

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | SEPTEMBER 22, 2017

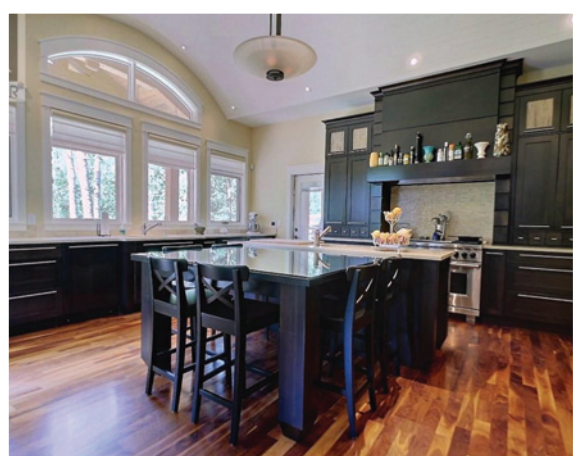
Central Alberta's
**OPEN HOUSE
LISTINGS**
inside

**314 Jarvis Glen Way,
Sylvan Lake**

Check out this
SPECTACULAR EXECUTIVE HOME
steps to the lake. This home has it all.
Meticulous design with gourmet kitchen and
triple attached garage. 3D tour!

\$1,490,000

*For further info on this multiple listing service home,
see page 2 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

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!



Alex Wilkinson
 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
 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!**



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
 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
 403.598.3338



#105 4902 37 ST CA0106197
\$239,500
\$30,000 PRICE REDUCTION!
OPEN HOUSE SAT. SEPT 23, 2-4 PM
SELLERS MOTIVATED! 1370 sq ft 3 bedroom 2 bath main floor condo. Fees include everything but phone and cable.



104 REICHELLEY ST, MLSCA010993
\$384,800
REDUCED!
OPEN HOUSE SUN. SEPT 24, 2-4 PM
Immaculate 1353 sq ft Fully Developed Bungalow. 3 bdrms up, open concept Move in Ready!



101 TIMBERSTONE WAY MLSCA0114643
\$358,000
JUST LISTED
2 bed 2 bath Bi level with detached 24x24 heated garage on a HUGE lot



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!



24 ISAACSON CRESCENT MLSCA0114881
\$434,900
JUST LISTED
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 jjmercerc.ca FOR ALL LISTINGS AND 3D TOURS



Les Anderson
 403.350.1932



OPEN HOUSE SAT. SEPT 23, 2-4 PM
OPEN HOUSE SUN. SEPT 24, 1-3 PM
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**



EXCEPTIONAL 1514 SQ FT
 Modified bi-level absolutely stunning with everything top end. 5 br & 3 baths, quartz countertops throughout, incredible ensuite. Vinyl fence, 24x25 heated garage **\$579,900**



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**



ANDERS TOP FLOOR CONDO!
 2 br, 2 baths, lots of upgrades! Shows like a 10! 2 underground parking stalls! Great building, lots of amenities! **\$269,900**

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



Doug Wagar
 403.304.2747

JUST LISTED!
 Gorgeous 40+ adult condo. 1 bed, 1 den, 2 baths. Beautiful West View **\$248,900**



RED DEER! Incredible value!
 Fully dev. bi-level. Fenced yard, 3 beds, 2 baths, family room. **Now \$210,000**



CLEARVIEW RIDGE!
 Immaculate fully dev. 2 storey townhome! 3 beds, 3 baths, 2 parking spots, fenced yard! **\$259,900**



SPRUCEVIEW!
 Acreage sized lot w/ 3 bedroom mobile. Double garage, on town services. **\$134,900**

SYLVAN LAKE!
 Fully finished bungalow. 3 beds, 3 baths. Open plan - Large fenced yard. **\$475,000**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Steve Cormack
403.391.1672
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Connected*

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3608-50 Ave
www.stevemackrealstate.ca



Gerald Doré
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*Check Out My Website
geraldldore.ca
or call
(403) 872-4505*

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TAKE THE 3D MULTIMEDIA TOUR!



**18 LAW CLOSE,
RED DEER
\$479,900**



**5 DUMAS CRES,
RED DEER
\$419,900**



**189 IRELAND CRESCENT,
RED DEER
\$364,900**



**21 DUNNING CRES,
RED DEER
\$369,900**



**26212 TWP RD 393,
LACOMBE COUNTY
\$599,900**



**7031 GRAY DR
#202, RED DEER,
GLENDALE
\$124,900**



\$5K BONUS AT CLOSING
**160 PARAMOUNT CRES,
BLACKFALDS
\$399,900**



**22 ALEXIS STREET,
RED DEER
\$549,900**



**86 ARMITAGE CL,
RED DEER
\$549,900**

OPEN HOUSE SUN. SEPT 24 1-3:30 PM



**61 KENDALL CRES,
RED DEER
\$364,900**



**39 ASPEN LANE,
PARKLAND BEACH
\$329,000**



**421051 RR 283,
PONOKA COUNTY
\$729,000**



OPEN HOUSE
**18 LAROSE CRES,
RED DEER
\$619,900**

OPEN HOUSE SAT. SEPT 23 1-3:30 PM



**4923 50 STREET,
ALIX
\$49,900**



**433 6 AVENUE,
ELNORA
\$249,900**



**4122 45 AVE,
SYLVAN LAKE
\$424,900**



\$4K BONUS AT CLOSING
**4840 43 ST,
SYLVAN LAKE
\$259,900**



**4 BIRCH MEADOWS,
GULL LAKE
\$709,900**



NEW PRICE
11 Parkland Place, Gull Lake
MLS#CA0106319 **Only \$399,900**



PET FRIENDLY
6118 53 Ave. #111 Montfort Heights
MLS#CA0112522 **Only \$295,900**



NEAR SCHOOLS COLLICUTT
113 Lamont Close
MLS#CA0109720 **Only \$359,900**



CUSTOM BUILT LUXURY
4742 Aspen Lakes Road
MLS#CA0113910 **Only \$374,900**



HORSE ACREAGE IN THE SPRUCE TREES!
421066 RR 260
MLS#CA0114372 **Only \$699,900**



OVERSIZED, HEATED GARAGE
13 Radcliff Way, Sylvan Lake
MLS#CA0115084 **Only \$394,900**



ADULT CONDO
6210 53 Ave
MLS#CA0108118 **Only \$399,900**



NEAR LAKE AND GOLF
50 Wilkinson Circle, Sylvan Lake
MLS#CA0108456 **Only \$434,900**



WALKOUT TWO-STOREY
26 Lawson Close
MLS#CA0113702 **Only \$549,900**



1200'SQ. FT. BUNGALOW
750 Lancaster Dr
MLS#CA0114239 **Only \$359,900**



EXECUTIVE TWO-STOREY
23 Langford Crescent
MLS#CA0114836 **Only \$549,900**



OPEN HOUSE SUN. SEPT 24 1-3 PM
140 Jennings Crescent
MLS#CA0115194 **Only \$359,900**



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



Donna Empringham
 403-872-0105

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



119 NORRIS CLOSE
 MLS CA0108387
\$324,900



104 ILLINGWORTH CLOSE
 MLS CA0107332
\$949,000



OPEN HOUSE SAT & SUN
SEPT 23 & 24, 1-5 PM
181 LALOR CLOSE
 MLS CA0108531
\$649,900



174 LARSEN CRESCENT
 MLS CA0101162
\$319,000



OPEN HOUSE SAT SEPT 23, 2-4 PM
78 JEWELL STREET
 MLS CA0115263
\$449,000



The Durling Group

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www.YourHouseSoldGuaranteed.com

\$659,900 OR TRADE TEXT: 3319

POPLAR RIDGE, RED DEER COUNTY
#113, 28342 Twp Rd 384

- Perfect acreage for your family, 1.20 acres mins W of Red Deer
- 1341 SqFt bungalow, 4 bedrooms, 3 baths
- Huge familyroom with custom built bar
- Lots of renovations in the past few years; new windows, shingles (house & garage), hardwood, carpet, paint, eaves troughs & gutter protectors, recycled asphalt driveway & the list goes on
- Detached triple garage (28x30)



OPEN HOUSE
SATURDAY 2-4 PM

\$239,900 OR TRADE TEXT: 8343

SYLVAN LAKE

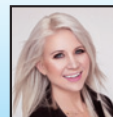
- New 2 storey townhouse, No condo fees
- 3 bedrooms, 3 baths, open design
- Modern colors and features throughout
- Partially fenced yard, fully landscaped



TEXT CODE TO 555-0000
FOR PHOTOS & DETAILS



Kevin Durling
 Agent



Jamie Berg
 Agent

\$624,900 OR TRADE TEXT: 3318

VANIER EAST

35 Veronica Close, Red Deer

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



OPEN HOUSE
SUNDAY 1-4

\$494,900 OR TRADE TEXT: 8347

LACOMBE

4601 Henner's Pointe

- Beautiful modified bi-level w/walkout bsmt
- 5 Bedrooms, 3 Baths, Private master bedroom w/4 piece ensuite
- Large family room with wet bar
- Enjoy the outdoor space from the upper or lower deck
- Private fenced south facing yard backs onto walking path



OPEN HOUSE
SUNDAY 12-2 PM



Scott Wiber
 Agent



Cam 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 Administrator



Network Realty

403-346-8900

*** Some conditions apply**

YOUR HOUSE YOUR HOME

View our complete listings at

www.yourhouseyourhome.com



Blaine Dushanek
391-9444



Chris Forsyth
391-8141



Roger Will
350-7367



Marie Oro
304-7616



Ivan Brandt
350-9603



Bill Conroy
391-0623
Business Sales



Gord Phillips
357-7720



Ed Katchur
506-7171



Tim McRae
350-1562
MLS.CA



Kim Lindstrand
318-7178



Real Estate Solutions Ltd.

5913 50 Ave., Red Deer, Alberta

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

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



Cordell Nielsen
318-5478



Kelly Oster
304-4061



11 REVIE CLOSE
MLS CA0108402
~~\$629,900~~ \$589,900
Call CORDELL: 403-318-5478



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



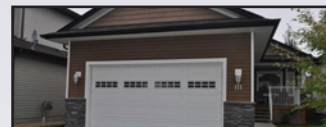
21012 TWP 421
MLS CA0105819 \$324,900
Call CORDELL: 403-318-5478



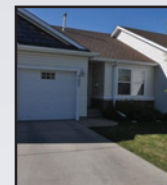
3 LEADER COVE, SYLVAN LAKE
MLS CA0115381 \$775,000
Call KIM: 403-318-7178
Call CHRIS: 403-391-8141



4527 48 AVE LACOMBE
MLS CA0111925 \$850,000
Call TIM: 403-350-1562



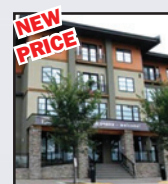
111 VANSON CLOSE
MLS CA0113168 \$409,900
Call Ed 403-506-7171
or Gord 403-357-7720



107 JENKINS DR.
MLS CA0093772
\$237,000
Call Ed
403-506-7171
or Gord
403-357-7720



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



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



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



2340 DANIELLE DRIVE
1520 sq ft MLS CA0107514 \$229,000 Call Ed
403-506-7171 or Gord 403-357-7720



5220 46 STREET, CLIVE
MLS CA0108315
\$284,000 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



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



4805 45 ST #430
MLS CA0112682 \$329,000 Call Ed
403-506-7171 or
Gord 403-357-7720



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



SELLING SECRET: HALF EMPTY CLOSETS

Storage is something every buyer is looking for and can never have enough of. Take half the stuff out of your closets then neatly organize what's left in there. Buyers will snoop, so be sure to keep all your closets and cabinets clean and tidy.

YOUR HOUSE YOUR
HOME

Call Jamie at 403-309-5451

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COLDWELL
BANKER

OnTrack Realty

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 bms (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

\$439,900

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

\$229,900

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

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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 & upgraded 2 bdrm and 1 bathroom unit with east facing balcony. Comes with all appliances.

Call DALE 403-302-3107

1620 SQ.FT. FULLY FINISHED
RAISED BUNGALOW

\$364,900



5514-53 AVE LACOMBE

5 bdms, 2 full baths, hardwood floors, many upgraded & renovated features. Has a suited style bsmt with private entry. A large & nicely landscaped yard with 24x26 heated garage.

Call DALE 403-302-3107

ADULT DOWNTOWN
CONDO

\$189,900

NEW PRICE



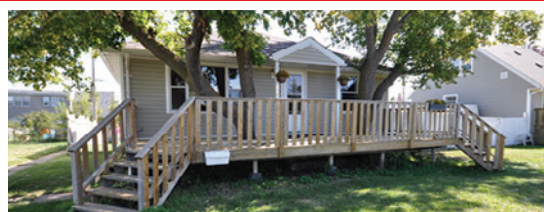
202 4522 - 47 AVE A

Located near Golden Circle & Rec Centre this 2 bdrm & 2 bath Adult condo is ready for immediate possession. Has an elevator & htd U/G parking. All appliances inc.

Call DALE 403-302-3107

KARRIE-ANNE
BREWSTER

OPEN HOUSE • SAT. SEPT 23, 1-3 P.M.

125 TAMARAC BOULEVARD
SPRINGBROOK

Single Family home for

\$194,500!!

2 bedrooms, 1 bath

Large lot, minutes to Red Deer

COLDWELL
BANKER

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ONTRACK
REALTYUNIT G, 2085—50TH AVE

RED DEER

www.coldwellbankerreddeer.ca

403-350-9782

MLS	ST	TYPE	ADDRESS	AREA	SUB AREA	PRICE
CA0104945	A	SFAM	125 Tamarac Boulevard	Red Deer County	Springbrook	\$194,500
CA0106112	A	APAR	18 Averill Street #110	Red Deer	Aspen Ridge	\$239,900
CA0109099	A	APAR	5420 48 Avenue #302	Red Deer	Downtown Red Deer	\$235,000
CA0110644	A	SFAM	20 Stirling Close	Red Deer	Sunnybrook	\$365,900
CA0112470	A	SFAM	6768 59 Avenue	Red Deer	Normandeau	\$249,900
CA0112998	A	SFAM	116 Pamelly Avenue	Red Deer	Pines	\$368,500
CA0113830	A	SFAM	216 Vincent Close	Red Deer	Vanier Woods	\$539,000
CA0113834	A	MODU	2129 Danielle Drive	Red Deer	Davenport	\$205,000
CA0114384	A	SFAM	131 Jarvis Bay Drive	Sylvan Lake Area	Jarvis Bay	\$535,000
CA0114396	A	SFAM	32 Harvey Close	Red Deer	Highland Green Estates	\$314,500
CA0114778	A	SFAM	153 Kingston Drive	Red Deer	Kingsgate	\$315,000
CA0114889	A	SFAM	112 Vanson Close	Red Deer	Vanier Woods	\$430,000
	A	SFAM	43 Issard Close	Red Deer	Inglewood	\$449,000



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YOUR HOUSE
YOUR HOME



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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.**



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.**



KENTWOOD Fully fin'd 4 bdrm/2 bath bilevel. Recent upgrades include cabinets, flooring upstairs, bathroom, paint, roof & siding. RV parking. **\$294,900 CALL NADINE 342-7700.**



2 GARAGES & 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.**



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



32x46SHOP 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 1589 sq ft 3 bdrm/3 bath laminate flooring, all appliances included. Sylvan Lake. **\$339,900 CALL BRAD GRANLUND 342-7700.**



2 GARAGES! Executive home on a huge pie lot with 4 bedrooms, and 5 baths, in a great location on trail system. Upgraded throughout. **\$1,079,900 CALL BRAD GRANLUND 342-7700.**



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



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



LAREDO Brand new 3bdrm/3bath Unique Elevations 2 storey oversized garage & deeper lot. includes all appliances. **\$439,900 Call BRAD GRANLUND 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**



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.**



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.**



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.**

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today to find your
PERFECT HOME!**

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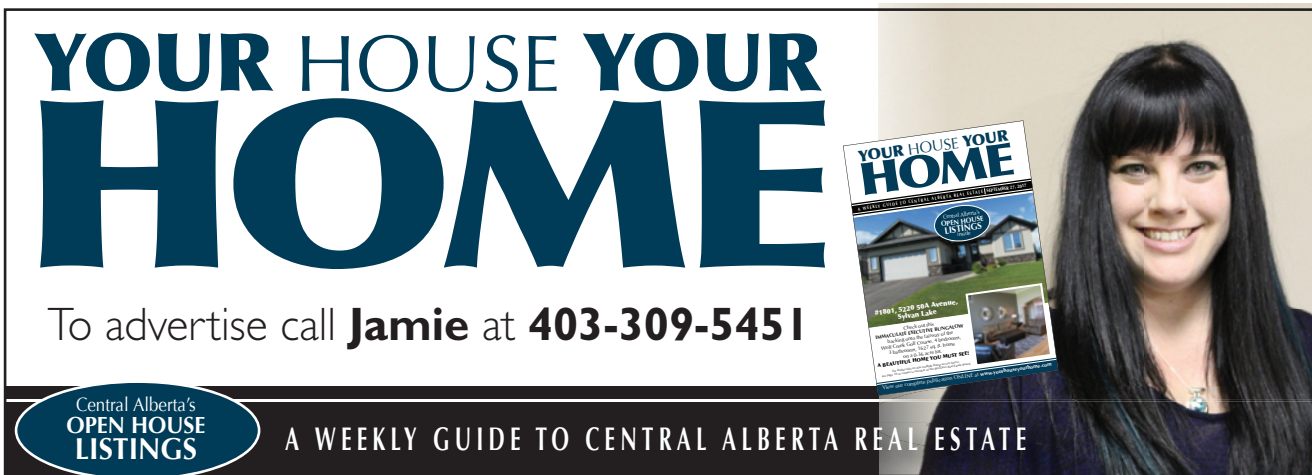


YOUR HOUSE YOUR HOME

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 23

RED DEER

24 Williams Close.....	1:00 – 4:00 pm	Jade Grise.....	COLDWELL BANKER ONTRACK.....	506-8171	\$699,900.....	Westlake
6333 61 Avenue.....	2:00 – 4:00 pm	Avril Evans.....	CENTURY 21 ADVANTAGE.....	348-6303	\$197,900.....	Highland Green
12 Valentine Crescent.....	2:00 – 4:00 pm	Dallas Todd.....	CENTURY 21 ADVANTAGE.....	575-5153	\$549,900.....	Vanier Woods
323 6 Michener Blvd.....	12:00 – 3:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795	\$284,900.....	Michener Hill
9 Caribou Crescent.....	1:00 – 3:00 pm	Kim Fox.....	RE/MAX.....	506-7552	\$549,900.....	Clearview Ridge
16 Davis Close.....	1:00 – 3:00 pm	Allan Melbourne.....	RE/MAX.....	304-8993	\$224,900.....	Deer Park Estates
32 Valley Green.....	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236	\$839,900.....	Vanier East
165 Jones Crescent.....	1:00 – 3:00 pm	Debra Kerr.....	RE/MAX.....	597-9134	\$398,000.....	Johnstone Park
#17 5202 Farrell Avenue.....	2:00 – 4:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$464,900.....	Fairview
40 Roland Street.....	1:00 – 3:00 pm	Bett Portelance.....	RE/MAX.....	307-5581	\$279,900.....	Rosedale Estates
148 Doran Crescent.....	1:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$314,900.....	Deer Park Village
104 Van Slyke Way.....	2:00 – 4:00 pm	Les Anderson.....	ROYAL LEPAGE NETWORK.....	350-1932	\$519,900.....	Vanier East
18 Larose Crescent.....	1:00 – 3:30 pm	Tanyalie Charles.....	ROYAL LEPAGE NETWORK.....	598-1059	\$619,900.....	Laredo
181 Lalor Drive.....	1:00 – 5:00 pm	Donna Empringham.....	ROYAL LEPAGE NETWORK.....	872-0105	\$649,900.....	Laredo
78 Jewell Street.....	2:00 – 4:00 pm	Donna Empringham.....	ROYAL LEPAGE NETWORK.....	872-0105	\$449,000.....	Johnstone Park
105 4902 37 Street.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338	\$239,500.....	South Hill
15 Elwell Close.....	1:00 – 3:00 pm	Janice Morin.....	ROYAL LEPAGE NETWORK.....	396-0004	\$224,900.....	Eastview Estates
267 Duston Street.....	1:00 – 3:00 pm	Chad Jensen.....	ROYAL LEPAGE NETWORK.....	318-0510	\$294,900.....	Devonshire

SATURDAY, SEPTEMBER 23

OUT OF TOWN

5514 53 Avenue.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107	\$364,900.....	Springbrook
125 Tamarac Boulevard.....	1:00 – 3:00 pm	Karrie Anne Brewster.....	COLDWELL BANKER ONTRACK.....	350-9782	\$194,500.....	Springbrook
#301 5300 60 Street.....	1:00 – 5:00 pm	Connie Williamson.....	WESTPINE ESTATES.....	391-4286	\$625,000.....	Sylvan Lake
16 Eagle Road.....	2:00 – 4:00 pm	Karen Sernecky.....	ROYAL LEPAGE NETWORK.....	587-877-9266	\$284,900.....	Lacombe
#113 28342 Twp Rd 384.....	2:00 – 4:00 pm	Cam Onkrik.....	ROYAL LEPAGE NETWORK.....	346-8900	\$659,900.....	Red Deer County
13 Radcliff Way.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505	\$394,900.....	Sylvan Lake
3 Leader Cove.....	1:00 – 3:00 pm	Chris Forsyth/Kim Lindstrand.....	MAXWELL REAL ESTATE SOLUTIONS.....	346-7755	\$775,000.....	Sylvan Lake
18 Rowberry Court.....	11:00 am – 1:00 pm	Kim Fox.....	RE/MAX.....	506-7552	\$276,900.....	Sylvan Lake
177 28342 TWP 384.....	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552	\$890,000.....	Red Deer County
#9 Westglen Boulevard.....	2:00 – 4:00 pm	Melissa Murray.....	RED KEY REALTY.....	357-9843	\$309,900.....	Blackfalds

SUNDAY, SEPTEMBER 24

RED DEER

223 Livingston Close.....	1:30 – 4:30 pm	Avril Evans.....	CENTURY 21 ADVANTAGE.....	348-6303	\$359,900.....	Laredo
6 Densmore Crescent.....	2:00 – 4:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021	\$379,900.....	Deer Park Estates
104 Van Slyke Way.....	1:00 – 3:00 pm	Les Anderson.....	ROYAL LEPAGE NETWORK.....	350-1932	\$519,900.....	Vanier East
86 Armitage Close.....	1:00 – 3:30 pm	Tanyalie Charles.....	ROYAL LEPAGE NETWORK.....	598-1059	\$549,900.....	Anders Park East
181 Lalor Drive.....	1:00 – 5:00 pm	Donna Empringham.....	ROYAL LEPAGE NETWORK.....	872-0105	\$649,900.....	Laredo
99 Voisin Close.....	2:00 – 4:00 pm	Lori Loney.....	ROYAL LEPAGE NETWORK.....	350-9700	\$549,900.....	Vanier East
35 Veronica Close.....	1:00 – 4:00 pm	Cam Ondrik.....	ROYAL LEPAGE NETWORK.....	346-8900	\$624,900.....	Vanier East
26 Kerry Wood Mews.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627	\$225,000.....	Riverside Meadows
140 Jennings Crescent.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505	\$359,900.....	Johnstone Crossing
113 Lamont Close.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505	\$359,900.....	Lancaster Meadows
104 Reichley Street.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338	\$384,800.....	Rosedale Meadows
21 Oxbow Street.....	2:00 – 4:00 pm	Jim Escott.....	SUTTON LANDMARK REALTY.....	391-1397	\$354,900.....	Oriole Park
114 Rowell Close.....	1:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$349,900.....	Rosedale Meadows
8 Elwell Avenue.....	2:00 – 4:00 pm	Kim Argent.....	RE/MAX.....	343-3020	\$274,900.....	Eastview Estates
55 Keen Crescent.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$244,000.....	Kentwood East
5 Lazaro Close.....	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236	\$469,900.....	Laredo
24 Williams Close.....	1:00 – 4:00 pm	Jade Grise.....	COLDWELL BANKER ONTRACK.....	506-8171	\$699,900.....	Westlake

SUNDAY, SEPTEMBER 24

OUT OF TOWN

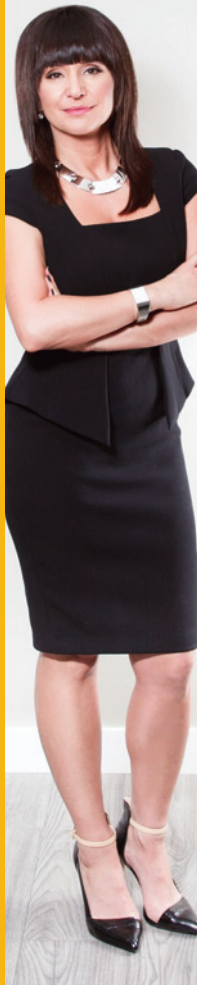
#301 5300 60 Street.....	1:00 – 5:00 pm	Connie Williamson.....	WESTPINE ESTATES.....	391-4286	\$625,000.....	Sylvan Lake
4601 Henner's Pointe.....	12:00 – 2:00 pm	Jamie Berg.....	ROYAL LEPAGE NETWORK.....	392-3732	\$494,900.....	Lacombe
5213 Lawton Avenue.....	2:00 – 4:00 pm	Hilary Rosebrugh.....	CENTURY 21 ADVANTAGE.....	358-2691	\$299,900.....	Blackfalds
86 View Drive.....	2:00 – 4:00 pm	Len Parsons.....	RE/MAX.....	343-3020	\$749,900.....	Lynn Valley
68 Churchill Place.....	1:00 – 3:00 pm	Debra Kerr.....	RE/MAX.....	597-9134	\$384,900.....	Blackfalds

THURSDAY, SEPTEMBER 28

OUT OF TOWN

4422 54A Ave Crescent.....	5:00 – 7:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795	\$288,800.....	Innisfail
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View our complete publication ONLINE at www.yourhouseyourhome.com


Advantage
Smarter, Bolder, Faster


Asha Chimiuk
403-597-0795



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/sep entrance. Media room. 26x24 att'd & 28x26 det'd shop. Fully fenced oversized pie lot, with room to park the RV.



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.



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.



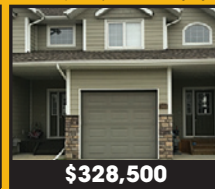
4 Sylvan Dr Sylvan Lake
Cute 1/2 Duplex on a lge corner lot with det'd single garage! Priced to sell with many updates inside & out. Newer deck was installed, home was painted throughout, firg on the main was replaced, newer light fixtures, windows, trims & more. Private setting with garage positioned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



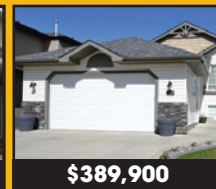
4276 Westbrooke Rd Blackfalds
Beautiful 1.5 story home located close to Abbey Centre in Blackfalds with a super sized green space behind. Enjoy sun and your summer barbecues on 2 tiered deck! Green drop will take care of your lawn until September! 4 bedrooms. Office and 4 bathrooms will fit a large family!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



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 Kirtton 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 renos? 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/leaving 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
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/blk'd island. Large sunny deck - perfect for entertaining your guests & family! Book your showing Today!



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

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HOME

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for your advertising needs!**

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See **21 Photos** at 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



FABULOUS AFFORDABLE HOME, SAFE QUIET LOCATION!
3 Bedroom, 2 Bath
1,030 Sq.Ft. Two Storey
\$194,900

www.112redwoodboulevard.com



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

www.3vernonclose.com



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

www.6404-elmwoodway.com



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

www.191sabreroad.com



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

www.20connellclose.com



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

www.6asmundsenclose.com



STYLISH, EASY CARE CONDO LIVING!
2 Bedroom, 2 Bath
Apartment Condo
\$184,900

#108, 639 Oak Street



IMMEDIATE POSSESSION, UNIQUE OPPORTUNITY!
3 Bedroom, 2 Bath
1,278 Sq.Ft. Condo Apartment
\$149,900

#111, 80A Kellaway Crescent



BEAUTIFUL BUNGALOW W/ ATT'D & DET'D GARAGE!
4 Bedroom, 3 Bath
1,544 Sq.Ft. Bungalow
\$509,900

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



SPECTACULAR FULLY FINISHED HOME W/ HEATED GARAGE!
2,142 Sq.Ft. 2 Storey
\$649,900

www.45lindmanavenue.com



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

www.67livingstonclose.com



AFFORDABLE HOME, NO CONDO FEES!
2 Bedroom, 2 Bath
1,078 Sq.Ft. 2 Storey
\$179,900

www.7b-glendaleboulevard.com



CHARMING HOME INSIDE & OUT!
5 Bedroom, 2 Bath
1,125 Sq.Ft. Bungalow
\$312,000

www.1fairwayavenue.com



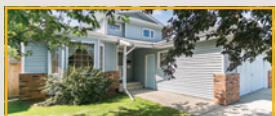
BRAND NEW FULLY FINISHED HOME!
5 Bedroom, 3 Bath
1,224 Sq.Ft. Bi-Level
\$394,900

www.98livingstonclose.com



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

www.94livingstonclose.com



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

www.62denovancrescent.com



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

www.131-18averillstreet.com



UNIQUE, STYLISH, UPGRADED HOME, EXCELLENT CURB APPEAL!
2 Bedroom, 1 Bath
990 Sq.Ft. Bi-Level
\$265,000

www.71heartlandcrescent.com

Century 21

Advantage

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Advantage

21 photos of every property

Parkland Mall, Red Deer



**Bob
Wing**
403-391-3583



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!



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!



\$188,900!

#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



Advantage

AVRIL EVANS 403-348-6303



\$359,900
OPEN HOUSE: SUN., SEPT 24, 1:30-4:30 PM
223 LIVINGSTON CLOSE

NEW BILEVEL IN LAREDO! 1268 SQ FT, 3 BEDS/2 FULL BATHS/ ALL APPLIANCES. DARK MAPLE CABINETRY. OPEN PLAN DESIGN WITH FIREPLACE. 44FT WIDE REAR LOT.



REDUCED \$197,900
OPEN HOUSE: SAT., SEPT 23, 2-4 PM
6333 61 AVENUE

RENOVATED FULLY DEVELOPED HALF DUPLEX WITH IMMEDIATE POSSESSION! GREAT START TO HOME OWNERSHIP! 3 BEDS/1.5 BATHS. NO CONDO FEES! BEST PRICE IN TOWN!



REDUCED \$299,900
183 DUSTON STREET

FACING DEVONSHIRE PARK! FULLY DEVELOPED RAISED BUNGALOW. 5 BEDS/3 BATHS, CENTRAL A/C, OPERATIONAL BSMT IN FLOOR HEAT, MAIN FLOOR LAUNDRY, NEWER SHINGLES. GREAT YARD & LOCATION!



REDUCED \$409,900
4232 WESTBROOKE ROAD

BACKING ON TO A FIELD AND NO NEIGHBOURS BEHIND! STUNNING OPEN PLAN NEW BUILD MODIFIED BILEVEL. 1440 SQ. FT ABOVE GRADE. 3 BEDS/2 FULL BATHS, DARK MAPLE CABINETRY WITH QUARTZ COUNTERTOPS, FIREPLACE WITH MARBLE STONE SURROUND.



**Avril
Evans**

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



Advantage Milena Toncheva 403 304-5265

Покупаете или продавате недвижिमост?

Довертесъ моему опыту и професионализму 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



STUNNING RENOVATIONS
In this fully finished 4 bdrms, 3 baths bi-level with Double Detached Garage & a large yard. A MUST see! **\$349,000.**



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.**



SELLING SECRET: CONCEAL THE CRITTERS

Buyers don't want to walk in your home and see a bowl full of dog food, smell the kitty litter box or have tufts of pet hair stuck to their clothes. It will give buyers the impression that your house is not clean. Send your pets to a kennel for the day.

**YOUR HOUSE YOUR
HOME**

Call Jamie at 403-309-5451

Ask Charles

My mortgage broker had me prequalified for a mortgage, but still says I should include a financing condition when submitting an offer to purchase a home. Why?

Your mortgage broker is making a good suggestion. You have been prequalified, but that's not the same as being approved for a mortgage. Mortgage prequalification is only tentative approval based on basic financial information.

Typically, a mortgage broker can prequalify you for a mortgage based on minimal information about your financial situation, such as your income and down payment amount. Prequalification helps when you start looking at properties because it tells you the mortgage amount for which a lender would likely approve you. It is not a guarantee a lender will enter into a mortgage contract with you, but it can help you narrow down your property search to a certain price range.

When you find a home you want to buy, your real estate professional will help you write an Offer to Purchase. You should listen to your mortgage broker's advice, and include a financing condition on your Offer to Purchase. A financing condition means the deal isn't firm until you secure a mortgage and waive the condition. If you aren't successful in getting a mortgage, you won't waive your financing condition, you won't proceed with the purchase, and there won't be legal consequences for not proceeding with the purchase.

If the seller accepts your conditional Offer to Purchase, you have to apply for a mortgage. To do so, you will have to submit supporting documents (paystubs, T4, letter of employment, etc.), and infor-

mation about the property you want to purchase (for example, the listing feature sheet). The lender will review your financial situation and information about the property.

The lender wants to review the property to look at a number of things. For example, is the property worth what you're paying for it? Is it located in a flood plain? If you're buying a condominium, is the corporation in financial difficulty? Does the condominium have an appropriate reserve fund? The lender wants to review the property to see if it has an elevated financial risk associated with it. Until you are formally approved, and the lender assesses the property you're buying, there is no guarantee you will receive a mortgage from the lender. The financing condition gives you a chance to secure a mortgage before finalizing the purchase.

Some buyers who need a mortgage feel comfortable proceeding without a financing condition, possibly to make their offer more attractive to a seller, but it's rarely a good idea. A financing condition provides a bit of added protection. If you proceed without a financing condition, and are not able to secure a mortgage, you may have to back out of the deal and the seller could take legal action.

"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

RE/MAX

real estate
central
alberta

4440 - 49 ave.
red deer
403.343.3020



58 Greenham Drive
GREAT CONDITION and many recent reno's. 3 beds up, open concept main level, fireplace, and all appliances included! **\$274,900**



62 Asmundsen Close
FULLY DEV'D 2 STOREY! With fabulous yard & perfect location! Open concept main level, large master suite with 5pc ensuite on the upper level plus 2 add'l bdrms & a lge bonus room! bsmt is developed with media rm & rec rm, plus plenty of space for another bdrm. Sunny S facing rear deck & the hot tub stays! **\$444,900**



64 Vincent Crescent
NEWER BUNGALOW in Inglewood! 3 beds on the main, open concept, ensuite and fully finished basement with 9' ceilings! Open concept main level, laminate floors, large island and maple kitchens - excellent condition! **\$459,000**



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**



52 Best Crescent
RENOVATED WITH INCREDIBLE QUALITY Hard, granite, custom Cherry cabinets, new windows, shingles, plumbing and wiring! Across from a huge green space, this is a beautiful home! **\$565,000**

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

VACANT LAND EAST OF Hwy 2 & 42 \$1,299,999



This property is right on the SE corner & runs parallel to both hwy's for incredible exposure. Zoned as agriculture but if the zoning were changed this would make for a great location for commercial, retail mix or future industrial site. The entire parcel is on higher ground which makes for good water drainage. There is Power, Gas & Water on property but no sewer set up. **CA0114417**

ON TOWNSHIP ROAD 374, Red Deer \$2,500,000



SUB-DIVIDABLE RIVERFRONT PROPERTY ON THE C & E TRAIL

Amazing views all around overlooking the old train trestle to the N. Open Land right next to the River. Access available from two different Roads. Has qualified for subdividing or build your dream home w/a wonderful view. **CA0110504**



Mitzi Billard
(403) 396-4005



4240 46A Avenue #8 (PARKVALE)
\$239,900

25 Vienna Close \$924,000



Magnificent Bungalow with Walkout & Fabulous Pond View

CA0113309

4862 Aspen Lakes Blvd Blackfalds \$429,900



Custom Built Krest Home
Lovely & Private Master Bedroom
CA0113958

This Parkvale Home has had some Major Renovations. It's Gorgeous! If you have visited before you need to see again; it's *not* the same home. **CA9114436**

OPEN HOUSE: Sat. Sept 21 From 2pm-4pm

RE/MAX

real estate central alberta (403) 343-3020 **LET ME MOVE YOU**



Bett Portelance 403-307-5581



#435, 6 MICHENER BLVD
943 SQ FT CONDO, 1 BDR, PLUS DEN, 2 BATH, HEATED U/G PARKING



40 ROLAND STREET
OPEN HOUSE
SATURDAY, SEPTEMBER 23, 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
\$59,900

HELPING YOU MAKE THE RIGHT MOVE

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

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



NEW PRICE
\$129,990
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.**



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**



OPEN HOUSE • SUN. SEPT 24 2-4 P.M.
\$274,900
8 Elwell Avenue
WHAT A FANTASTIC FLOOR PLAN! Four bedrooms 3 bathrooms, hardwood, newer windows, lots more updates. **Call Kim Argent RE/MAX real estate central alberta 403-357-4525**



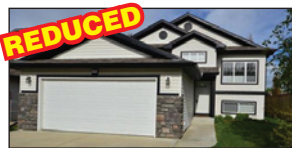
OPEN HOUSE • SAT. SEPT 23 1-4 P.M.
\$314,900
148 Doran Cres
IMMACULATE ADULT ORIENTED DUPLEX with large double attached garage, main floor laundry, quality construction and original owner.. this is one home you should see Saturday from 1-4 PM... Drop in and see it. **Ivan Busenius 403-350-8102, www.ivanb.ca**



JUST LISTED
OPEN HOUSE • SUN. SEPT 24 1-4 P.M.
\$349,900
114 Rowell Close
SUPER QUALITY HOME in a great location. Fully developed with large attached garage, covered deck, underground sprinklers, central air and so much more, you want to see this fantastic home. Come see Sunday 1-4 Pm. **Ivan Busenius 403-350-8102, www.ivanb.ca**



\$405,900
64 Jenkins Drive
ADULT LIVING at its finest. This fully developed attached condo gives you all the freedom from yard work and maintenance but the luxury of a fully develop beautiful home with heated attached double garage. You want to see this fantastic home. Call me for your private viewing. **Ivan Busenius 403-350-8102, www.ivanb.ca**



REDUCED
\$419,900
QUICK POSSESSION!
Fabulous 1340 sq ft Five bedroom bi level. This home is super bright and features a finished basement with a cozy gas fireplace, big windows, four piece bathroom and three bedrooms. **Call Kim Argent RE/MAX real estate central alberta 403-357-4525**



NEW LISTING
OPEN HOUSE • SUN. SEPT 24 1-3 P.M.
\$469,900
5 Lazo Close
BRAND NEW FORMER SHOW HOME built by ABBEY PLATINUM. A 1692 sq ft 2 Storey featuring 3 bdrms, 3 baths, open design main floor, attached 24x23 finished garage and complete sod front to back. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**



NEW LISTING
OPEN HOUSE • SAT. SEPT 23 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.**

●● BLACKFALDS ●●

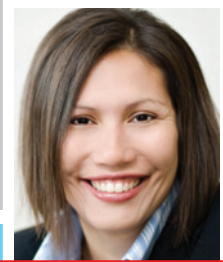


NEW LISTING
\$429,900
4320 Westbrooke Road
MOVE IN AND ENJOY!
This 1287 sq ft home features 3 bdrms plus den, 3 baths, vaults, numerous upgrades plus a 22x24 heated attached garage plus a parking pad that will house an extra large RV. **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

●● RED DEER COUNTY ●●



OPEN HOUSE • SUN. SEPT 24 2-4 P.M.
\$749,900
86 View Drive, Linn Valley
PRISTINE CONDITION, Home has been extremely renovated, nothing to do. 4 bedrooms, 3 bathrooms. 32x40 attached garage, plus 20x20 workshop – room for toys. **Your host Len Parsons 403-350-9227**



LISA SUAREZ
Realtor®



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Ponoka

3628 44 STREET

\$199,000

MLS CA#0111570



Lacombe

7135 HENNER'S RD

\$409,900

MLS CA#0113494



Lacombe

5724 50TH AVENUE

\$499,900

MLS CA#0113171



Gull Lake

60 LAKEVIEW DRIVE

\$360,000

MLS CA#0106900



Wolf Creek Village

226 SAND BELT DRIVE

\$98,900

MLS CA#0097785



Blackfalds

4929 WESTBROOKE RD

\$269,900

MLS CA#0097745



Alix

4419 LAKE STREET

\$119,000

MLS CA#0104032



Lacombe

12 FAIRWAY DRIVE

\$334,900

MLS CA#0110030



Gull Lake

59 RIDGE DRIVE

\$189,900

MLS CA#0110599



Lacombe

5607 54 AVENUE

\$346,000

MLS CA#0108256



Blackfalds

124 PARAMOUNT CRES

\$125,000

MLS CA#0103058



Lacombe

21 IRON WOLF BLVD

\$339,900

MLS CA#0102864

**YOUR
LISTING**

HERE!



Lacombe

37 ERICA DRIVE

\$648,000

MLS CA#0111281



Lacombe

16 PETTICOAT LANE

\$398,000

MLS CA#0101175



5.98 Acres

41512 RANGE RD 255

\$325,000

MLS CA#0112748



Gull Lake

21 BIRCH CRESCENT

\$698,900

MLS CA#0100276



Lacombe

19 SANDSTONE AVE

\$274,900

MLS CA#0100107



Lacombe

40 LAKES CLOSE

\$499,011

MLS CA#0099664



5.39 Acres

4402 50 STREET

\$399,000

MLS CA#0098997



Red Deer

20 HUMBER CLOSE

\$324,000

MLS CA#0113815



1.2 Acres

4714 48 AVENUE

\$499,900

MLS CA#0112711



Lacombe

6 TALISMAN CLOSE

\$389,000

MLS CA#0110990



Lacombe

62 MACKENZIE CRES

\$389,888

MLS CA#0114033

**YOUR
LISTING**

HERE!