

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | OCTOBER 13, 2017

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

**200 Reichley Street,
Red Deer**

Check out this
EXECUTIVE BUNGALOW IN ROSEDALE

Located across the street from park and
playground. Five bedrooms, Three full baths.

\$439,900

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



View our complete publication ONLINE at www.yourhouseyourhome.com



Network Realty Corp. 403-346-8900

3608-50 Ave www.networkrealtycorp.ca



Les Anderson
403.350.1932



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 3 BR BUNGALOW
Backing on to green area & walking path. Open plan, spacious kitchen, maple cabinets, large island, corner pantry. Garden door to West facing covered deck. Gas FP & main floor laundry. **\$379,900**



OPEN HOUSE SUN. OCT 15, 2-4 PM
104 VAN SLYKE WAY
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**



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**



NEW LISTING!
Exec style bungalow, open plan, front office. Huge master BR with an incredible ensuite. Hardwood floors, gas FP. Bsmt fully dev. media room, FR with wet bar & 2 more large bedrooms. Huge pie lot overlooking South countryside. **\$447,900**

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



NORM JENSEN
403.346.8900



ANOTHER PEGASUS BEAUTY!

1250sqft Half Duplex, Gorgeous layout, fireplace, main flr laundry, 5pc 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!!

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



Gerald Doré
403.872.4505



Only \$394,900!

OPEN HOUSE SUN. OCT 15, 1-3 PM
13 RADCLIFF WAY, SYLVAN LAKE
Luxurious finish with oversized mechanic's garage! MLS#CA0115084



Only \$374,900!

OPEN HOUSE SAT. OCT 14, 1-3 PM
4742 ASPEN LAKES ROAD
Custom-built executive quality! MLS#CA0113910



Only \$549,900!

26 LAWSON CLOSE
Walkout 2 storey. 5 beds, 4 baths, on a quiet close! MLS#CA0113702



Only \$359,900!

140 JENNINGS CRES
Mint condition - 4 beds, 2 baths, large dble. garage, RV parking! MLS#CA0115194



Only \$699,900!

421066 RR 260
Horse acreage in the spruce trees! MLS#CA0114372



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



140-37543 ENGLAND WAY RED DEER COUNTY

Look at this awesome 3 bdrm, 2 bth unit in Waskasoo Estates - Family sized! Clean, bright and open plan! **Call Alex.**



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 307

Great 2 bedroom condo with west facing balcony overlooking the park. Underground parking and ready to move in! **Call Alex today.**



Bob Gummow
403-598-7913



129 BAILE CLOSE

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



RANGE ROAD 282, INNISFAIL

Bare land acreage 2km north of Innisfail on HWY 2A 4 acers with great views, build your dream home!! **Call Bob! CA0107432**



OPEN HOUSE SUN. OCT 15, 2-4 PM

5717 PARK ST BLACKFALDS

Super nice 4 br Bi-level, fully finished with 9' ceilings in the basement.. great plan, awesome yard. **\$349,900 Call Bob! CA0114214**

CALL BOB FOR A FREE EVALUATION!

www.bobgummow.net



Doug Wagar
403.304.2747



ADULT CONDO

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



A "MUST SEE"

Excellent location in Clearview Ridge. Fully dev. 2 storey condo, fenced yard. **\$259,900**



LEGACY ESTATES

60 + Condo. 2 beds, 2 baths, totally upgraded. Immediate possession! **\$182,500**



ON BIKE PATHS

Gorgeous home on a beautiful close. Fully dev'd, double garage. **\$317,500**



FULL DEVELOPED

Bi-level. Fenced yard. Quiet location on a close. **\$219,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747

RED DEER HOME *Renovation & Design* SHOW

3 DAYS
Over 80
Exhibitors



Meet and Greet with Peppa Pig

Design for Everyone

The Canadian Home Builders' Association - Central Alberta is excited to host the 3rd annual Red Deer Home Renovation & Design Show. Over 80 Exhibitors will be present to help you with your fall renovation and design projects!

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Door Prizes •

Ask the Experts booth •

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Plus so much more! •

Seminars by the Designers
Alliance of Central Alberta

OCTOBER 20 - 22, 2017

RedDeerHomeRenoShow.ca | Westerner Park

BUYER! BUYER!
SELL! SELL!

YOUR HOUSE YOUR HOME

403-309-5451

Call Jamie today for your advertising needs!

How to determine if **downsizing** is for you

As men and women retire or approach retirement age, many opt to downsize their homes. Such a decision can save older adults substantial amounts of money while also liberating them from the hassle of maintaining large homes they no longer need.

Downsizing to smaller homes or apartments is a significant step, one that homeowners should give ample consideration before making their final decisions. The following are a handful of tips to help homeowners determine if downsizing to smaller homes is the right move.

- Get a grip on the real estate market. Downsizing is not solely about money, but it's important that homeowners consider the real estate market before putting their homes up for sale. Speak with a local realtor or your financial advisor about the current state of your real estate market. Downsizing can help homeowners save money on utilities, taxes and mortgage payments, but those savings may be negated if you sell your house in a buyer's market instead of a seller's market. If you think the current market won't get you the price you are hoping for, delay your downsize until the market rebounds.
- Take inventory of what's in your house. Empty nesters often find that their homes are still filled with their children's possessions, even long after those children have entered adulthood and left home. If the storage in your home is dominated by items that belong to your children and not you, then downsizing might be right for you. Tell your children you are thinking of downsizing and invite them over to pick through any items still in your home. Once they have done so and taken what they want, you can host a yard sale, ultimately donating or discarding what you cannot sell. Once all of the items are gone, you may realize



Many retirees downsize their homes, but this decision requires careful consideration of a variety of factors.

- that moving into a smaller place is the financially prudent decision.
- Examine your own items as well. Your children's items are likely not the only items taking up space in your home. Take inventory of your own possessions as well, making note of items you can live without and those you want to keep. If the list of items you can live without is extensive, then you probably won't have a problem moving into a smaller home. If you aren't quite ready to say goodbye to many of your possessions, then you might benefit from staying put for a little while longer.
- Consider your retirement lifestyle. If you have already retired or on the verge of retirement and plan to spend lots of time traveling, then downsizing to a smaller home may free up money you can spend on trips. And if you really do see yourself as a silver-haired jetsetter, then you likely won't miss your current home because you won't be home frequently enough to enjoy it. If travel is not high on your retirement to-do list but you have a hobby, such as crafting, restoring classic cars or woodworking, that you hope to turn into a second profession, then you might benefit from staying put and converting your existing space into a workshop.



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BANKER**

OnTrack Realty

**Dale
Stuart****403-302-3107****UPPER LEVEL END UNIT CONDO
IN SUNNYBROOK!!****\$151,900****#9 - 7 STANTON STREET**

Immediate possession for this 2 bdrm end unit condo. Has upgraded carpets, lino, and paint, large walk-in closet off master, spacious living room, all appliances included, in-suite laundry. East facing balcony.

Call DALE 403-302-3107**EXECUTIVE BUNGALOW IN ROSEDALE***Feature Home***\$439,900****200 REICHLEY ST**

Features 5 bdrms & 3 baths (4 pce ensuite w/ air tub) 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, IMMEDIATE POSSESSION****\$219,900****SATURDAY, OCT. 14, 1:30-4 PM****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"**

**1620 SQ.FT. FULLY FINISHED
RAISED BUNGALOW****\$364,900****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,
IMMEDIATE POSSESSION****\$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**UPPER LEVEL CONDO UNIT
IN SUNNYBROOK!!****\$142,500****#10 - 7 STANTON STREET**

Immediate possession for this 2 bdrm condo unit. Has a large walk-in closet off the master, spacious living room, laminate flooring thru-out, upgraded kitchen cabinets, all appliances included, & in-suite laundry. East facing balcony.

Call DALE 403-302-3107**Sutton****landmark realty**
#101 - 4406 - 50th Ave.**347-0751**
(24 hrs.)**BONNIE
MEANEY**
403-885-4936**BLACKFALDS**

- Fully Dev. 1/2 Duplex
- 5 beds, 2 baths
- Carport & Fenced

**BLACKFALDS**

- Fully Dev. Modified Bi-level
- 5 beds, 3 baths (2 yrs old)
- Double Att'd. Garage

**RED DEER**

- Attention Investors
- 4-plex in Eastview
- Fully Tenanted

**WASKASOO ESTATES**

- Immed. Possession
- 3 beds, 2 baths
- Great Mobile w/single garage

**SELLING SECRET: LIGHT IT UP**

Maximize the light in your home. After location, good light is the one thing that buyers want in a home. Take down the drapes, clean the windows, change the lampshades, increase the wattage of your light bulbs and trim the bushes outside.

**YOUR HOUSE YOUR
HOME****Call Jamie at 403-309-5451**

A woman in a tan coat and hat is seen from behind, carrying a large tan suitcase. She is standing on a path in a park with trees showing autumn foliage. The scene is warm and inviting, with sunlight filtering through the leaves.

Your *dream* home
is just around
the corner...

Contact one
of the
**professional
realtors that
advertise in
this publication**
to help you
find your
dream home!

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WORRY FREE, SAFE & AFFORDABLE! This 2 bdrm condo features hardwood floors, spacious layout, 6 appliances, big windows & low condo fees! **Now Only \$174,900 CALL NICOLE 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.**



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. **\$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.**



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.**



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.**



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.**



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**



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



LAREDO Brand new 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$439,900 CALL BRAD GRANLUND 342-7700.**

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



Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

ADVERTISE YOUR BUSINESS IN THE

YOUR HOUSE YOUR HOME SERVICE DIRECTORY

SERVICE PAGE
1/8 PAGE 1/4 PAGE
\$75 \$140
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or for advertising space!*

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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, OCTOBER 14

RED DEER

193 Truant Crescent.....	1:00 – 3:00 pm	Allan Melbourne.....	RE/MAX.....	304-8993.....	\$349,900.....	Timber Ridge
40 Roland Street.....	1:00 – 3:00 pm	Bett Portelance.....	RE/MAX.....	307-5581.....	\$279,900.....	Rosedale Estates
55 Elliot Crescent.....	2:00 – 4:00 pm	Josh Remillard.....	REALTY EXPERTS.....	505-4081.....	\$340,000.....	Eastview Estates
4918 Doncaster Avenue.....	1:30 – 4:00 pm	Jake Warkentin.....	REALTY EXECUTIVES.....	348-9996.....	\$169,900.....	Davenport Place
114 Turner Crescent.....	2:00 – 4:00 pm	Melissa Morin.....	CENTURY 21 ADVANTAGE.....	318-5665.....	\$474,500.....	Timberlands
183 Livingston Close.....	2:00 – 4:00 pm	Brenda Bowness.....	CENTURY 21 ADVANTAGE.....	350-9509.....	\$394,900.....	Laredo
26 Campbell Avenue.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ON TRACK.....	302-3107.....	\$219,900.....	Clearview Meadows
83 Duston Street.....	2:00 – 4:00 pm	Roger Will.....	MAXWELL REAL ESTATE SOLUTIONS.....	350-7367.....	\$365,900.....	Deer Park Estates
28 Kirby Street.....	1:00 – 3:00 pm	Gord Phillips.....	MAXWELL REAL ESTATE SOLUTIONS.....	357-7720.....	\$349,000.....	Kentwood
7 Eakins Crescent.....	2:00 – 4:00 pm	Mike Holmes.....	ROYAL LEPAGE NETWORK.....	350-5579.....	\$294,500.....	Eastview Estates

SATURDAY, OCTOBER 14

OUT OF TOWN

#301 5300 60 Street.....	1:00 – 5:00 pm	Connie Williamson.....	WESTPINE ESTATES.....	391-4286.....	\$625,000.....	Sylvan Lake
4742 Aspen Lakes Road.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505.....	\$374,900.....	Blackfalds
41 Newton Drive.....	1:00 – 4:00 pm	Cam Ondrik.....	ROYAL LEPAGE NETWORK.....	346-8900.....	\$223,500.....	Penhold
28126 TWP Rd 411 #1522.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$670,000.....	Lacombe County
101 38254 RR 265.....	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236.....	\$1,350,000.....	Red Deer County
9 Mackenzie Avenue.....	2:00 – 4:00 pm	Chris Forsyth.....	MAXWELL REAL ESTATE SOLUTIONS.....	391-8141.....	\$389,900.....	Lacombe

SUNDAY, OCTOBER 15

RED DEER

104 Van Slyke Way.....	2:00 – 4:00 pm	Les Anderson.....	ROYAL LEPAGE NETWORK.....	350-1932.....	\$519,900.....	Vanier East
15 Landry Close.....	1:00 – 3:00 pm	Rick Burega.....	ROYAL LEPAGE NETWORK.....	350-6023.....	\$439,900.....	Lonsdale
10 Grove Close.....	1:00 – 3:00 pm	Cam Ondrik.....	ROYAL LEPAGE NETWORK.....	346-8900.....	\$739,000.....	Garden Heights
50 Jaspar Crescent.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627.....	\$339,900.....	Johnstone Crossing
81 Lindman Avenue.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021.....	\$444,900.....	Laredo
55 Elliot Crescent.....	2:00 – 4:00 pm	Josh Remillard.....	REALTY EXPERTS.....	505-4081.....	\$340,000.....	Eastview Estates
25 Grote Crescent.....	1:00 – 4:00 pm	Cindy Dooley.....	REALTY EXECUTIVES.....	597-0284.....	\$334,900.....	Glendale Park Estates
64 Jenkins Drive.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$405,900.....	Johnstone Park
123 Carroll Crescent.....	2:00 – 4:00 pm	Michelle Langelaar.....	RE/MAX.....	896-7355.....	\$314,900.....	Clearview Meadows
111 Selkirk Boulevard.....	2:00 – 4:00 pm	Natalie Schnell.....	SUTTON LANDMARK REALTY.....	391-6422.....	\$499,900.....	Sunnybrook
2340 Danielle Drive.....	1:00 – 3:00 pm	Gord Phillips.....	MAXWELL REAL ESTATE SOLUTIONS.....	357-7720.....	\$219,000.....	Davenport

SUNDAY, OCTOBER 15

OUT OF TOWN

#301 5300 60 Street.....	1:00 – 5:00 pm	Connie Williamson.....	WESTPINE ESTATES.....	391-4286.....	\$625,000.....	Sylvan Lake
5717 Park Street.....	2:00 – 4:00 pm	Bob Gummow.....	ROYAL LEPAGE NETWORK.....	598-7913.....	\$349,900.....	Blackfalds
13 Radcliff Way.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505.....	\$394,900.....	Sylvan Lake
4936 Beardsley Avenue.....	2:00 – 4:00 pm	Marcella Barthel.....	RE/MAX.....	597-5563.....	\$397,900.....	Lacombe
9 Mackenzie Avenue.....	2:00 – 4:00 pm	Chris Forsyth.....	MAXWELL REAL ESTATE SOLUTIONS.....	391-8141.....	\$389,900.....	Lacombe
36576 Range Road 285.....	2:00 – 4:00 pm	Roger Will.....	MAXWELL REAL ESTATE SOLUTIONS.....	350-7367.....	\$525,900.....	Red Deer County
29 Fairway Drive.....	2:00 – 4:00 pm	Jon & Denise Nichols.....	CENTURY 21 ADVANTAGE.....	302-0800.....	\$549,911.....	Lacombe



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.

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View our complete publication ONLINE at www.yourhouseyourhome.com

	Advantage 21 photos of every property		Parkland Mall, Red Deer
	 \$188,900!	 NOW \$269,900!	 NOW \$185,000!
Bob Wing 403-391-3583	#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.	54 Grant St. FABULOUS UPGRADES! Main flr completely renovated with custom maple kitchen, new windows & bath, new flooring up & down, AC and terrific deck!	1310 Lucina St. UPDATED PENHOLD STARTER! Large eat-in kitchen, open plan, 2 beds, 2 baths, fenced yard, RV parking, AC, perfect for a retired couple!
For details - call or text BOB WING today! (403)391-3583			

Potential indicators of roof trouble

With regard to home repairs, homeowners may be able to delay some projects until the weather permits or they find room in their budgets. But other areas, including the roof, may demand immediate action.

Few homeowners give the roofs of their homes much thought until a problem arises. But learning to recognize potential indicators of roof trouble can help homeowners prevent potentially drastic situations down the road.



- **LIGHT:** Homeowners with attics in their homes can inspect the ceilings inside the attic for signs of holes or leaks. Light peering through the top of the house indicates a hole or leak, as does stains or streaks on the ceiling.
- **WORN SHINGLES:** Shingles should lie flat against the roof, so any that appear to be buckling or turning up are damaged and in need of repair. A single damaged shingle does not require a full roof replacement, but inspect all the shingles nonetheless. Another indicator of shingle problems can be found when cleaning downspouts or gutters. If the gutters and downspouts contain lots of shingle granules, the roof may soon need to be replaced.

- **MOSS:** Moss on a rooftop may give a home character, but that added character is costly. Shady areas of a roof can be susceptible to the growth of moss and fungi because moisture can be trapped in such areas. If possible, remove moss or fungi from a roof with a stiff brush or hire a professional to do the job instead. Moss may come back even after brushing it off, so homeowners should keep an eye on areas of their roofs that get little sunlight. In addition, trapped moisture can be very harmful to a roof, so it may be wise to exercise caution and have roofs with mold or fungi growths inspected.

- **AGE:** Another indicator of roof trouble may be the age of the roof. Even if there are no visible signs of damage, homeowners whose roofs have some years under their belt may want to consider replacing them. Asphalt shingle roofs typically have life expectancies of 20 to 25 years, while roofs installed over existing layers of shingles may need to be replaced after 20 years.

Recognizing minor roof damage before it escalates into a larger problem can save homeowners substantial amounts of money.

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

OPEN HOUSE

SAT OCT. 14, 2-4 P.M.
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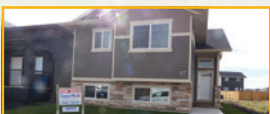
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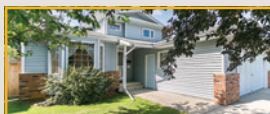
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Ask Charles

I'm selling my house and I'd like to have a few open houses, but my agent says they don't believe in open houses. Can my agent refuse to perform services I ask of them?

The answer to your question rests on what you and your real estate professional agreed to as part of your listing (seller representation) agreement.

While a real estate professional shouldn't refuse to perform reasonable services for a seller, in most cases, services should be discussed between the parties and listed in your agreement.

The standard form agreement used in Alberta has a section indicating the real estate professional's services. These services include that the real estate professional will advertise and market the property using the local real estate board's multiple listing service.

There are also blank lines that allow the seller and their real estate professional to list other services the real estate professional will provide. For example, a professional measurement service, brochure design and printing, or hosting open houses.

The wording "advertising and marketing" isn't fleshed out into specifics. How each real estate professional advertises and markets your property is largely up to what you and the professional agree to.

For example, if you want professional photos of your property, the agreement should say that, and it should be clear about who is responsible for the costs of those photos. Be as clear as possible with expectations at the beginning of your agreement, and it will make your working relationship go much smoother, with a much lower chance of conflict or disagreement.

If your agreement lists a service, your real estate professional is obligated to follow through.

So, what happens in the event you didn't discuss specific advertising and marketing services when you signed the agreement, and now you want an open house?

Talk to your real estate professional. Have an open and upfront conversation about why you want open houses. Ask them why they don't believe in open houses – and try to find common ground. Ultimately, your written agreement is with the real estate brokerage, and your real estate agent provides services to you on behalf of the brokerage. If you and your real estate professional can't agree, talk to the broker. The broker is the individual responsible for managing real estate activities at the brokerage.

"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.



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\$269,900**381038a & b RR 5-4 CLEARWATER**

A 1.5 Storey home w/2,087 s.f. of living space w/in-floor heating on 50 Acres. Unique open floor design w/17 ft vaulted ceiling w/dormer. 3 Beds/2 Baths. 2nd Home on Property: 1,200 s.f. renovated 3 yrs ago w/own utilities. Property close to New Riding Arena. CA0098003.

\$699,000**89 WESTGATE CRES. BLACKFALDS**

Spacious well kept townhouse. Lg vinyl windows throughout. M/F area accented w/H/W bamboo flooring in the L/R & the rest of M/L is valley hickory laminate. Some improvements inc. painting has been made to this gem of a home. Lg B/Y F/F'd w/BY parking. CA0102727

\$215,000**392010 RR 6-0 CLEARWATER**

This farm has a 1-1/2 storey home w/2,995 s.f. of fin. living area on 152 Acres, inc. a 280 s.f. enclosed sun rm. No bsmt. 2 water wells. F/F'd & cross fenced fields. Lg: shop & barn, an open face machine shelter, several outbuildings & corral area. See CA0113658 for more information.

\$975,000

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Must-have kitchen remodel features

Homeowners looking to renovate often see room for improvement in their kitchens and bathrooms. The National Association of Home Builder's Remodeling Market Index Survey, which measures conditions in the remodeling market, indicates that, in 2015, the two most common remodeling jobs were bathroom remodels (81 percent) and kitchen remodels (79 percent). According to HGTV and Statistics Brain, a new kitchen remodel for a kitchen measuring 12 by 12 feet may cost homeowners anywhere from \$17,000 to \$37,000.

Before investing so much into their remodeling projects, homeowners should think carefully about the features that will improve their time spent at home. When planning a kitchen renovation, homeowners may want to consider the following upgrades to make the room more enjoyable while improving its functionality.

OVERSIZED SINK

Although high-efficiency dishwashers are popular, deep sinks to soak soup pots or woks are still useful. Deep sinks may be preferable to double sinks, especially for homeowners who use lots of kitchen tools when preparing meals.

SOFT-CLOSING HINGES

When replacing cabinets (or just the hardware), consider installing soft-closing hinges and slides on doors and drawers. These devices eliminate slamming and caught fingers, reducing noise and injuries in the kitchen.

FOOT-PEDAL WATER OPERATION

When outfitting a sink, think about foot controls, which

are popular in doctors' offices and hospitals. Turning on the water with the tap of a foot can reduce the transfer of pathogens to faucets from hands during food preparation. These pedals also free up hands for other tasks.

BOTTOM'S UP

People likely spend more time raiding the refrigerator than the freezer on any given day. Rather than having to bend down to seek out that favorite flavor of Greek yogurt, choose a model with the fridge on top and freezer on the bottom, especially if anyone in the household has mobility issues. When shopping for refrigerators, French-door style units may offer even more access, making it easy for homeowners to slide fruit trays, sheet cakes and other large items into the fridge.

EXTRA LIGHTING

A kitchen should be a balance of form and function. A combination of overhead lighting, decorative lighting and task lighting can illuminate all areas of the space effectively.

APPLIANCE GARAGES

Architectural and design resource Houzz says that appliance garages are popular kitchen additions, too. Set at countertop level, these cabinets allow people to keep small appliances plugged in but tucked neatly behind closed doors.

Kitchen remodels are a sizable investment, and renovations can be customized to make the kitchen more hospitable for all in residence.



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DETACHED GARAGE **\$319,900**

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



7050 GRAY DRIVE #1007

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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

BLACKFALDS
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

BLACKFALDS
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 fling 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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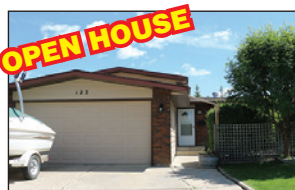
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Your House, Your Home"*



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

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●● SYLVAN LAKE ●●

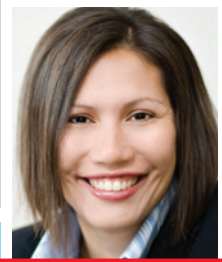


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