancaster Drive	1:00 - 3:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700	\$354,900	Laredo
127 Garrison Circle	1:00 - 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$524,900	Garden Heights
21 Oxbow Street	2:00 - 4:00 pm	Jim Escott	SUTTON LANDMARK REALTY	391-1397	\$364,900	Oriole Park
6013 57 Avenue	2:00 - 4:00 pm	Grace Escott	SUTTON LANDMARK REALTY	391-1365	\$339,000	Riverside Meadows
12 Valentine Crescent	1:00 - 3:00 pm	Deb Simpson	CENTURY 21 ADVANTAGE	396-0165	\$549,900	Vanier Woods
54 Grant Street	3:00 - 4:30 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$269,900	Glendale Park Estates
106 Maxwell Avenue	2:00 - 4:00 pm	Janice Resch	CENTURY 21 ADVANTAGE	302-0910	\$386,000	Morrisroe Extension
131 Metcalf Avenue	2:00 - 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$349,000	Morrisroe Extension
45 Lindman Avenue	2:00 - 4:00 pm	Dennis Bowness	CENTURY 21 ADVANTAGE	346-0021	\$649,900	Laredo

### SATURDAY, SEPTEMBER 16

### OUT OF TOWN

#301 5300 60 Street	1:00 - 5:00 pm	Connie Williamson	WESTPINE ESTATES	391-4286	\$625,000	Sylvan Lake
4276 Westbrooke Road	12:00 - 2:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$399,900	Blackfalds
29 Woodbine Close	3:00 - 5:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$469,900	Blackfalds
1310 Lucina St	1:00 - 2:30 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$185,000	Penhold
101 38254 RR 265	1:00 - 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$1,350,000	Red Deer County
34 Eastpointe Drive	2:00 - 4:00 pm	Michelle Langelaar	RE/MAX	896-7355	\$379,900	Blackfalds
3 Erica Drive	11:00 am - 1:00 pm	Marcella Barthel	RE/MAX	597-5563	\$414,900	Lacombe
21 Prairie Ridge Close	2:00 - 4:00 pm	Marcella Barthel	RE/MAX	597-5563	\$214,900	Blackfalds
25 Mackenzie Crescent	2:00 - 4:00 pm	Chris Forsyth	MAXWELL REAL ESTATE SOLUTIONS	391-8141	\$294,900	Lacombe
160 Paramount Cresc	2:00 - 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672		Blackfalds
28 Cyprus Road	1:00 - 3:00 pm	Janice Morin	ROYAL LEPAGE NETWORK	396-0004		Blackfalds

### SUNDAY, SEPTEMBER 17

### RED DEER

26 Campbell Avenue	1:30 - 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK	302-3107	\$239,900	Clearview Meadows
148 Doran Crescent	1:00 - 5:00 pm	Ivan Busenius	RE/MAX	350-8102	\$314,900	Deer Park Village
#435 6 Michener Blvd	1:00 - 3:00 pm	Bett Portelance	RE/MAX	307-5581		Michener Hill
64 Vincent Close	1:00 - 3:00 pm	Tim Maley	RE/MAX	550-3533	\$459,000	Vanier Woods
114 Rowell Close	1:00 - 3:00 pm	Leanna Cowie	RE/MAX	506-5266	\$349,900	Rosedale Meadows
6189 Orr Drive	1:00 - 3:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$249,000	Oriole Park West
135 Vanson Close	1:00 - 4:00 pm	Dallas Todd	CENTURY 21 ADVANTAGE	575-5153	\$549,900	Vanier Woods
117 Rutherford Drive	2:00 - 4:00 pm	Blake King	CENTURY 21 ADVANTAGE	350-7672	\$229,900	Rosedale Meadows
99 McLevin Crescent	1:00 - 3:00 pm	Danielle Perry	CENTURY 21 ADVANTAGE	505-9596		Morrisroe Extension
189 Ireland Crescent	2:00 - 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672		Inglewood West
15 Landry Close	1:00 - 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK	350-6023	\$440,900	Lonsdale
18 Law Close	2:00 - 4:00 pm	Shanna Painter	ROYAL LEPAGE NETWORK	872-3339		Lancaster Green
105 4902 37 Street	1:00 - 3:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$239,500	South Hill
86 Duston Street	2:00 - 4:00 pm	Sena Walker	ROYAL LEPAGE NETWORK	358-0077	\$279,900	Deer Park Estate

### SUNDAY, SEPTEMBER 17

### OUT OF TOWN

5717 Park Street	2:00 - 4:00 pm	Bob Gummow	ROYAL LEPAGE NETWORK	598-7913	\$364,000	Blackfalds
#301 5300 60 Street	1:00 - 5:00 pm	Connie Williamson	WESTPINE ESTATES	391-4286	\$625,000	Sylvan Lake

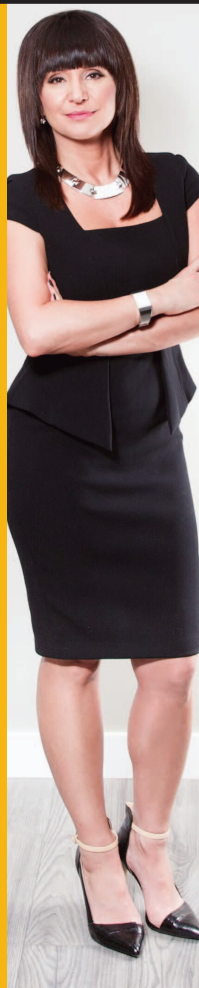
### THURSDAY, SEPTEMBER 21

### OUT OF TOWN

4 Sylvan Drive	5:00 - 7:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$189,850	Sylvan Lake
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View our complete publication ONLINE at [www.yourhouseyourhome.com](http://www.yourhouseyourhome.com)

# Century 21 Advantage Smarter, Bolder, Faster



**Asha Chimiuk**  
403-597-0795



**NEW LISTING**  
**4422-54A Ave Cres Innisfail**  
In a family oriented & safe neighbourhood couple of blocks from school. Immaculate & painted in modern colors! Bright & full of natural light, main floor has open design. Kitchen is spacious, & open to dining area & living rm. 4 bdrms, 2 baths. Bsmt bath was just redone in modern colours & fixtures. Bsmt offers big windows. Large fenced yard faces East & comes w/ shed, fire pit, sunny deck, dble det'd garage.



**NEW LISTING**  
**29 Woodbine Ct Blackfalds**  
10 out of 10! Executive style bungalow on a quiet close with HUGE pie lot backing onto park. 2 dbl garages! Gorgeous open-concept 17ft entrance, 10ft ceilings on main, patio doors to a large covered deck. Lge kitchen, 6 bdrms & 3 baths. Mother-in-law suite w/separate entrance. Media room. 26x24 att'd & 28x26 det'd shop. Fully fenced oversized pie lot, with room to park the RV.



**OPEN HOUSE**  
**4 Sylvan Dr Sylvan Lake**  
Cute 1/2 Duplex on a lge corner lot with det'd single garage! Priced to sell with many updates inside & out. Newer deck was installed, home was painted throughout, fir on the main was replaced, newer light fixtures, windows, trims & more. Private setting with garage positioned to the east & lge mature trees to the North to shelter you from those strong winds!



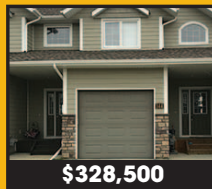
**OPEN HOUSE**  
**4276 Westbrooke Rd Blackfalds**  
Beautiful 1.5 story home located close to Abbey Centre in Blackfalds with a super sized green space behind. Enjoy sun and your summer barbecues on 2 tiered deck! Green drop will take care of your lawn until September! 4 bedrooms, Office and 4 bathrooms will fit a large family! Full and upgraded appliance package, new roof & hot water tank! Long list of upgrades! Place it on your list to see today!



**OPEN HOUSE**  
**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.



**Acreage NE of Lacombe**  
Fantastic acreage east of Morningside, right next to 1 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!



**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.



**159 Kirtan Close**  
A perfect family home on a quiet close, close to a lge 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 find and a stylish bath for you to enjoy! Full appliance package included!



**201, 3505-51 Ave**  
Looking for a carefree style of living, something modern & stylish that doesn't require any reno's? Check out this condo in the perfect downtown location! 2 bdrms, 2 baths, your own laundry room in-suite, lge front entry, walk in closet, & a west-facing balcony! Upgrades include: AC, U/G parking, granite counter tops & stylish finishings- perfect for a professional working at the hospital! Call Today for details!



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



**LAKE FRONT LOT**  
**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



**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!



**#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!



**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!



**4509 Van Eaton Way Clive**  
Welcome to Van Eaton Way! Check this beautiful fully find home that is perfect & ready for the family! Super sized yard will fit lge garage that could be accessed on the side of the house. Lge storage & full appliance package is inc in price! 4 lge bdrms, 3 baths, open floor plan, modern kitchen w/ibk island. Large sunny deck - perfect for entertaining your guests & family! Book your showing Today!



Check for 21 Photos & Videos at [www.ashachimiuk.com](http://www.ashachimiuk.com)  
[www.Asha.Chimiuk.RealtyFanPage.com](http://www.Asha.Chimiuk.RealtyFanPage.com)

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See **21 Photos** at [www.brendabowness.com](http://www.brendabowness.com)



**BRAND NEW FULLY FINISHED HOME W/ 5 BEDROOMS!**  
5 Bedroom, 3 Bath  
1,225 Sq.Ft. Bi-Level  
**\$394,900**

[www.183livingstonclose.com](http://www.183livingstonclose.com)



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

[www.112redwoodboulevard.com](http://www.112redwoodboulevard.com)



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

[www.3vernonclose.com](http://www.3vernonclose.com)



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

[www.6404-elmwoodway.com](http://www.6404-elmwoodway.com)



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

[www.191sabreroad.com](http://www.191sabreroad.com)



**NEW LISTING**  
**LIKE NEW HOME, SAFE MATURE AREA!**  
4 Bedroom, 3 Bath  
1,220 Sq.Ft. Bungalow  
**\$365,000**

[www.20connellclose.com](http://www.20connellclose.com)



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

[www.6asmundsenclose.com](http://www.6asmundsenclose.com)



**BEAUTIFUL FULLY UPDATED HOME, EXCELLENT CURB APPEAL!**  
3 Bedroom, 3 Bath  
**\$414,900**

[www.67dietzclose.com](http://www.67dietzclose.com)



**IMMEDIATE POSSESSION, UNIQUE OPPORTUNITY!**  
3 Bedroom, 2 Bath  
1,278 Sq.Ft. Condo Apartment  
**\$155,000**

#111, 80A Kellaway Crescent



**BEAUTIFUL BUNGALOW W/ ATT'D & DET'D GARAGE!**  
4 Bedroom, 3 Bath  
1,544 Sq.Ft. Bungalow  
**\$525,000**

[www.107issardclose.com](http://www.107issardclose.com)



**SPACIOUS FAMILY HOME W/ ATT'D & DET'D GARAGE!**  
5 Bedroom, 4 Bath  
2,100 Sq.Ft. 2 Storey  
**\$539,900**

[www.3dixonclose.com](http://www.3dixonclose.com)



**OPEN HOUSE**  
**SAT. SEPT. 16, 2-4 P.M.**  
**SPECTACULAR FULLY FINISHED HOME W/ HEATED GARAGE!**  
2,142 Sq.Ft. 2 Storey  
**\$649,900**

[www.45lindmanavenue.com](http://www.45lindmanavenue.com)



**BRAND NEW FAMILY FRIENDLY HOME!**  
3 Bedroom, 2 Bath  
1,224 Sq.Ft. Bi-Level  
**\$354,900**

[www.67livingstonclose.com](http://www.67livingstonclose.com)



**AFFORDABLE HOME, NO CONDO FEES!**  
2 Bedroom, 2 Bath  
1,078 Sq.Ft. 2 Storey  
**\$184,900**

[www.7b-glendaleboulevard.com](http://www.7b-glendaleboulevard.com)



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

[www.1fairwayavenue.com](http://www.1fairwayavenue.com)



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

[www.98livingstonclose.com](http://www.98livingstonclose.com)



**BRAND NEW AFFORDABLE HOME!**  
3 Bedroom, 2 Bath  
1,225 Sq.Ft. Bi-Level  
**\$354,900**

[www.94livingstonclose.com](http://www.94livingstonclose.com)



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

[www.62denovancrescent.com](http://www.62denovancrescent.com)



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

[www.131-18averillstreet.com](http://www.131-18averillstreet.com)



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

[www.40muldrewcrescent.com](http://www.40muldrewcrescent.com)



Advantage

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**BRENDA BOWNESS** **DENNIS BOWNESS**  
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## Advantage Milena Toncheva 403 304-5265

### Покупаете или продаете недвижимость?

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

### ¿Desea comprar o vender su casa?

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



**Milena  
Toncheva**  
304-5265



**OPEN HOUSE**  
**SAT. SEPT 16, 2 - 4 P.M.**  
**131 METCALF AVE**  
**STUNNING RENOVATIONS**  
In this fully finished 4 bdrms, 3 baths bi-level with Double Detached Garage & a large yard. A MUST see! **\$349,000.**



**OPEN HOUSE**  
**SUN. SEPT 17, 1 - 3 P.M.**  
**6189 ORR DRIVE**  
**LARGE, FULLY RENOVATED**  
Duplex - 5 bdrms, 2 baths, close to all amenities and transit. Don't miss it - best price for the value! **\$249,000.**



**BRAND NEW QUALITY BUILT BY SAN MARIA HOMES**  
Beautiful layout, 3 bedrooms, 2 baths, all 5 appliances included. **\$354,900.**



## Advantage 21 photos of every property

## Parkland Mall, Red Deer



**Bob  
Wing**  
403-391-3583



**OPEN HOUSE**  
**SAT., 1:00-2:30 P.M.**  
**NOW \$185,000!**  
**1310 Lucina St.**  
**UPDATED PENHOLD STARTER!**  
Large eat-in kitchen, open plan, 2 beds, 2 baths, fenced yard, RV parking, central AC, perfect for a retired couple!



**OPEN HOUSE**  
**SAT., 3:00-4:30 P.M.**  
**NOW \$269,900!**  
**54 Grant St.**  
**FABULOUS UPGRADES!**  
Main flr completely renovated with custom maple kitchen, new windows & bath, new flooring up & down, AC and terrific deck!



**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.



**#163 Waskasoo Estates**  
**3 BDRM/3 BATH FAMILY HOME**  
1530 sq. ft. double wide in good cond. - vaulted ceilings, huge covered deck, 24 X 24 garage & large fenced yard.

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



**Call Jamie at 403-309-5451**

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*(Blackfalds, Innisfail, Lacombe, Penhold, Red Deer & Sylvan lake)*



# Ask Charles

***I recently found a house listed at a price that seems too good to be true. I discovered the house is a court-ordered sale as the result of foreclosure proceedings. Are there any risks when buying a foreclosure?***

Yes, there can be risks associated with buying a foreclosure property. Foreclosure properties may be offered at a lower than expected price, but you need to know what you're getting into.

A foreclosure sale, which may be labelled "as-is," "where-is" or judicial sale, is the sale of a property under the supervision of the Court of Queen's Bench. In a typical foreclosure sale, the owner of a property is behind on their mortgage payments and the lender requests that the Court order the home to be sold. The sale of the property is arranged through the courts in order for the lender to recoup the money owed to it.

In a foreclosure sale, there is no guarantee of the property's condition, no warranties, and a potential buyer can't submit an offer that is conditional on anything – such as a home inspection or financing. In some cases, when buying a foreclosure, you can't even see the inside of the property. This can create significant risk for a buyer.

In a foreclosure sale, the seller typically won't provide documents that are associated with the property, such as a Real Property Report and/or condominium documents. Without a Real Property Report, the buyer may not know the true location of the structures and the legal boundaries on the property. Likewise, without condominium documents, a buyer might not even know what the monthly condominium fees are.

That being said, there are things you, as a buyer, can do to learn more about a property. Searching the address online may uncover something. Likewise, in the case of a condominium, you can find out the name of the condominium management company and pay to obtain condominium documents from the company rather than from the seller. But remember that any offer you make for the property cannot be conditional on receiving and/or reviewing those documents.

A court-ordered sale can be a very long process because it has to go through the Court. It's not as simple as a seller accepting or rejecting an offer from a buyer; the Court ultimately makes those decisions. There's also the possibility that the sale could fall through at the last-minute in the event the property is no longer in foreclosure, for example if the owner gets caught up on mortgage payments. It is important to remember that nothing is guaranteed with a court-ordered sale.

Even though foreclosures come with some risk, they can be a good option for some buyers – just make sure before proceeding you know the risks.

*"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](http://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](mailto:ask-charles@reca.ca).*





**Tim Maley**

403.550.3533

**RE/MAX**

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central  
alberta

4440 - 49 ave.  
red deer  
403.343.3020



**6234 Cronquist Drive**  
**INCREDIBLE LOCATION!!**  
Nearly an acre backing on to the Red Deer river! Enjoy an acreage lifestyle in the city. Large 2 storey home, 4 bedrooms, hardwood floors, triple attached garage. Offering room for the entire family and fabulous views!! **\$949,000**



**62 Asmundsen Close**  
**OPEN HOUSE • SAT. SEPT 16, 2-4 P.M.**  
**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! **\$444,900**



**64 Vincent Crescent**  
**OPEN HOUSE • SUN. SEPT 17, 1-3 P.M.**  
**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**



**100 Ayers Ave**  
**1 OWNER 2 STOREY** in a beautifully mature neighbourhood! 3 bdrms up inc a lge master bdrm, main level family room with FP plus separate living room, ample dining & kitchen space, front garage, oversized & private back yard! **\$439,000**



**14 Windermere Close**  
**BEAUTIFUL CUSTOM** Sorento 2 storey 3 bdrms, 4 baths, top floor laundry, Hardwood floors, and front garage. Minutes from Heritage Ranch in West-lake! **\$450,000**



**#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**



**4774 Aspen Lakes Blvd**  
**QUALITY THROUGHOUT** This lge 1831 sq ft modified bi-level has a huge master bdrm & ensuite on the upper level, 2 lge bdrms on the main, hardwood flring throughout, quartz counter tops, maple cabinets, FP, & huge kitchen island!! **\$449,000**



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



**#108 Carroll Cres.**  
**1 BEDROOM ADULT CONDO**, open concept main floor unit in very good condition. **\$143,900**



**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**

Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit [www.timmaley.com](http://www.timmaley.com).



**Bett Portelance 403-307-5581**



**#435, 6 MICHENER BLVD**

**SUNDAY, SEPTEMBER 17, 1-3 PM**

943 SQ FT CONDO, 1 BDR, PLUS DEN,  
2 BATH, HEATED U/G PARKING



**40 ROLAND STREET**

**SATURDAY, SEPTEMBER 16, 1-3 PM**

844 SQ FT BI LEVEL  
3 BDR, 2 BATH. **\$279,900**



**7050 GRAY DRIVE #1007**

**GREAT PLACE TO CALL HOME**  
3 BDR, 2 BATH W/ADDITION

**HELPING YOU MAKE  
THE RIGHT MOVE**

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## ●●●●●●●●●● RED DEER LISTINGS IN PRICE ORDER ●●●●●●●●●●



**NEW LISTING**  
**\$139,000**  
**3505, 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](http://www.tonysankovic.com) or to set up your personal showing call/text 403.391.4236.**



**OPEN HOUSE • SAT. SEPT 16 1-5 P.M.**  
**\$214,900**  
**137 - 6 Michener Blvd**  
**BEST VALUE** Ground Floor suite in this super 40 Plus adult building with heated underground parking, all the amenities of a great adult building plus a great family atmosphere... you will want to live here as soon as you see it... come see it Saturday from 1-5 pm. **Ivan Busenius 403-350-8102, [www.ivanb.ca](http://www.ivanb.ca)**



**NEW LISTING**  
**\$269,900**  
**232-4512-52 Ave**  
**SIERRAS OF TAYLOR DRIVE** is a 40 plus adult building with all the amenities plus heated underground parking. This Immaculate suite will impress you, a 2nd floor one bedroom plus a den, newly decorated... This is a MUST SEE adult living suite. **Ivan Busenius 403-350-8102, [www.ivanb.ca](http://www.ivanb.ca)**



**OPEN HOUSE • SUN. SEPT 17 1-5 P.M.**  
**\$314,900**  
**148 Doran Cres**  
**ADULT LIVING** at a very affordable price. Spacious bungalow with double attached garage, main floor laundry, and a super location on a quiet street. You want to come see this original owner, Immaculate home Sunday 1-5 PM. **Ivan Busenius 403-350-8102, [www.ivanb.ca](http://www.ivanb.ca)**



**NEW LISTING**  
**\$374,900**  
**126 Jepsen Crescent**  
**1,267 SQ. FT 4 BEDS/3 BATH BUNGALOW** With Double Det. Garage w/220 voltage wiring & a storage loft. Large Pie lot, 2 covered decks & lg extended Deck. Fully Del. Basement w/in-floor heating. CA0114328. **Contact Mitzi Billard Now for a Viewing. 403.396.4005**



**NEW LISTING**  
**\$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](http://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**



**NEW PRICE**  
**OPEN HOUSE • SAT. SEPT 16 1-3 P.M.**  
**\$1,350,000**  
**101, 38254 RR 265**  
**STONE RIDGE ESTATES** is an exclusive acreage community east of Red Deer overlooking the city & surrounding area. The 2 Storey home is custom built & sits on 1.90 acres of beautiful landscaping. Features 4391 sq ft of living space w/ 6 bdrms, 4 baths plus a triple attached garage! **Directions: East on HWY 11 to the top of Balmoral hill. Turn right on RR 265. Turn right into Stone Ridge Estates. Further details at [www.tonysankovic.com](http://www.tonysankovic.com) or to set up your personal showing call/text 403.391.4236.**

## ●● 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](http://www.tonysankovic.com) or to set up your personal showing call/text 403.391.4236.**

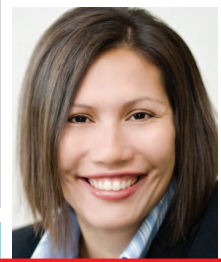


**OPEN HOUSE**  
**OPEN HOUSE • SAT. SEPT 16 2-4 P.M.**  
**\$379,900**  
**34 Eastpointe Drive**  
**COME TAKE A LOOK** at this beauty on Saturday. Fully finished 1293 sq.ft. home boasting 4 bdrms, 3 baths, plus an office. Attached, heated garage. Underfloor heat. Garden-like landscaping. You can make this house your home!!

**Call Michelle Langelaar 403-896-7355**



**NEW LISTING**  
**\$429,900**  
**4862 Aspen Lakes Boulevard**  
**5 BED/3 BATH BI-LEVEL** Fully Fenced w/Att. Dbl Garage. 16' Ceilings, BBQ Hookup on a 17'x12' Deck. Very Private Master w/room for King Size Bed. Close to Abby Centre. CA0113958. **Check it out with Mitzi Billard. 403.396.4005**



**LISA SUAREZ**  
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