

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | OCTOBER 6, 2017

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

**3 Leader Cove,
Sylvan Lake**

Check out this
AMAZING LUXURY EXECUTIVE HOME
Tile throughout the entire main floor, solid maple doors and finishing as well as LED lights throughout. Granite counter tops and gas range in the kitchen plus a large walk in pantry. Loaded with extras.

\$775,000

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



View our complete publication ONLINE at www.yourhouseyourhome.com



Network Realty Corp. 403-346-8900

3608-50 Ave www.networkrealtycorp.ca



Doug Wagar
403.304.2747



OPEN HOUSE SUN. OCT 8, 2-4 PM
10 FOREST CLOSE, RED DEER
Gorgeous home on a beautiful close. Fully dev'd, double garage. \$317,500



JUST LISTED!
Fully dev. bi-level. Fenced yard. Quiet location on a close. \$219,900



40 PLUS
Beautiful top floor condo. Central air, panoramic view. Swimming pool & so much more! \$248,900



OPEN HOUSE SAT. OCT 7, 2-4 PM
30 CARLETON #1607
A "Must See". Excellent location in Clearview Ridge. Fully dev. 2 storey condo, fenced yard. \$259,900



SPRUCE VIEW
Acreage sized, pretty lot. 1200 sq ft mobile. Double Garage! \$119,900



JUST LISTED!
Legacy Estates. 60 + Condo. 2 beds, 2 baths, totally upgraded. Immediate possession! \$182,500

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Janice Mercer
403.598.3338



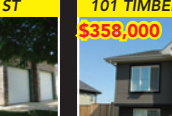
#105 4902 37 ST
\$234,500
REDUCED!
OPEN HOUSE SAT. OCT 7, 2-4 PM

6 MONTHS FREE CONDO FEES!! 1370 sq ft 3 bdrm 2 bath condo. Fees include everything but phone & cable. CA0116081



104 REICHLEY ST
\$384,800
REDUCED!

Immaculate 1353 sq ft Fully Developed Bungalow. 3 bdrms up, open concept Immediate possession! CA0109930



101 TIMBERSTONE WAY
\$358,000

Trendy grey tones in this 2 bed 2 bath Bi level with detached 24x24 heated garage on a HUGE lot CA0114643



5830 45 AVE

Unique 2273 Executive 2 storey in desirable WASKASOO CA0115827



24 ISAACSON CRESCENT
\$434,900

4 bed 3 bath fully developed WALK OUT modified bi level on a Pie lot CA0114881

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

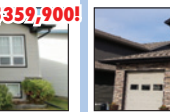


Gerald Doré
403.872.4505



Only \$359,900!

140 JENNINGS CRESCENT
Mint condition with well-equipped garage and room for RV! MLS#CA0115194



Only \$549,900!

26 LAWSON CLOSE
Walkout two storey. 5 beds, 4 baths, on a quiet close! MLS#CA0113702



Only \$394,900!

13 RADCLIFF WAY, SYLVAN LAKE
Luxurious finish with oversized mechanic's garage! MLS#CA0115084



Only \$374,900!



4742 ASPEN LAKES ROAD
Custom-built executive quality! MLS#CA0113910

SENIORS!! COZY, COMFORTABLE, AND AFFORDABLE HOUSING OPTIONS!!



Garry Raabis
403-340-6789



46 COSGROVE CL • \$269,000
REDUCED
OPEN HOUSE SATURDAY OCT. 7, 1-3 PM
Loaded townhome bungalow, a/c, sprinklers, att. gar., covered deck, quick poss., NO condo FEES! Full bsmt. **CALL GARRY**



EXCELLENT VALUE
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 • \$159,000
REDUCED
60+ bldg., Special amenities include optional dining, salon, exercise room, games room, htd. undgrnd. parking. Faces treed reserve, Immediate Possession **CALL GARRY**



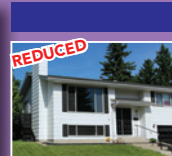
www.yourcentralalbertarealtor.com



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



Donna Empringham
403-872-0105



REDUCED

119 NORRIS CLOSE
MLS CA0108387
\$324,900



4902 - 37 ST - UNIT #1107
MLS CA0110732
\$184,900



181 LALOR CLOSE
MLS CA0108531
\$649,900



174 LARSEN CRESCENT
MLS CA0101162
\$319,000



27054 TOWNSHIP RD 364, #146
MLS CA0113744
\$998,000



ANOTHER PEGASUS BEAUTY!



NORM JENSEN
403.346.8900



1250sqft Half Duplex, Gorgeous layout, fireplace, main flr laundry, Spc ensuite, tons of extras!

CHARACTER HOME!



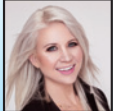
1.5 storey on 3 LOTS! Across from Park. Tons of recent reno's! Newer shingles and deck, huge parking pad in back!!



The Durling Group

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www.YourHouseSoldGuaranteed.com

\$399,900 OR TRADE BLACKFALDS - Brand new 2 storey backing onto park reserve - New contemporary design, large entry, lots of built in's for storage, large windows in the kitchen/livingroom area, mudroom off garage features a convenient separate door to the backyard - Upstairs features 3 bdrms inc master with double sink ensuite & large walk in closet 	\$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  Scott Wiber Agent  Cam Ondrik Agent  Debby Wells Office Administrator
\$739,000 OR TRADE TEXT: 8340 GARDEN HEIGHTS 10 Grove Close - Executive 2540 Sqft 1.5 Storey walkout, backing onto green space - Beautiful engineered hardwood, cherry wood cabinets & custom stone work throughout the home - 4 Bedrooms, 4 baths - Outdoor entertainment space w/ huge partially covered sundeck boasting a west facing backyard  OPEN HOUSE SATURDAY 2-4 PM	\$399,900 OR TRADE TEXT: 3315 ASPEN RIDGE - Immaculate home inside & out! Open concept 1099 Sqft Bi-level - Fully finished w/2 bedrooms up & 2 down, vaulted ceilings, hardwood flooring - Kitchen features pantry, eat-up bar - Outside is a covered deck, stunning landscaping w/waterfall & ponds, beautiful perennials & 2 garages 	 403-346-8900 <i>* Some conditions apply</i>
\$299,900 OR TRADE MORRISROE - Large open concept bungalow .. 1220 Sqft, 4 Bedrooms, 3 Baths - Lots of natural light, 3 bedrooms on main floor, ensuite off master - Separate basement entrance, large family room - Detached 24x24 garage 	\$439,900 OR TRADE BLACKFALDS - New executive modified walkout bi-level, 1294 Sqft, w/ triple car garage - 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 - Located on quiet crescent with view of walking trail & green belt 	

Six steps to a new bathroom

Gorgeous and functional bathrooms add value to a home, so renovating this room is always profitable in the long run. When launching into this type of work, it's wise to allocate a quarter of your budget for any unpleasant surprises you may find behind the walls. Keep in mind that this type of project requires a fair bit of preparation and the following of some specific steps.

1. The plan. This is your starting point. It allows you to identify your needs and style preferences, and to set a budget. Plumbing could be costly if you decide to change the layout of the basics, such as the toilet, bath, and sink. Obviously, if you plan to open the walls and floor to change the dimensions of the room or to check for mold, now is the time to undertake such work.
2. Stripping the entire room. Tearing everything down and starting from scratch is often easier than trying to save a few details, such as a wall or a toilet! If there wasn't any ventilation in the room before the renovations and the humidity levels were high, tear everything down and leave the skeleton of the room



to dry before starting the rest of the work. Ventilation in a bathroom is an important factor in preventing mold in the home. This is also the time to install a fan suitable for the size of the room you're ventilating.

3. The floor. This is the best place to start your rebuilding. It is also an ideal opportunity to install underfloor heating if you're using plywood sheets.
4. Bathroom fixtures. Bath, shower, or both? Just a toilet, or accompanied by a bidet? A vanity, or two vessel sinks on a floating countertop? It all depends on your taste and your lifestyle, or on your target audience for resale. Walk-in showers are increasingly popular; however, a bath may be necessary for a single family home in a suburban residential area.

5. Wall coverings. Ceramic is one of the ideal wall coverings for renovating a bathroom. In addition to being sold in a multitude of designs, ceramic tiles stand the test of time and are easy to maintain. For the wall under the ceramic tiles, opt for blue gypsum panels that are moisture resistant. These will cost a few dollars more per sheet, however. In the shower or bath, install cement backer boards (Durock), as they have the distinct advantage of not expanding if they get wet. Be careful — panels that expand behind a ceramic wall means the tiles will crack eventually.
6. The finishing touch. Paint and accessories give the perfect finishing touch to your dream bathroom. For the paint, be sure to choose one specifically designed for bathrooms; it is designed to provide better resistance to moisture. Yes, renovating a bathroom is a huge project, but supported by experts and armed with some good advice, you'll feel proud of all your work and increase the value of your property.

Renovating a bathroom always increases the value of a home.

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COLDWELL
BANKER

OnTrack Realty

**Dale
Stuart**

403-302-3107

**CONDO UNITS LIKE THIS DON'T
COME ALONG TOO OFTEN****\$151,900**OPEN
HOUSE**SATURDAY, OCT 7, 1:30-4 PM****#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**EXECUTIVE BUNGALOW IN
ROSEDALE****\$439,900**OPEN
HOUSE**SUNDAY, OCT 8, 1:30-4 PM****200 REICHLEY ST**

Features 5 bdrms & 3 baths (4 pce ensuite w/ airtub) hardwood & slate tiled flooring, vaulted ceiling, gas FP, quality oak cabinets. 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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OFFERS YOU
QUALITY
SERVICE
AND A VERY
COMPETITIVE
COMMISSION
RATE"**

**1620 SQ.FT. FULLY FINISHED
RAISED BUNGALOW****\$364,900**OPEN
HOUSE**SATURDAY, OCT 7, 1-4 PM****HOSTED BY AMANDA PRECISO****5514-53 AVE LACOMBE**

5 bdrms, 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****202 4522 - 47 A AVE**

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**BUILD YOUR NEW
DREAM HOME!****\$499,900****C&E TRAIL**

4.72 acres only 2 miles west of Red Deer. On the C & E Trail south. Has river frontage. Has a 1450 sq.ft. bungalow and 22 x 24 det. garage. (Both in need of major renovations).

Call DALE 403-302-3107

Why use a Realtor?

Your Realtor can help you negotiate

There are many negotiating factors, including but not limited to price, financing, terms, date of possession and often the inclusion or exclusion of repairs and furnishings or equipment.

The purchase agreement should provide a

period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase. Your agent can advise you as to which investigations and inspections are recommended or required.



**Blaine
Dushanek**
391-9444



**Chris
Forsyth**
391-8141



**Roger
Will**
350-7367



**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



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



**Cordell
Nielsen**
318-5478



**Kelly
Oster**
304-4061

Feature Home



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



**136 PARAMOUNT CRES,
BLACKFALDS**
MLS CA0112360 \$389,900
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



111 VANSOON CLOSE
MLS CA0113168 \$394,700
Call Ed 403-506-7171
or Gord 403-357-7720



36 IVES CRESCENT
MLS CA0115283 \$354,900
Call KIM:
403-318-7178



2340 DANIELLE DRIVE
1520 sq ft MLS CA0107514
\$219,000 Call Ed 403-506-7171
or Gord 403-357-7720



**SAT. OCT 7, 2-4 PM
36576 RR 285,
RED DEER COUNTY**
MLS CA0116115 \$525,900
Call Roger 403-357-7367



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



4533 48 AVE LACOMBE
MLS CA0115784 \$275,000
Call TIM: 403-350-1562



**7 KIRSCH
CLOSE**
MLS CA0110408
\$230,000 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



**5220 46
STREET, CLIVE**
MLS CA0108315
\$278,500 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



SIERRA GRANDE 4805 48 ST
MLS CA0115875 \$299,000
MLS CA00112682 \$314,900
Call Ed 403-506-7171 or
Gord 403-357-7720



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



BUYING SECRET: AVOID SLEEPER COSTS

The difference between renting and home ownership is the sleeper costs. Most people just focus on their mortgage payment, but they also need to be aware of the other expenses such as property taxes, utilities and homeowner-association dues.

YOUR HOUSE YOUR
HOME

Call Jamie at 403-309-5451

How to **improve** your home's curb appeal

Men and women who have tried to sell a home are likely familiar with the phrase "curb appeal." Curb appeal is similar to getting ready for a big date, only you're not dressing yourself up to make a strong first impression. Instead, improving curb appeal involves dressing your home up in the hopes it makes a strong first impression on prospective buyers, many of whom will have a strong opinion about the property before they even get out of their cars to have a look around.

A home with strong curb appeal can entice buyers who are likely to believe that a home with a well-maintained exterior is likely to have an equally impressive interior. Homeowners who want the process of selling their home to go smoothly can improve the property's curb appeal in a number of ways, many of which don't necessitate a substantial home improvement budget.

* **Clean up.** The most effective way to improve curb appeal is to clean up the property. Many homeowners are savvy enough to remove toys and other items from the yard before showing a home, but cleaning up goes beyond removing clutter from the property. Make sure all hedges are trimmed and remove weeds, sticks and other debris from any flower beds. Lay mulch in the flower beds and garden, as mulch prevents weed growth while helping the soil retain moisture, resulting in more attractive gardens to catch a buyer's eye.

* **Get an "edge" on other sellers.** Edging is another easy and effective way to improve curb appeal. Edge driveways, sidewalks and other walkways around the property, removing or trimming anything that is hanging over the driveway or walkways. If the boundary between your driveway



Ensuring a home's primary entryway is welcoming and well-groomed is one way homeowners can improve curb appeal

and lawn is not distinct, consider installing edging materials such as stone or bricks. The edging can be level with the driveway or elevated, but keep in mind that elevated driveway edging can protect the lawn, preventing kids from riding their bicycles onto the lawn or cars from driving onto it. Adding edging is not a very difficult do-it-yourself project.

* **Take to the trees.** Many homeowners grow accustomed to overgrown trees around their property and may not notice that low-hanging, unsightly branches are hiding the home from view. Buyers want to see the house, so take to the trees and trim any branches that hang too low or obscure your home.

* **Clean the gutters.** Leaves and sticks hanging from the gutters are a red flag to buyers, who tend to associate

clogged gutters with roof damage. Clean the gutters thoroughly before putting your home up for sale and keep them clean throughout the selling process. If your property includes lots of trees, install guards to keep twigs and leaves out of the gutters.

* **Make the home accessible** through the front door. Many homeowners enter their home through a side door or through their garage. If you fall into this category, keep in mind that prospective buyers will be entering through the front door, so make this area accessible. Clear any clutter, such as overgrown hedges, away from the front door, and consider upgrading the door handle to a more modern feature. In addition, make sure the lock on the front door doesn't stick, forcing the realtor and buyers to immediately struggle before entering the home.

You want buyers and their real estate agents to get in and out of the home as smoothly as possible.

* **Make sure all plants, including flowers, are living.** Dehydrated or dead plants and flowers are eyesores, and they will give buyers the impression that you didn't pay much attention to your property. Make sure all plants are alive and thriving and replace those that aren't. You can replant new flowers or plants or just use potted plants instead. When purchasing new plants, choose low-maintenance varieties that appeal to buyers who want good vibrant plants but might not want to put in much work into the garden.

When selling a home, homeowners can employ a number of tactics to improve their home's curb appeal.



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O'SHEA**



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This 2 bdrm condo features hardwood floors, spacious layout, 6 appliances, big windows & low condo fees! **Only \$179,900 CALL NICOLE 342-7700.**



YEAR ROUND LAKE LIVING Don't just spend summer @ the lake! This beautiful 4 bdrm, 3 bath home w/double detached garage is perfect all year! Large deck & yard, room for the toys & guests! **\$589,900 CALL NICOLE 342-7700.**



NO CONDO FEES 3 bedroom/2 bathroom townhouse with fireplace, laminate flooring, all appliances Penhold. **\$237,000 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.**



KENTWOOD Fully fin'd 4 bdrm/2 bath bilevel. Recent upgrades include cabinets, flooring upstairs, bathroom, paint, roof & siding. RV parking. **\$289,900 CALL NADINE 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 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.**



MODERN & STYLISH Huge entryway, sunken living room, grey cabinetry, 2 large bdrms, 2 full baths, 6 appliances included. Move in today! **\$359,900 CALL NICOLE 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.**



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



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



LAREDO

Brand new 3bdrm/3bath Unique Elevations 2 storey O/S 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.**

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Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



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or for advertising space!*

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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, OCTOBER 7

RED DEER

54 Grant Street.....	3:00 – 4:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$269,900.....	Glendale Park Estates
1415 31 Jamieson Ave.....	2:00 – 4:00 pm	Dallas Todd.....	CENTURY 21 ADVANTAGE.....	575-5153.....	\$169,900.....	Johnstone Park
#9 7 Stanton Street.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107.....	\$151,900.....	Sunnybrook
40 Roland Street.....	1:00 – 3:00 pm	Bett Portelance.....	RE/MAX.....	307-5581.....	\$279,900.....	Rosedale Estates
114 Rowell Close.....	1:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$349,900.....	Rosedale Meadows
111 Kirkland Close.....	1:00 – 3:00 pm	Len Parsons.....	RE/MAX.....	350-9227.....	\$334,900.....	Kentwood West
20 Humber Close.....	1:00 – 3:00 pm	Lisa Suarez.....	ROYAL LEPAGE LIFESTYLES.....	782-3171.....	\$324,000.....	Highland Green
46 Cosgrove Close.....	1:00 – 3:00 pm	Garry Raabis.....	ROYAL LEPAGE NETWORK.....	340-6789.....	\$269,000.....	Clearview Meadows
#105 4902 37 Street.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338.....	\$234,500.....	South Hill
30 Carleton Ave #1607.....	2:00 – 4:00 pm	Doug Wagar.....	ROYAL LEPAGE NETWORK.....	304-2747.....	\$259,900.....	Clearview Ridge
4902 37 St Unit #1107.....	2:00 – 4:00 pm	Donna Empringham.....	ROYAL LEPAGE NETWORK.....	872-0105.....	\$184,900.....	South Hill
181 Lalor Drive.....	1:00 – 5:00 pm	Donna Empringham.....	ROYAL LEPAGE NETWORK.....	872-0105.....	\$649,900.....	Laredo
10 Grove Close.....	2:00 – 4:00 pm	Scott Wiber.....	ROYAL LEPAGE NETWORK.....	505-3815.....	\$739,000.....	Garden Heights
189 Ireland Crescent.....	1:00 – 3:30 pm	Tanyalie Charles.....	ROYAL LEPAGE NETWORK.....	598-1059.....	\$359,900.....	Inglewood West

SATURDAY, OCTOBER 7

OUT OF TOWN

#301 5300 60 Street.....	1:00 – 5:00 pm	Connie Williamson.....	WESTPINE ESTATES.....	391-4286.....	\$625,000.....	Sylvan Lake
1310 Lucina Street.....	1:00 – 2:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$185,000.....	Penhold
5514 53 Avenue.....	1:00 – 4:00 pm	Amanda Precioso.....	COLDWELL BANKER ONTRACK.....	352-0405.....	\$364,900.....	Lacombe
4936 Breadsley Avenue.....	1:00 – 3:00 pm	Marcella Barthel.....	RE/MAX.....	597-5563.....	\$397,900.....	Lacombe
157 Bowman Circle.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$479,000.....	Sylvan Lake
36576 RR 285.....	2:00 – 4:00 pm	Roger Will.....	MAXWELL REAL ESTATE SOLUTIONS.....	350-7367.....	\$525,900.....	Red Deer County

SUNDAY, OCTOBER 8

RED DEER

200 Reichley Street.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107.....	\$439,900.....	Rosedale Meadows
#901 339 Viscount Drive.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$264,900.....	Vanier East
10 Forest Close.....	2:00 – 4:00 pm	Doug Wagar.....	ROYAL LEPAGE NETWORK.....	304-2747.....	\$317,500.....	Fairview
181 Lalor Drive.....	1:00 – 5:00 pm	Donna Empringham.....	ROYAL LEPAGE NETWORK.....	872-0105.....	\$649,900.....	Laredo

SUNDAY, OCTOBER 8

OUT OF TOWN

#301 5300 60 Street.....	1:00 – 5:00 pm	Connie Williamson.....	WESTPINE ESTATES.....	391-4286.....	\$625,000.....	Sylvan Lake
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MONDAY, OCTOBER 9

RED DEER

114 Rowell Close.....	1:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$349,900.....	Rosedale Meadows
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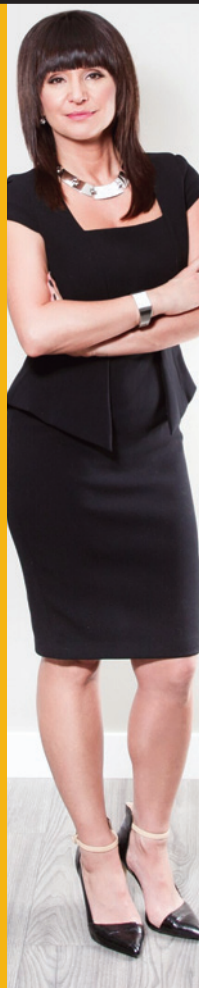
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Asha Chimiuk
403-597-0795



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.



5813-43 Ave

A GEM! Located in desirable Waskasoo close to schools, parks and trails with only minutes to downtown! Built in 1948 home has a newer addition & large detached garage built in 80s! It has a unique open design - hard to find in this age homes! 3 bedrooms and 1 bathroom with possibility of adding another bedroom and bath in the basement. Large private yard, mature trees, deck and patio will please you!



4425 Embury Crescent

One of a kind! Amazingly kept, never listed before home! Not double, but 2 DBL detached garages. HUGE yard with plenty of room for RV parking and more, gorgeous park like yard and attached single garage (for a lady!) Top floor recently renovated and bottom partially finished is waiting for new owner ideas! Located across from school - Eastview location will impress you!



69 Oak Drive

Immaculate site split bi-level with fully finished basement, detached double garage and 2 storage sheds! Built in 2006 and located in Oriole Park west right across green space and next to a large park! This beautiful home has 4 bedrooms and 3 bathrooms. Basement was just freshly finished, quick possession available, ready to move in condition!



323, 6 Michener Blvd.

Welcome to Sierras in Michener Hill! Adult condo complex with long list of amenities: hot tub, library, exercise room, games room, Party room, Patio, gazebo and more to enjoy! 1 bedroom, den and bathroom with walk in shower. Upgraded unit with gorgeous, modern kitchen to enjoy! Underground parking & storage! This unit is located on the 3rd floor with a view of the west.



\$579,900



\$328,500



\$288,800



\$409,900



\$539,900

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.

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.

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!

154 Ivany Close

On a quiet close. 1824 sq.ft., 2 storey, fully finished, 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 finished bsmt has rec room w/wet bar, bdrm, bath & storage.



\$189,900



\$114,990



\$292,500



\$189,850



\$264,650

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!

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!

4509 Van Eaton Way Clive

Welcome to Van Eaton Way! Check this beautiful fully finished 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/blkst 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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#111, 80A Kellaway Crescent



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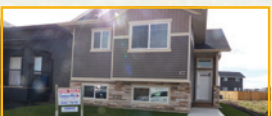
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1,208 Sq. Ft. Four Level Split
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Large eat-in kitchen, open plan, 2 beds, 2 baths, fenced yard, RV parking, AC, perfect for a retired couple!



54 Grant St.
FABULOUS UPGRADES!
Main flr completely renovated with custom maple kitchen, new windows & bath, new flooring up & down, AC and terrific deck!



#163 Waskasoo Estates (R.D. County)
AFFORDABLE DOUBLE WIDE!
Spacious modular home in good condition with 3 bedrooms, 3 baths, vaulted ceilings, covered deck, 2 car garage & fenced yard.

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

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The Real Estate Guide Moving Checklist



*Whatever your
destination,
have a safe
move and enjoy
your new home.*

**Because moving to a "dream home"
shouldn't seem like a "nightmare."**

ONE MONTH BEFORE

- ✓ Make reservations for moving services and make a list of all items to be moved.
- ✓ Notify friends, relatives, creditors, etc. of your move. Begin submitting change of address forms to them and to your local post office.
- ✓ If you have children, be sure to request all of the necessary documents for transferring schools.
- ✓ Gather all important personal documents, medical/dental records, insurance policies, etc.
- ✓ Begin packing seldom-used items. Consider holding a garage sale for those items you won't be moving.
- ✓ Arrange connect/disconnect dates with telephone and utility companies.

TWO WEEKS BEFORE

- ✓ Clear up any outstanding accounts
- ✓ Transfer checking and savings accounts to your new location.
- ✓ Return borrowed items including library books and retrieve loaned items.
- ✓ Arrange for pet travel, if necessary.
- ✓ Cancel/transfer any membership fees or prescriptions (ask your doctor for assistance).
- ✓ Service your car - especially if travelling a distance and/or moving to a new climate.
- ✓ Dispose of flammable liquids such as spray paints, solvents, and gas in lawn mowers.
- ✓ To avoid costly deposits, request "Perfect payment Record" letters from utility companies.
- ✓ If you're planning to stop over-night, make reservations for accommodations.

ONE WEEK BEFORE

- ✓ Clean appliances - don't forget to clean the oven and defrost the refrigerator.
- ✓ Pick-up dry cleaning, if necessary.
- ✓ Start packing clothes. Remember to prepare "arrival kits" of essential items you'll need when you get to your new home (toiletries, medicines, paper plates, etc.)
- ✓ If moving into a pre-owned home, change the locks on all the doors.

MOVING DAY!

- ✓ Double-check shelves, closets and cabinets to make sure nothing is left behind.
- ✓ Look through the garage, attic and basement.
- ✓ Turn off lights, close and lock windows and doors.
- ✓ Leave the keys with your realtor.
- ✓ At your new home, check the circuit breakers and pilots to make sure everything is on.
- ✓ Make sure the telephones are working.

Ask Charles

I'm in a time crunch and need to buy a property fast. I made an offer with a very short expiry date, but the seller's representative refuses to present it to the seller, saying the seller wants to consider all offers on a specific date. Is this allowed?

The short answer is yes, it is allowed. The longer answer is I'd need more information to determine if it was appropriate in this situation.

In this case, the seller is driving the bus; the seller gets to decide when and how they want to receive and review offers, and their real estate representative has a responsibility to follow their lawful instructions.

That being said, the seller's representative should be walking the seller through their options for offer presentations, the pros and cons of each option, and they should be discussing with them the implications of their choices.

If the seller told their real estate representative that they only want to receive and review offers on a certain date, their representative needs to follow that instruction.

What I would be curious to find out, however, is whether the seller knows about the offer you submitted. Did their representative tell them there is an offer? Or, is the seller's representative simply recalling an earlier conversation with their seller about when to receive and review offers?

The seller can do whatever the seller wants when it comes to reviewing offers, and they should discuss their preferences with their representative. While a seller, at the outset of the listing agreement, may indicate they only want to review offers on a certain date - they may be interested in knowing that an offer

has come in before that date. At the very least, their representative should tell them about the existence of your offer.

The seller's representative should bring it to the seller's attention that your offer has a short expiry date. The seller's representative is supposed to look out for the seller's best interests and put the seller's needs above everything except the law. It might be time for the seller's agent to sit down with their seller and talk about why they may want to review your offer before the planned review date.

But, in the event the seller is unwilling to review your offer prior to its expiry date, you need to decide whether you want to extend the date or consider other properties.

"Ask Charles" is a question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.





Tim Maley

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62 Asmundsen Close

FULLY DEV'D 2 STOREY! With fabulous yard & perfect location! Open concept main level, large master suite with 5pce 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! **\$434,900**



158 Kirkland Close

GREAT CONDITION! 3 bdrm open concept bi-level with a large det'd garage! Fully fin'd, fenced & landscaped with large & bright spaces – custom tiled bathroom & wet bar in the dev'd bsmt, comes with all appliances, perfect place to start!! **\$297,500**



5345 42 ave

LEGALLY SUITED PROPERTY in Woodlea! Great renovations, 2 beds up and one down, single garage and great long term tenants! **\$339,900**



80 Marion Crescent

FABULOUS MORRISROE LOCATION! Beautiful fully developed 5 bedroom family home! Great spaces, formal dining, large front living room, family room, open concept kitchen and a large yard! **\$449,000**



#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! **\$449,500**



4766 Aspen Lakes Blvd

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



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**



14 Windermere Close

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



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**



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**

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DETACHED GARAGE **\$319,900**



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\$279,900



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114 Rowell Close
THANKSGIVING SPECIAL I want you to leave the Turkey and come see this fantastic adult, fully developed home, in a great location.. I will hold it open for your viewing Saturday and Monday from 1-4 PM just so you can see what true value there is in this home... come see, you will be glad you did.. **Ivan Busenius 403-350-8102, www.ivanb.ca**



\$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**

●● SYLVAN LAKE ●●



NEW PRICE
\$120,000
4621 46 Street
LARGE DOUBLE LOT In great location close to schools, shopping and downtown Sylvan Lake. Home & garage have no value and will be sold "as is where is". **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**



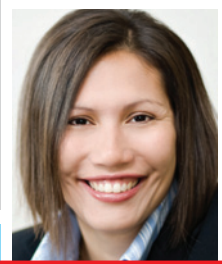
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4 BED 4 BATH 2 STOREY With Legal Suite. 1891 s.f. & 668 s.f. Close to all levels of Schools, a Fire Hall & RCMP. Att. Heated Garage. Suite has separate entrance & its own Laundry. CA0104054. **For more information Contact Mitzi Billard 403.396.4005**

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20 HUMBER CLOSE

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Alix

4419 LAKE STREET

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Lacombe

5627 53 AVENUE

\$325,000

MLS CA#0115290



Lacombe

37 ERICA DRIVE

\$648,000

MLS CA#0111281



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MLS CA#0112748

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MLS CA#0114562



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\$499,011

MLS CA#0099664



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16 PETTICOAT LANE

\$398,000

MLS CA#0101175



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