

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | OCTOBER 27, 2017

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

**4714 48 Avenue,
Clive**

Check out this
**UPDATED 1503 SQ. FT. BUNGALOW
ON 1.2 ACRES IN CLIVE**

House features: updated kitchen, bathrooms, flooring, lighting & bsmt has a MAN CAVE with full service bar, games room, and theatre room. Attached Double Garage and 40 X 60 shop!

\$499,900

For further info on this multiple listing service home, see page 16 or contact a member of the Red Deer Real Estate Board.



View our complete publication ONLINE at www.yourhouseyourhome.com



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



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 acres with great views, build your dream home!! Call Bob! CA0107432



OPEN HOUSE SUN. OCT 29, 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. \$344,900 Call Bob! CA0114214

CALL BOB FOR A FREE EVALUATION!

www.bobgummow.net



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



140-37543 ENGLAND WAY RED DEER COUNTY

Look at this awesome 3 bdrm, 2 bth unit in Waskasoo Estates - Family side! 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.**



260 DUSTON STREET #227

Underground parking, 1 bedroom plus a den 2nd floor condo. Great value and location!! Only **\$159,000!!! Call Alex today.**



Les Anderson
 403.350.1932



228 VAN SLYKE WAY

Absolutely gorgeous modified bi-level backing on to reserve space & walking path! Bright open plan, spacious kitchen, lots of cabinets & counter space. Island pantry & 6 appliances. Private South facing deck. Bsmt fully fin'd. **\$399,900**

OPEN HOUSE SUN. OCT 29, 2-4 PM



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**



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**

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



NORM JENSEN
 403.346.8900



GREAT FAMILY HOME

OPEN HOUSE SUNDAY, OCTOBER 29, 2-4 PM

177 EXCELL ST

Located in a great neighborhood across from large Park! 5 Bdrms, 3Bths, Fully Developed, Covered Deck, RV Parking, Walking Distance to Schools



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!!



Doug Wagar
 403.304.2747



ROSEDALE GARDENS - GATED ADULT COMMUNITY
 Lovely bright bungalow style townhome. Fully dev., attached garage! **\$289,900**



GORGEOUS HOME
 On a close, across from a Green! Steps from Bower Ponds. Double Garage! **\$317,500**



30 CARLETON AVE, #1607
 Upscale townhouse - Shows like new! 3 beds, 3 baths, 6 appliances, fenced yard! **\$259,900**



FULLY DEV. BI-LEVEL
 Quiet location on a close. Fenced yard. Handyman special. **\$219,900**



ADULT CONDO!
 Top floor - Super view - Covered balcony. Gas fireplace. Excellent amenities **\$248,900**



REVENUE BUYERS! STARTER!
 Fully dev. bi-level. Good condition - Large fenced yard. Immediate possession. **\$199,900**



INCREDIBLE PRICE!
 Acreage sized, treed lot! 1178 sq ft mobile. Double garage. Handyman special! **\$109,900**



GULL LAKE!
 Wilson's Beach year round home! Large lot! Attached double garage. **\$354,900**



RIMBEY
 Cozy bungalow on large lot! Over sized double garage. Immediate possession. **\$144,900**



SYLVAN LAKE!
 1451 sq ft, fully dev. bungalow. 3 beds, 3 baths. Large fenced yard! **\$475,000**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



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



Gerald Doré
 403.872.4505

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



Only \$394,900!
13 RADCLIFF WAY, SYLVAN LAKE
 Luxurious finish with oversized mechanic's garage!
 MLS#CA0115084



NEW LISTING Only \$264,900
213 OVERDOWN DRIVE
 4 beds, 2 baths, major renos - huge master bedroom and walk-in closet.
 MLS#CA0116999



NEW LISTING
19 VOISIN CLOSE
 1526 sq. ft. Exec Bungalow, triple car garage & all the bells & whistles
 MLS#CA0116838



NEW LISTING Only \$229,900!
1 ROBINSON AVE
 Newer townhouse with 3 beds, 2 baths, gas f/p, end unit - many renos - spotless!
 MLS#CA0117000



NEW LISTING Only \$479,900!
74 WILTSHIRE BLVD
 Secs to Waskasoo Trail! 2136 sq. ft. 2-storey, 3 beds, 4 baths, many upgrades, incredible design, lge yard
 MLS#CA0116837



OnTrack Realty

ONTRACK REALTY
 UNIT G, 2085—50TH AVE, RED DEER
www.coldwellbankerreddeer.ca
343-3344



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



\$439,900
NEW PRICE
200 REICHELLEY 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
NEW PRICE
26 CAMPBELL AVE
 Many upgraded features in the last 8 yrs - windows, doors, cabinets, appliances, shingles, H/W tank and furnace. This 3 bdrm, 2 bath 2 storey 1/2 duplex is fully finished and has a nicely landscaped yard with raised perennial gardens. A must see!
Call DALE 403-302-3107

"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"

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



NOW ONLY \$184,900
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



YOUR HOUSE YOUR HOME OPEN HOUSE

Make sure to check out the Open House Directory in the centre of the magazine and go see your new home!

Call Jamie at 403-309-5451



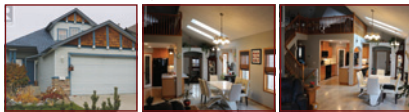
**Nita
Jensen**
403-350-9878



RED KEY REALTY
&
PROPERTY MANAGEMENT

403-350-9878
300 - 2965 Bremner Avenue
www.reddeerrealestaterocks.com

43 Jones Crescent



Unique air conditioned bungalow with loft/bonus room. 4 bedroom plus bonus room, could use for reading room/library/teenagers room/sitting room/craft room/tv room. Covered deck and low maintenance yard PLUS separate entry to basement with 2 bdms, bath, infloor heat & dinette. **\$420,000**
Call Nita to view 403-350-9878

OPEN HOUSE • SUN. OCT 29 1-3 P.M.

28 Ivey Close



4 bedroom home. 3 bedrooms up/2 bath, nicely done. Open concept kitchen/dining/living area. Basement could be great teenagers room/hang out. Attached garage, located at the end of a private crescent and 5 minute walk to the new Don Campbell School. **\$309,900**
Call Nita to view 403-350-9878

5106 45 Street, Clive



This gem on it's own lot located in the friendly village of Clive! If you are looking for a great property this one has some really nice features. 4 bdms/3 bath & spacious open concept kitchen/dining/living areas. Everyone will have their own space. The yard is huge & could accommodate garage &/or sheds. Fully fenced so perfect for pets & located on a corner lot! **\$184,000**
Call Nita to view 403-350-9878

Exterior lighting improves the safety and appearance of a home

When drafting a to-do list for home improvements that can increase home value and appeal, several renovations may be atop homeowners' lists. While kitchen or bathroom remodels may be popular renovations, homeowners also should consider outdoor lighting schemes that can make homes safer and more alluring.

Outdoor lighting serves various purposes. Such lighting can draw attention to more impressive parts of a property. In addition, such lighting can improve security and deter criminals.

To get started, homeowners should first examine the exteriors of their homes and make note of existing lighting and where improvements can be made. If you're not sure where to begin, speak with an electrician or a landscape designer, each of whom can offer suggestions on lighting and which options are the best fit for your particular property.

Next, you'll want to consider efficiency and function. Try incorporating energy-efficient lighting, including energy-saving LED bulbs or fluorescent lights, into your plans. Timers and other automatic controls can prevent waste by turning lights on only when they are needed. Solar lights can be used as accent lights, further saving energy.

BEAUTY

When addressing aesthetics, think about the appeal of an accented landscape. Include lights to frame the front door and call attention to certain elements, such as decorative trees or water features. Use lights to light up deck stairways or to accent planters. Speak with a lighting professional about how to position lights to cover the most territory in the most attractive way possible.

SAFETY

Safety is an important consideration when improving a home. Lighting can help illuminate potential hazards or draw attention to borders or property boundaries. Navigating in the

dark can be treacherous, so put lights along pathways and near pools or spas. Be sure that lights will clearly mark other walkways around your home, such as those leading from doors to the yard or from the garage to where trash and recycling pails are kept. If a design element such as a bridge over a water feature or a particular ornamental tree or shrub is difficult to navigate in the dark, use lights to improve visibility.

SECURITY

Added security is another reason to install more exterior lighting. Dark homes are attractive to burglars. Eliminate dark corners by lighting up areas where thieves may be able to gain access to your home. This includes areas near doorways and ground-level windows. Install motion-sensor lights in such areas so you are not wasting energy.

Lighting may not only deter human intruders, but also it can scare away animals. A raccoon, skunk or opossum may think twice about hanging around your home when your property is bathed in a spotlight.





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MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



SMOKING DEAL!! WORRY FREE, SAFE & AFFORDABLE! BLACKFALDS
 This 2 bdrm condo features hardwood floors, spacious layout, 6 appliances, big windows & low condo fees! **Now Only \$169,900 CALL NICOLE 342-7700.**



FULLY FINISHED 5 bdrm/3 bath bilevel. 6 appliances, detached 24x26 garage, landscaped yard, just blocks from school. \$359,900 CALL NADINE 342-7700.



IMMEDIATE POSSESSION
 2 bdrm/2bath top floor corner unit with underground parking. Inglewood. **\$219,900. 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.**



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.**



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



FANTASTIC BRAND NEW 3 bdrm, 2.5 bath 2 storey, bright & open plan, quick possession located in Aurora. **\$324,900 CALL NICOLE 342-7700.**



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



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



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.**



BRAND NEW WALKOUT bilevel 3 bdrm on main floor/2 baths Quick possession. **\$359,900 CALL ARIEL 342-7700.**

OPEN HOUSES THIS WEEK



OPEN HOUSE SUN., 1-3 PM
18 ELINE STREET, RED DEER
DUPLEX - EASTVIEW Eastview Fully finished 4 bdrms/2 baths \$239,900 side. Buy 1 or both sides. **\$239,900 CALL JENNIFER 342-7700.**



OPEN HOUSE SAT., 1:00-3:00 PM
101 TURNER CRESCENT, RED DEER
FULLY DEVELOPED half duplex 4 bedroom 3 bath att'd garage shows like new. Timberlands. **\$389,900 CALL ARIEL 342-7700.**



OPEN HOUSE SAT., 1:00-3:00 PM
52 CLEARVIEW DRIVE, RED DEER
FULLY FINISHED 4 bdrm, 4 bath modified bilevel 23x25 attached garage great location Clearview Ridges. **\$505,900 CALL NADINE 342-7700.**

**For more information
 on our listings, check out
www.rcrrealestate.com**

Make it a **green winter** with these energy-saving tips

Conserving energy is a great way to protect the planet and save money. While energy bills might be high in summer thanks to air conditioning units, certain factors around a house can make winter more wasteful and costly than it needs to be.

Energy bills are influenced by a variety of factors, including geography and how energy-efficient a home is. Homeowners cannot control winter weather, which can greatly affect how much energy homeowners consume between December and March. However, there are other ways for homeowners to curtail their energy consumption and save money throughout winter.

- Address any leaks or drafts. Drafty windows and doorways can make the air inside homes feel warmer in the summer and colder in the winter. As autumn weather grows colder, homeowners can perform simple inspections around windows and doorways to determine if they have any leaks. On a cold and/or windy day, place a hand near all windows and doors to feel if there are any leaks. Use caulk or another type of sealant to address leaks so you can keep cold air out and set your thermostat to a reasonable, eco-friendly temperature.
- Inspect air vents, faucets and plumbing fixtures. Air vents, faucets and plumbing fixtures attached to exterior walls should be inspected for leaks. Such inspections might need to be conducted from outside the home, which can make it more difficult to detect if cold air is entering the home. Look for gaps in the insulation around these areas, filling in those gaps as necessary.
- Inspect heating systems at the start of each new season. According to EnergyStar.gov, heating systems account for 29

percent of the average homeowner's energy expenditures. Inspect your heating or HVAC system before the start of winter, making sure all gas or oil connections are operating properly. EnergyStar.gov notes that dirty burners and cracked heat exchangers can cause heating units to operate less efficiently and may even pose a safety risk. Inspect the air filter of the heating system at least once per month, as filters can quickly become dirty during a heavy-use season like winter. Dirty filters cause the system to work harder to keep a home warm, unnecessarily wasting energy as a result.

- Install a Wi-fi enabled programmable thermostat. Some programmable thermostats can be very difficult to use effectively, making it far too difficult if not impossible for homeowners to set their thermostats for various temperatures in a single day. Wi-fi enabled programmable thermostats that allow homeowners to control their heating and cooling systems via their smartphones can be more user-friendly than many other programmable thermostats, ensuring homeowners are saving money and not wasting energy heating empty homes.

Winter utility bills can be costly, but homeowners can reduce their cold weather energy consumption in various ways without sacrificing comfort.





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(24 hrs.)



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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



WE CAN!!
**LET US HELP YOU FIND
YOUR NEW HOME**

**YOUR HOUSE
YOUR
HOME**

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



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



**EDUARDO
HARO**
403-318-3980



**OPEN
HOUSE**

SUNDAY, OCTOBER 29, 2-4 PM

1280 SQ/FT IN ORIOLE PARK

Walk out basement 4 bedrooms and 3 baths 28x24 attached garage, central airconditioning and infloor heating 2 tier deck only **\$359,900**

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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.

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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

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or for advertising space!*

403-309-5451

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, OCTOBER 28

RED DEER

219 Lampard Crescent.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$409,900.....	Lancaster Green
114 Rowell Close.....	1:00 – 3:00 pm	Leanna Cowie.....	RE/MAX.....	506-5266.....	\$349,900.....	Rosedale Meadows
40 Roland Street.....	1:00 – 3:00 pm	Bett Portelance.....	RE/MAX.....	307-5581.....	\$279,900.....	Rosedale Estates
5144 45 Avenue.....	2:00 – 4:00 pm	Dale Russell.....	RE/MAX.....	343-3020.....	\$279,900.....	Woodlea
7359 59 Avenue.....	2:00 – 4:00 pm	Ernie Sandstra.....	RE/MAX.....	877-9144.....	\$264,900.....	Glendale Park Estates
148 Doran Crescent.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$314,900.....	Deer Park Village
62 Asmundsen Close.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533.....	\$434,900.....	Anders South
21 Oxbow Street.....	3:00 – 5:00 pm	Jim Escott.....	SUTTON LANDMARK.....	391-1365.....	\$349,000.....	Oriole Park
52 Clearview Drive.....	1:00 – 3:00 pm	Nadine Marchand.....	ROYAL CARPET REALTY.....	342-7700.....	\$505,900.....	Clearview Ridge
101 Turner Crescent.....	1:00 – 3:00 pm	Ariel David.....	ROYAL CARPET REALTY.....	342-7700.....	\$389,900.....	Timberlands
120 Jordan Parkway.....	2:00 – 4:00 pm	Janice Resch.....	CENTURY 21 ADVANTAGE.....	302-0910.....	\$339,900.....	Johnstone Crossing
101 Timberstone Way.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338.....	\$358,000.....	Timberstone
213 Overdown Drive.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505.....	\$264,900.....	Oriole Park
5 Dumas Crescent.....	1:00 – 3:30 pm	Tanyalie Charles.....	ROYAL LEPAGE NETWORK.....	598-1059.....	\$414,900.....	Deer Park Village
18 Larose Crescent.....	2:00 – 4:00 pm	Shanna Painter.....	ROYAL LEPAGE NETWORK.....	872-3339.....	\$599,900.....	Laredo

SATURDAY, OCTOBER 28

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
163 Waskasoo Estates.....	2:30 – 3:30 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$183,900.....	Red Deer County
4625 48 Street.....	1:00 – 3:00 pm	Bryan Wilson.....	RE/MAX.....	340-9436.....	\$434,900.....	Sylvan Lake
86 View Drive.....	2:00 – 4:00 pm	Len Parsons.....	RE/MAX.....	350-9227.....	\$729,900.....	Linn Valley
82 Cedar Square.....	1:30 – 3:30 pm	Cindy Vander Linden.....	RE/MAX.....	506-7355.....	\$444,900.....	Blackfalds
5011 Wilson Street.....	5:00 – 7:00 pm	Karen Sernecky.....	ROYAL LEPAGE NETWORK.....	587-877-9266.....	\$215,000.....	Blackfalds
16 Eagle Road.....	2:00 – 4:00 pm	Karen Sernecky.....	ROYAL LEPAGE NETWORK.....	587-877-9266.....	\$279,900.....	Lacombe
69 Coachman Way.....	1:00 – 3:00 pm	Quisha Yee.....	ROYAL LEPAGE NETWORK.....	596-2792.....	\$319,900.....	Blackfalds
#113 28342 TWP Rd 3841.....	2:00 – 3:00 pm	Cam Ondrik.....	ROYAL LEPAGE NETWORK.....	346-8900.....	\$644,900.....	Red Deer County
36576 RR 285.....	2:00 – 4:00 pm	Roger Will.....	MAXWELL REAL ESTATE SOLUTIONS.....	350-7367.....	\$525,900.....	Red Deer County

SUNDAY, OCTOBER 29

RED DEER

100 Anderson Close.....	1:00 – 3:00 pm	Kim Fox.....	RE/MAX.....	506-7552.....	\$399,900.....	Anders Park
3821 59 Street.....	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552.....	\$350,000.....	West Park
#17 5202 Farrell Avenue.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533.....	\$449,500.....	Fairview
64 Jenkins Drive.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$405,900.....	Johnstone Park
28 Ivey Close.....	1:00 – 3:00 pm	Nita Jensen.....	RED KEY REALTY.....	350-9878.....	\$309,900.....	Inglewood West
17 Olgilvie Close.....	2:00 – 4:00 pm	Eduardo Haro.....	SUTTON LANDMARK.....	318-3980.....	\$359,900.....	Oriole Park West
1B Eline Street.....	1:00 – 3:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700.....	\$239,900.....	Eastview
35 Allan Street.....	2:00 – 4:00 pm	Jim Escott.....	SUTTON LANDMARK.....	391-1365.....	\$369,900.....	Anders Park
83 Duston Street.....	2:00 – 4:00 pm	Roger Will.....	MAXWELL REAL ESTATE SOLUTIONS.....	350-7367.....	\$365,900.....	Duston Street
200 Reichley Street.....	12:30 – 3:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107.....	\$439,900.....	Rosedale Meadows
189 Ireland Crescent.....	2:00 – 4:00 pm	George Smith.....	ROYAL LEPAGE NETWORK.....	350-7038.....	\$359,900.....	Inglewood West
228 Van Slyke Way.....	2:00 – 4:00 pm	Les Anderson.....	ROYAL LEPAGE NETWORK.....	350-1932.....	\$399,900.....	Vanier East
Unit 221 48 Holmes St.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627.....	\$169,500.....	Highland Green Estates
35 Veronica Close.....	1:00 – 3:00 pm	Cam Ondrik.....	ROYAL LEPAGE NETWORK.....	346-8900.....	\$614,900.....	Vanier East
104 Reichley Street.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338.....	\$384,800.....	Rosedale Meadows
17 Excell Street.....	2:00 – 4:00 pm	Norm Jensen.....	ROYAL LEPAGE NETWORK.....	346-8900.....	\$368,000.....	Eastview Estates
19 Voisin Close.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505.....	\$699,900.....	Vanier East
86 Armitage Close.....	2:00 – 4:00 pm	Shanna Painter.....	ROYAL LEPAGE NETWORK.....	872-3339.....	\$549,900.....	Anders Park East
30 Carleton Ave #1607.....	2:00 – 4:00 pm	Doug Wagar.....	ROYAL LEPAGE NETWORK.....	304-2747.....	\$259,900.....	Clearview Ridge

SUNDAY, OCTOBER 29

OUT OF TOWN

6929 Meadowview Close.....	2:00 – 4:00 pm	Karen Sernecky.....	ROYAL LEPAGE NETWORK.....	587-877-9266.....	\$465,000.....	Stettler
30 Ponderosa Avenue.....	1:30 – 4:30 pm	Richard Pochylko.....	CENTURY 21 ADVANTAGE.....	391-6454.....	\$344,900.....	Blackfalds
#301 5300 60 Street.....	1:00 – 5:00 pm	Connie Williamson.....	WESTPINE ESTATES.....	391-4286.....	\$625,000.....	Sylvan Lake
4633 48 Street.....	1:00 – 3:00 pm	Amanda Dickson.....	RE/MAX.....	304-8155.....	\$394,900.....	Sylvan Lake
5717 Park Street.....	2:00 – 4:00 pm	Bob Gummow.....	ROYAL LEPAGE NETWORK.....	598-7913.....	\$344,900.....	Blackfalds
1 Robinson Avenue.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505.....	\$229,900.....	Penhold
160 Paramount Cres.....	2:00 – 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK.....	391-1672.....	\$389,900.....	Blackfalds

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5 ways to get acquainted with a new neighborhood

Across the country, people are packing boxes, hiring trucks and moving short and long distances. According to a survey by DuProprio, a Quebec-based real estate advice site, 28 percent of Canadians feel the need to move every five years. Surprisingly, DuProprio also found that 14 percent of owners wish they could move every year.

The main reasons people move are expansion of the family, a career change, retirement, empty nest situations, or when moving is more practical than large-scale home renovations.

Whether a move is across county lines or overseas, it can take some time to acclimate to a new neighborhood. These tips can help anyone get acquainted with their new surroundings and make friends in the process.

1. Host a housewarming party. Get to know immediate neighbors by hosting a party. After some unpacking is done, host a simple get-together for people who live nearby. Ask if neighbors can help out by bringing chairs. Offer light refreshments and some type of activities for children. The event doesn't have to be extensive, just long enough to engage in some conversation and introduce yourself.
2. Walk and drive around. Scout out the area by driving around and making note of shopping centers, parks and places of interest. Schedule times when you will get out of the car and walk around on foot, which makes it easier to take everything in. Use a

website like Walkscore.com to find places within walking distance of your new home. Bring the dog along. Dogs can be great ice breakers with new neighbors.

- 3 Check out community blotters. Community events may be posted in print and distributed through a local newspaper and also on municipal websites. Find out where the locals go on weekends or during the week. Communities may take pride in certain activities. It's easier to get a feel for the neighborhood by spending time with the locals.

4. Become active in the community. Find a volunteer organization or join a local house of worship. Check with the local chamber of commerce for ways to get involved or clubs to join. Like-minded people can make living in a new locale more enjoyable.
5. Dine out once a week. If budget allows, try a new neighborhood eating establishment each week to get a lay of the land. You'll identify hot spots and hidden gems and will also be able to mingle with the community. An app such as Open Table can help you find places to eat nearby.



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



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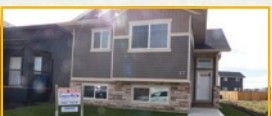
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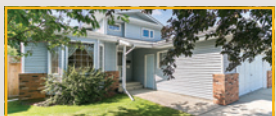
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The countdown is on!



Only a few weeks left before your big move? To help you better prepare — and to ensure no step is overlooked — consult the list below for tips on how to make moving day a breeze.



- Schedule your moving company, if you haven't already done so.
- Solicit close friends and family members to lend you a helping hand on the big day.
- Make sure that someone you trust is available to watch your children or take care of your pets, if applicable.
- Procure all of the necessary material to properly pack your belongings (boxes, duct tape, utility knife, permanent markers, etc.).
- Start packing the items that you don't use on a daily basis (glassware, picture frames, books, out-of-season clothing, etc.).
- Carefully label each box by writing on the side (not on top!) what each one contains and which part of the house it's destined for.
- Take advantage of the situation to do a major cleanup; give, sell or throw away anything that is broken or you no longer use.



- Contact the appropriate institutions (banks, insurance companies, telecommunication service providers, the government, etc.) to update your file with your new contact information.
- Take note of the disconnection and reconnection dates for utilities such as electricity, internet, cable and phone.



- Confirm your reservation with your moving company.
- Contact the friends and family members who volunteered their help to remind them of the upcoming moving date and confirm their presence.
- Continue packing your boxes and photographing valuable items in case of loss or theft.
- Disassemble larger pieces of furniture, like your table, couch and bed frame, if possible.
- Start emptying your fridge, freezer and pantry.



- Take down curtains, blinds and rods (except in more intimate settings like the bedroom and bathroom).
- Finalize your packing as much as possible, keeping only a few articles of clothing and essential bathroom and kitchen supplies available for the final days.
- Group boxes and furniture somewhere easily accessible for the moving company.
- Make sure you have all of your important documents (passport, bank statements, wills, etc.) in a convenient, accessible location.



- Finish packing your last-minute boxes.
- Unplug the washing machine and empty the connecting tube.
- Prepare a small travel bag with all of your essentials for the first 24 hours in your new home (toiletries, pyjamas, medication, change of clothes, first aid kit, towels, etc.).
- Arrange to have snacks and drinks available on moving day. Don't forget a cooler to keep refreshments nice and cold!



- Unplug the fridge and freezer.
- Do a final scan of the house to make sure nothing gets left behind.
- Confirm your new address with the moving company.
- Take a reading of your electric meter before leaving.



- Make sure to arrive before the moving company and try to secure a parking space for their vehicle.
- Supervise the unloading process to make sure nothing is missing.
- Indicate on the invoice if any furniture or appliances were damaged during transport.
- Unpack a few boxes and slowly start settling in.

**RELAX!!
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HOME**

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Ask Charles

I'm in a time crunch and need to purchase a property fast. I've made an offer that expires in the extreme short-term, but the seller's agent refuses to take it to the seller, saying the seller wants to consider all offers at a later date. Is this allowed?

Yes. The seller controls how they want to consider offers. If they instructed their agent to hold off on presenting offers until a certain date or time, then the agent is obligated to follow that instruction.

There is nothing stopping your agent from asking the seller's agent to talk with the seller and see if they'll make an exception, but if they decide to not review your offer until the date they set, there is nothing you can do about it.

Everything is up to the seller.

We would like to think in such a situation that the seller's agent has discussed with them the pros and cons of such an offer strategy. But, if knowing those pros and cons, the seller still wants to proceed as you've described, that's their choice.

When sellers wait to consider all offers at the same time, it's usually in a hot seller's market where there is a higher likelihood of multiple offers. This is common in Toronto and Vancouver, but less common right now, though not unheard of, most of Alberta.

In a hot market, a buyer who swoops in with an offer they want seen before the seller's offer date is sometimes referred to as a "bully offer." If you ask the seller's agent to ask the seller to review and consider your offer early, this could still spark the multiple offer situation you were maybe trying to avoid.

The seller's agent will likely suggest to the seller that they tell other buyers who showed interest in the property that a "bully" offer has come in. This may lead to other interested buyers immediately putting in their own offers to compete with yours.

Unfortunately, the sellers may not review your offer on time or, they may review it, but not accept it. Given your rush to buy, it would be a good idea to make sure the first offer you put in is your best one and have some back-up properties in mind just in case.

"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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#314 69 Ironstone Drive

LOVELY 2 BEDROOM CONDO

Open concept main floor, plenty of light, heated U/G parking, ensuite, 2 baths & laundry in the suite. Plenty of counter space, maple cabinets, & all appliances incl! **\$258,300**



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!! **\$294,500**



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**



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**



#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**



64 Vincent Close

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80 Marion Crescent

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14 Windermere Close

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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! **\$550,000**

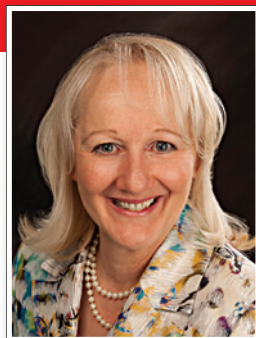


SYLVAN LAKE

4105 45 Avenue

SUPER LOCATION! This Falcon built open concept bungalow has 2 bdrms up & 2 down, MF laundry, front dining/office space, an abundance of maple cabinets, & hwd floors! The bsmt is fin'd with 2 add'l beds & FR, plus infloor heat & 4pce bath! Fully fenced and landscaped with room for an RV! **\$384,900**

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Wall beds can be installed vertically or laterally. Their main advantage is that they can be made to disappear into the wall whenever you like. Their practicality is especially appreciated by condo- and apartment dwellers, as well as homeowners with small guest bedrooms. That's because wall beds allow the space normally intended for sleeping to be used for different purposes, such as work, study and hobbies.

Most wall bed models are incorporated into a storage unit with drawers, desk top and cupboards. Sometimes sections are provided for storing a computer or printer and for connecting electronic devices. With a wall bed, people who work from home can quickly transform a bedroom into an office without their clients ever knowing.

In addition, Murphy beds are perfect for little-used guest rooms, which can then be assigned new uses on a daily

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148 Doran Cres

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219 Lampard Crescent

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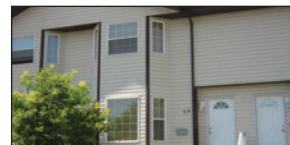
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4621 46 Street

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OPEN HOUSE • SAT. OCT 28 1-3 P.M.

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4625 - 48 St.

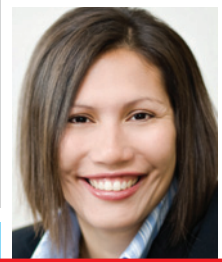
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