

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | NOVEMBER 3, 2017

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

**50 Lindman Avenue
Red Deer**

OPEN HOUSE: Saturday, November 4, 1:00 - 4:00 pm

Check out this
ASSET BUILDERS SHOWHOME!
Beautiful 2 storey, 3 bdrms, 3 baths, upper
laundry & bonus room, with Special Extras
That YOU ONLY GET IN A SHOWHOME!
Immediate Possession!

JUST REDUCED TO \$584,900

*For further info on this multiple listing service home,
see page 7 or contact a member of the Red Deer Real Estate Board.*



View our complete publication ONLINE at www.yourhouseyourhome.com



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



NORM JENSEN
 403.346.8900

GREAT FAMILY HOME



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!!

PERFECT HOME FOR 1ST TIME BUYERS!!



Mature neighborhood in Red Deer, 3 Bdrms, 2 Bths. HUGE YARD & DECK with Detached Garage.



Garry Raabis
 403-340-6789

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



46 COSGROVE CL • \$269,000
 Reduced
 Loaded townhome bungalow, a/c, sprinklers, att. gar., covered deck, quick poss., NO condo FEES! Full bsmnt.
CALL GARRY



2144 DANIELLE DR • \$169,000
 EXCELLENT VALUE
 Reduced
 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, Quick Possession **CALL GARRY**

..... www.yourcentralalbertarealtor.com



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 side! Clean, bright and open plan! **Call Alex.**



50 JASPAR CRES
 Fully developed 1136 SqFt Bi-level in Johnstone Crossing. 4 bdrms, 3 bths, alder cabinets in the kitchen with a full tile backsplash, breakfast bar, pantry and a door leading to the 10x10 deck..



UNIT 221 - 48 HOLMES
 Wonderful fully updated and finished bi-level located across from a park and close to shopping. 3 bedroom unit also comes with 2 parking 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!!! **\$159,000!!!**



Rick Burega
 403.350.6023



\$99,900
 Why Rent? 2 bedroom main floor condo with good size living room/dining area. Large storage in the unit. Assigned parking. Call Rick



\$282,500
 Nice Little Bi-level Vaulted ceilings, laminate flooring, full 4 pc ensuite. Basement is framed & wired. Fenced yard. Call Rick.



\$289,500
 1200 Sq Ft Bungalow 5 bdrms & 3 baths. New furnace, HWT, shingles. Shows Great! Call Rick 403-350-6023



\$279,900
 Mature Yard 1240 sq ft bungalow with a 22x24 garage. Fantastic value. New vinyl plank flooring & shingles. Call Rick.



\$289,900
 Walk-out Half Duplex Two ensuites upstairs. Kitchen has corner pantry, granite sink & tile and nice hardwood floors.



\$294,500
 Just Listed 1123 sq ft bilevel Full ensuite, vaulted ceilings. Fenced yard & large parking pad. Call Rick today.

HOMES UNDER \$299,900 • 403-350-6023



Donna Empringham
 403-872-0105

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



890 RAMAGE CRESCENT
 MLS CA0115970
\$385,000



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



OPEN HOUSE SAT & SUN
 NOV 4 & 5, 1-5 PM
 181 LALOR CLOSE
 MLS CA0108531
\$649,900



OPEN HOUSE SAT NOV 4, 2-4 PM
 174 LARSEN CRESCENT
 MLS CA0101162
\$319,000



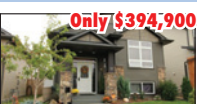
OPEN HOUSE SUN NOV 5, 2-4 PM
 11 ROBERTS CRESCENT
 MLS CA0116647
\$339,000



Gerald Doré
 403.872.4505

TAKE THE 3D TOUR OF MY PROPERTIES AT www.geraldlore.ca

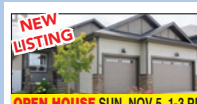
or call me at (403) 872-4505



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 reno's - huge master bedroom and walk-in closet.
 MLS#CA0116999



NEW LISTING
 OPEN HOUSE SUN. NOV 5, 1-3 PM
 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 reno's - spotless! MLS#CA0117000



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



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



Doug Wagar
 403.304.2747



OPEN HOUSE SUN. NOV 5, 2-4 PM
10 FOREST CLOSE, RED DEER
 Beautiful Forest Close! Wonderful location facing onto green & backs onto walking paths. Lovely fully dev., nicely decorated home. \$317,500



REALLY SPECIAL
 Adult, fully developed town home. Gated community. Open plan, gas FP, 3 beds, 2 baths. Shows great! \$289,900



INCREDIBLE VALUE!
 Starter house, finished up and down. 3 beds, 2 baths, open plan. Priced to sell at \$199,900



BEAUTIFUL "LIKE NEW"
 Fully dev townhome! 3 beds, 3 baths, fenced yard. 6 quality appliances. Treat yourself! \$259,900



ADULTS (40+) ONLY!
 Top floor - wonderfully decorated. Lovely view - steps from roof top patio! Pool, hot tub, billiards & more! \$248,900

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



The Durling Group

YOUR HOUSE SOLD GUARANTEED
www.YourHouseSoldGuaranteed.com

\$399,900 OR TRADE

BLACKFALDS
 29 Valmont Street

- 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 incl master with double sink ensuite & large walk in closet



OPEN HOUSE SATURDAY 12-2 PM

\$239,900 OR TRADE TEXT: 8343

SYLVAN LAKE

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



TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS



Kevin Durling
 Agent



Jamie Berg
 Agent

\$719,900 OR TRADE TEXT: 8340

GARDEN HEIGHTS

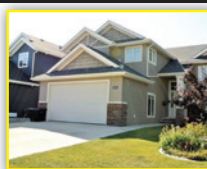
- Executive 2540 Sqft 1.5 Storey walkout, backing onto green space
- Beautiful engineered hardwood, cherry wood cabinets & custom stone work throughout the home
- 4 Bedrooms, 4 baths
- Outdoor entertainment space w/huge partially covered sundeck boasting a west facing backyard



\$494,900 OR TRADE TEXT: 8347

LACOMBE

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



Scott Wiber
 Agent



Cam Ondrik
 Agent

\$274,900 OR TRADE

WOODLEA

- Renovated 1.5 Storey home, mature yard & convenient location
- Massive 200 foot deep lot, room to build the perfect shop
- Master bedroom is on the upper level boasting lots of room
- Big back deck and landscaped yard



\$215,000 OR TRADE

PENHOLD

- Fully finished bi-level located on quiet st
- Hardwood floors in main livingroom area + gas fireplace
- Basement features open plan & newer flooring
- Freshly painted top to bottom including doors & trim
- Fenced yard



Deanna Zunti
 Agent



Debby Wells
 Office Administrator



403-346-8900

*** Some conditions apply**

WEEKEND IS COMING!



WHY NOT CHECK OUT THE

YOUR HOUSE YOUR HOME OPEN HOUSE

Who knows? You may even find your destined dream home!

Call Jamie at 403-309-5451

COLDWELL
BANKER

OnTrack Realty

ONTRACK REALTY

UNIT G, 2085—50TH AVE, RED DEER

www.coldwellbankerreddeer.ca

343-3344

COLDWELL
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

\$439,900

NEW PRICE



200 REICHLEY ST

Features 5 bdms & 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

\$214,900

NEW PRICE



SATURDAY, NOV. 4, 1:30-4:00 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

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

Call DALE 403-302-3107

ADULT DOWNTOWN CONDO,
IMMEDIATE POSSESSIONNOW 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

BUY! SELL! BUY! SELL!

YOUR HOUSE YOUR HOME

403-309-5451

Call Jamie today for your advertising needs!

Sutton

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



**EDUARDO
HARO**
403-318-3980



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**



BUYING SECRET: YOU'RE BUYING A NEIGHBORHOOD TOO

Remember you are not only buying a house, but the neighborhood too. Is it safe? Talk to neighbors and ask questions. Spend time in the area to determine if it offers the lifestyle conveniences you'll need.

**YOUR HOUSE YOUR
HOME**

Call Jamie at 403-309-5451



**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



Real Estate Solutions Ltd.

5913 50 Ave., Red Deer, Alberta

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

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



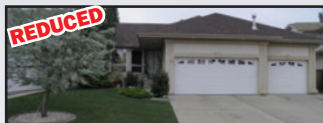
**Cordell
Nielsen**

318-5478



**Kelly
Oster**

304-4061



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



136 PARAMOUNT CRES, BLACKFALDS
MLS CA0112360 \$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



36576 RR 285, RED DEER COUNTY
MLS CA0116115 \$525,900
Call Roger 403-350-7367



83 DUSTON STREET
MLS CA0116355 \$365,900
Call Roger 403-350-7367



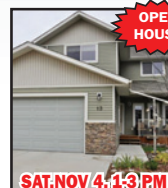
#5320, 2660 22 ST, RD

2 Beds, 2 Baths.
Steps to RD River,
trails and amenities.
Covered deck,
FP, in-suite laundry
MLS CA0111887
\$185,000
Call TIM:
403-350-1562



#103, 5601 KERRY WOOD DR, RD

2 Beds, 2
Baths \$185,000
Call TIM:
403-350-1562



13 CHINOOK ST

5 bdrms/5
baths 2 garages
MLS CA0116429
\$485,000 Call Ed
403-506-7171
or Gord
403-357-7720



103 ADDINGTON DR #60

MLS CA0116678
\$200,000
Call Ed
403-506-7171
or Gord
403-357-7720



4805 48 ST

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



5220 46 STREET, CLIVE

MLS CA0108315
\$278,500 \$265,000
Call Ed
403-506-7171
or Gord
403-357-7720



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



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



28 KIRBY ST 5 bdrms/3 baths
MLS CA0115396 \$349,000
Call Ed 403-506-7171
or Gord 403-357-7720



4527 48 AVE LACOMBE
MLS CA0111925 \$830,000
Call TIM: 403-350-1562



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



3962-38A AVENUE
MLS CA0115636 \$263,000
Call KIM: 403-318-7178



27 KIRTON CLOSE
MLS CA0116134 \$529,900
Call Kelly
403-304-4061



4608 38A AVENUE CLOSE
2.59 acres zoned R4. High density
residential. Battle River Valley view close
to river and walking trails. 15 min walk
to downtown, walking distance to golf
course. Many building options available.
Think outside the box, stretch you mind
with endless opportunities \$435,000
Call TIM: 403-350-1562

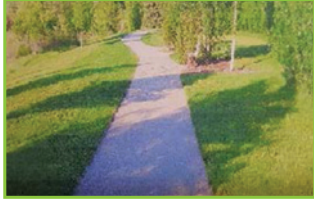


BARB MUNDAY 403-598-7721
bmunday@shaw.ca

CALL ME "MUNDAY" CALL ME "ANYDAY"
MULTI-LEVEL COMMISSIONS



OPEN HOUSE
\$145,400
2nd balcony







OPEN HOUSE NOVEMBER 4 AND 5, 2-4 PM #201 – 71 COSGROVE CRESCENT

YOU COULD OWN for the same price as renting and build an equity. This condo will not need any major improvement costs as it has new windows, parking lot paving, new balconies and NOW A COMPLETE NEW EXTERIOR. This unit has newer hardwood flooring, granite countertops, refaced kitchen cabinets and neat as a pin. Also boasts two bedrooms, fireplace and huge pantry with laundry option. Pet (small) friendly but must have approval. Just reduced to \$145,400 and seller willing to take trades i.e., cars and be creative in putting a deal together. Possession can be 30 days.



**YOURHOUSE
YOUR
HOME**

Your House Your Home
Is **ONLINE!**

View our complete publication online at www.yourhouseyourhome.com



**SANDY
BURTON**
403.358.8924

Call Sandy at 403-358-8924 to get a **FREE HOME EVALUATION** and to find out how she will save you money on the sale of your home!



OPEN HOUSE
\$449,900

SUNDAY, NOVEMBER 5, 2-4 PM
4292 Ryders Ridge Blvd, Sylvan Lake

Gorgeous upgraded 1541 sq ft. 3 bedroom modified bilevel built in 2015. New Vista area. Hardwood, quartz countertops, 2 FP's, mainfloor laundry. Huge landscaped lot with vinyl fencing, 24x24 att'd garage and the list goes on.
Call Sandy Burton 403 358 8924.

Three things to consider before purchasing a temporary carport

Tired of having to clear heaps of snow from your car and driveway every morning? Why not eliminate the need to do so altogether with a temporary carport? If this sounds like the perfect solution for you, be sure to consider these three points before signing off on a model to buy or rent.



1. MUNICIPAL BYLAWS

Every municipality has its own regulations in place surrounding the use of temporary carports. To avoid getting slapped with a hefty fine, make sure to comply with your local bylaws by finding out whether you'll need a permit and what types of structures are and aren't allowed.

2. INSTALLATION AND REMOVAL

If you don't have the time or are otherwise unable to safely and adequately install your temporary carport, there's sure to be a business nearby that can help you assemble and take down the structure. Ask your neighbours for their recommendations.

3. FEATURES

To keep your vehicle protected all winter long, choose a temporary carport with a galvanized steel structure and a thick, UV-resistant tarp. In addition, look for a model with two doors (one in the front and one in the back) and large windows that offer a clear, unobstructed view of the surrounding area.

MAINTENANCE TIPS

Clear snow and ice off your temporary carport every once in a while to prevent it from getting crushed under a too-heavy load. Also keep an eye on the canvas tension, and regularly tighten the bolts as needed.



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GRANLUND
BROKER**



**NADINE
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.**



IMMEDIATE POSSESSION
2 bdrm/2bath top floor corner unit with underground parking. Inglewood. **\$219,900. CALL NADINE 342-7700.**



DUPLEX - EASTVIEW Eastview Fully finished 4 bdrms/2 baths \$239,900 side. Buy 1 or both sides. **\$239,900 CALL JENNIFER 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.**



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. **\$354,900 CALL BRAD GRANLUND 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.**



FULLY DEVELOPED half duplex 4 bedroom 3 bath att'd garage shows like new. Timberlands. **\$389,900 CALL ARIEL 342-7700.**



LAREDO
Brand new 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$429,900 CALL BRAD GRANLUND 342-7700.**



FULLY FINISHED 4 bdrm, 4 bath modified bilevel 23x25 attached garage great location Clearview Ridges. **\$499,900 CALL BRAD GRANLUND 342-7700.**



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



32x46SHOPw/300sqftmezzanine plus 5 bdrm/3bath modified bilevel on a HUGE pie lot on a close in Anders. **\$799,900 CALL NADINE 342-7700.**



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

OPEN HOUSES THIS WEEK



OPEN HOUSE SAT., 1-3 PM
7 KELLY STREET, RED DEER 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.**



OPEN HOUSE SAT., 1-5, SUN., 1-4 PM
5 LARRATT CLOSE, RED DEER SHOWHOME
Upgrades galore 3 bdrm/3 bath 2 storey extensive tile, high gloss cabinets, spa like ensuite. **\$609,900. CALL JENNIFER 342-7700**



OPEN HOUSE SAT., 1-4 PM
50 LINDMAN AVENUE, RED DEER ASSET BUILDERS SHOWHOME! Beautiful 2 storey, 3 bdrms, 3 baths, upper laundry & bonus room, with Special Extras That YOU ONLY GET IN A SHOWHOME! Immediate Poss., Just Reduced to **\$584,900. CALL NICOLE 342-7700.**

Cleaning Service

Thorough and reliable cleaning services by bonded and insured professionals for your home or business.

Fall Cleaning Special

- Save 10% • Free Estimates

Clean Sweep

Address | Red Deer, AB
000-000-0000 | www.namewebsite.com



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403.347.2115
9-4608 62nd Street
Red Deer, AB

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Sinks | Faucets | Tile Backsplash
Cabinets | Complete Renovations**

YOUR HOUSE YOUR HOME

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

Central Alberta's
**OPEN HOUSE
LISTINGS**

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



ADVERTISE YOUR BUSINESS IN THE YOUR HOUSE YOUR HOME SERVICE DIRECTORY

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

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

403-309-5451

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, NOVEMBER 4

RED DEER

#201 71 Cosgrove Cres.	2:00 – 4:00 pm	Barb Munday	2 PERCENT REALTY ADVANTAGE	598-7721	\$145,400	Clearview Meadows
50 Lindman Avenue	1:00 – 4:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700	\$584,900	Laredo
5 Larratt Close	1:00 – 5:00 pm	Ariel David	ROYAL CARPET REALTY	342-7700	\$609,900	Laredo
7 Kelly Street	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$289,900	Kentwood East
33 Ireland Crescent	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$339,900	Inglewood West
41 Woodworth Close	1:00 – 3:00 pm	Bett Portelance	RE/MAX	307-5581	\$309,000	West Park
165 Jones Crescent	1:00 – 3:00 pm	Debra Kerr	RE/MAX	597-9134	\$398,000	Johnstone Park
702 339 Viscount Drive	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$305,000	Vanier East
#131 18 Averill Street	2:00 – 4:00 pm	Brenda Bowness	CENTURY 21 ADVANTAGE	350-9509	\$234,900	Aspen Ridge
54 Grant Street	3:00 – 4:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$269,900	Glendale Park Estates
105 4902 37 Street	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$234,500	South Hill
181 Lalor Drive	1:00 – 5:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	\$649,900	Laredo
174 Larsen Crescent	2:00 – 4:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	\$319,000	Lonsdale
26 Campbell Avenue	1:30 – 4:30 pm	Dale Stuart	COLDWELL BANKER ON TRACK	302-3107	\$214,900	Clearview Meadows
3962 38A Avenue	2:00 – 4:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$263,000	Eastview
83 Duston Street	2:00 – 4:00 pm	Roger Will	MAXWELL REAL ESTATE SOLUTIONS	350-7367	\$365,900	Deer Park Estates

SATURDAY, NOVEMBER 4

OUT OF TOWN

#301 5300 60 Street	1:00 – 5:00 pm	Connie Williamson	WESTPINE ESTATES	391-4286	\$625,000	Sylvan Lake
29 Valmont Street	12:00 – 2:00 pm	Deanna Zunti	ROYAL LEPAGE NETWORK	755-4853	\$399,900	Blackfalds
4 Heenan Court	1:00 – 3:00 pm	Greg Martens	RE/MAX	391-8849	\$344,000	Sylvan Lake
13 Chinook Street	1:00 – 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS	506-7171	\$485,000	Blackfalds
25 Mackenzie Crescent	2:00 – 4:00 pm	Chris Forsyth	MAXWELL REAL ESTATE SOLUTIONS	391-8141	\$289,900	Lacombe
4422 54A Ave Crescent	2:00 – 4:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$283,500	Innisfail
1310 Lucina Street	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$185,000	Penhold

SUNDAY, NOVEMBER 5

RED DEER

#201 71 Cosgrove Cres.	2:00 – 4:00 pm	Barb Munday	2 PERCENT REALTY ADVANTAGE	598-7721	\$145,400	Clearview Meadows
5 Larratt Close	1:00 – 4:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$609,900	Laredo
17 Elwell Close	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE	304-5265	\$205,000	Eastview Estates
50 Vold Close	1:00 – 3:00 pm	Cindy Vander Linden	RE/MAX	506-7355	\$309,900	Vanier Woods
224 Wiley Crescent	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$535,000	Westlake
181 Lalor Drive	1:00 – 5:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	\$649,900	Laredo
11 Roberts Crescent	2:00 – 4:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	\$339,000	Rosedale Estates
19 Voisin Close	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$699,900	Vanier East
10 Forest Close	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$317,500	Fairview

SUNDAY, NOVEMBER 5

OUT OF TOWN

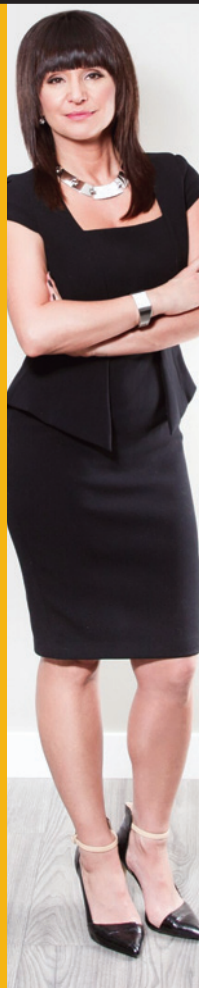
#301 5300 60 Street	1:00 – 5:00 pm	Connie Williamson	WESTPINE ESTATES	391-4286	\$625,000	Sylvan Lake
4292 Ryders Ridge Blvd.	2:00 – 4:00 pm	Sandy Burton	2 PERCENT REALTY ADVANTAGE	358-8924	\$449,900	Sylvan Lake
14 Copper Street	1:00 – 3:00 pm	Barb McIntyre	RE/MAX	350-0375	\$419,900	Blackfalds
68 Churchill Place	1:00 – 3:00 pm	Debra Kerr	RE/MAX	597-9134	\$379,900	Blackfalds

THURSDAY, NOVEMBER 9

RED DEER

144 Larsen Crescent	5:00 – 7:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$318,800	Lonsdale
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View our complete publication ONLINE at www.yourhouseyourhome.com


Advantage
Smarter, Bolder, Faster


Asha Chimiuk
403-597-0795



Acreage North of Red Deer
Location is a key! This acreage is nicely appointed in between HWY 2 & 2A - just N of Red Deer! Are you looking for a place with a shop & land to have horses or run small business from? Look no more! Hard to find size this close to Red Deer: 9.9 Acres of land w/ some serious crossed fenced for large animals. Older home placed on 1980's bsmt foundation all rem'd in 80's, but kept in a good shape. There are 2 wells, 2 smaller animals shelters & well house. Nicely levelled land with mature trees around the house and tree line to the East of the property, check website for more details.



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!



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 bdms & 3 baths. Mother-in-law suite w/sepe entrance. Media room. 26x24 att'd & 28x26 det'd shop. Fully fenced oversized pie lot, with room to park the RV.



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.



96 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!



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 bdms, 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.



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 80's! 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!



154 Ivany Close
On a quiet close. 1824 sq.ft., 2 storey, fully frid, 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 bdms & lge bonus room. Master suite w/ walk in closet, ensuite, dbl sinks, air tub, sep. shower. Newly frid bsmt has rec room w/wet bar, bdsm, bath & storage.



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 frid 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 bdms, 3 baths, open floor plan, modern kitchen w/ibkst 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

Ways to make your house more saleable:

There are a lot of things that you can do to help which could make for a quicker sale at a better price. They are all little things that cost you little or nothing, but they can make a big difference in the prospect's first impression . . .

Call a member of the Red Deer Real Estate Board — their expertise in real estate can help you during the complex process of selling a home.

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



BRAND NEW FULLY FINISHED HOME W/ 5 BEDROOMS!
5 Bedroom, 3 Bath
1,225 Sq.Ft. Bi-Level
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3 Bedroom, 2 Bath
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\$194,900

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4 Bedroom, 4 Bath
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\$339,900

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\$399,900

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1,741 Sq.Ft. Two Storey
\$405,000

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2 Bedroom, 1 Bath
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\$265,000

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IMMEDIATE POSSESSION, UNIQUE OPPORTUNITY!
3 Bedroom, 2 Bath
1,278 Sq.Ft. Condo Apartment
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#111, 80A Kellaway Crescent



AFFORDABLE HOME OWNERSHIP, QUIET MATURE STREET!
4 Bedroom, 2 Bath
1,008 Sq.Ft. Bungalow
\$234,900

www.4622-47street.com



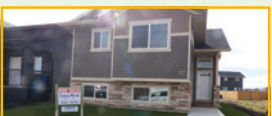
SPACIOUS FAMILY HOME W/ ATT'D & DET'D GARAGE!
5 Bedroom, 4 Bath
2,100 Sq.Ft. 2 Storey
\$539,900

www.3dixonclouse.com



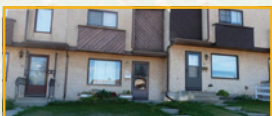
SPECTACULAR FULLY FINISHED HOME W/ HEATED GARAGE!
2,142 Sq.Ft. 2 Storey
\$649,900

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

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AFFORDABLE HOME, NO CONDO FEES!
2 Bedroom, 2 Bath
1,078 Sq.Ft. 2 Storey
\$174,900

www.7b-glendaleboulevard.com



STYLISH, AFFORDABLE HOME CLOSE TO PLAYGROUND!
4 Bedroom, 3 Bath
1,112 Sq.Ft. Bi-Level
\$324,900

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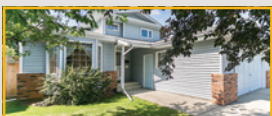
ATTENTION INVESTORS- FULLY RENTED FOURPLEX
2 Two Bedroom Units,
2 Three Bedroom Units
\$450,000

www.5713-60avenue.com



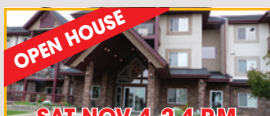
BRAND NEW AFFORDABLE HOME!
3 Bedroom, 2 Bath
1,225 Sq.Ft. Bi-Level
\$354,900

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

www.62denovancrescent.com



SAT NOV 4, 2-4 P.M. SOUGHT AFTER ASPEN RIDGE CONDO!
2 Bedroom, 2 Bath
1,011 Sq.Ft. Condo
\$234,900

www.131-18averillstreet.com



FORECLOSURE!
5 Bedroom, 3 Bath
1,395 Sq.Ft. Modified Bi-Level
\$433,000

www.25churchillplace.com


Advantage Milena Toncheva
403 304-5265
Покупаете или продаете недвижимость?

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

¿Desea comprar o vender su casa?

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



**Milena
Toncheva**
304-5265

**OPEN
HOUSE**


**SUN. NOV 5 2 - 4 P.M.
17 ELWELL CLOSE**

**GREAT FAMILY
NEIGHBOURHOOD**

Central location! This is well maintained 3 bdrm, 2 baths townhouse in a cul de sac - watch your kids play outside. **\$205,000.**

**OPEN
HOUSE**


**SAT. NOV 4 2 - 4 P.M.
702 339 VISCOUNT DRIVE**

**IMPRESSIVE, EXECUTIVE
TOWNHOUSE CONDO**

Exciting design, immaculate condition, 2 master bdrms with ensuites & walk in closets, many upgrades! **\$305,000.**



**FULLY FINISHED WITH A
SEPARATE BSMT ENTRANCE**

5 bedrooms, 2 baths - a perfect starter or investment - best price for the value! **\$249,000.**


Advantage
21 photos of every property

**Parkland Mall,
Red Deer**


**Bob
Wing**
403-391-3583

**OPEN
HOUSE**


**Saturday, 1-2 pm
NOW \$185,000!**

**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!

**OPEN
HOUSE**


**Saturday, 3-4 pm
NOW \$269,900!**

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



\$183,900!

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

Call Jamie at 403-309-5451

Ask Charles

I've recently started hearing reports about radon in Alberta homes. If I'm buying a home in Alberta, is it something I should be concerned about?

You're right to be asking this question. A lot of people aren't familiar with radon, but they should be.

Radon is an odourless, tasteless, colourless radioactive gas that is the by-product of uranium decay. Uranium occurs naturally in soil and rock formations, and places with higher than normal uranium deposits, such as Alberta and Saskatchewan, have higher radon levels.

Radon seeps through the earth and into basements, where it can become trapped because of the efficient way our homes are sealed from the outside elements.

Prolonged exposure to radon can lead to health problems, including lung cancer. In fact, after smoking, radon gas is the leading cause of lung cancer.

Unfortunately, there's not much that can be done during the offer and negotiation phase of a real estate transaction because reliable radon tests take 90 days to complete. That's much longer than a typical offer to purchase timeline and time for condition removal.

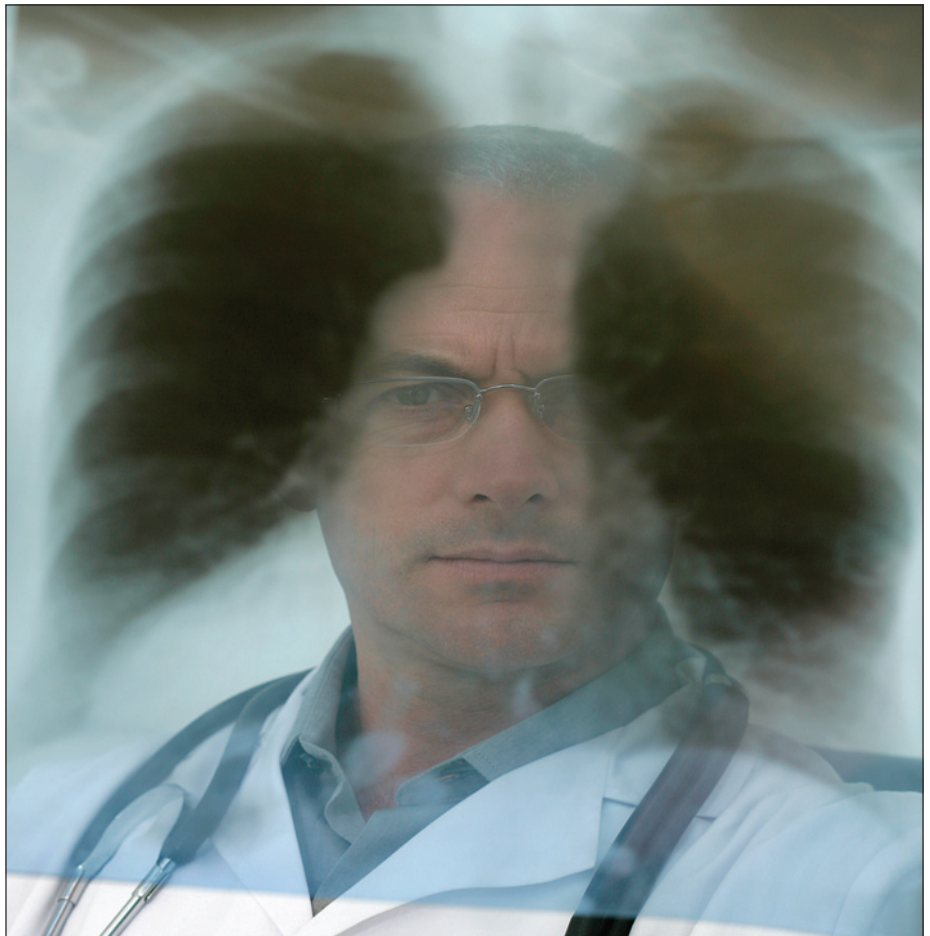
However, some Alberta homeowners are having their homes tested for radon knowing what a serious health issue it is. If you find a home you're interested in, ask the seller if they've had their home tested and ask for the test results. If the radon test showed high levels of radon (higher than 200 Becquerel), that's considered a material latent defect that **MUST** be disclosed to prospective buyers unless a radon mitigation device is installed prior to listing.

The good news when it comes to radon is it's a solv-

able problem. Even if you fall in love with a home that hasn't had a radon test or the results are high, a radon mitigation device can be installed to vent radon gas outside the home from the basement. Mitigation costs vary, but are often not more than \$2,000-\$3,000. Hire a Certified Radon Technician to install the device to ensure it's done properly.

If you buy a home that hasn't had a radon test done, we encourage you to proceed with a radon test within 90 days of possession. This is health issue, and radon testing and mitigation is money well-spent. For more information about radon, go to Health Canada's website and search "radon."

"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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40 ROLAND STREET

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



7050 GRAY DRIVE #1007

GREAT PLACE TO CALL HOME
3 BDR, 2 BATH W/ADDITION **\$59,900**



41 WOODSWORTH CLOSE

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SATURDAY, NOVEMBER 4, 1-3 PM
1099 SQ FT BI LEVEL, 3 BDR, 2 BATH
DETACHED GARAGE **\$309,000**

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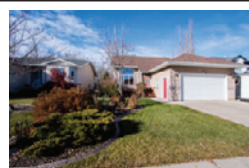
28126 TWP RD 411 #152 \$670,000



**Year Round Living with
Lake View. Located on
McLaurin Beach.
4 Bedroom Bungalow
with Walkout. 2 Garages**

CA0116532

219 LAMPARD CRESCENT \$409,900



**5 Bedroom Bungalow
situated in a Private Setting
with Mature Trees.
Sunken Living Room, 3 B/Rs
on M/F. In Floor Heating**

CA0117314



**Mitzi Billard
(403) 396-4005**

**For More Information
on these listings
Text Me!**

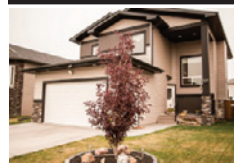
25 VIENNA CLOSE \$924,000



**Magnificent
Bungalow
with Walkout &
Fabulous
Pond View**

CA0113309

4862 ASPEN LAKE BLVD Blackfalds \$429,900



**Custom Built
Krest Home
Lovely
& Private
Master
Bedroom**

CA0113958

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**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 neighbour-
hood! 3 bdrms up in a lge mas-
ter 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 5pc ensuite on the upper level
plus 2 add'l bdrms & a lge bonus room!
bsmt is developed with media rm & rec
rm, plus plenty of space for another
bdrm. Sunny S facing rear deck & the
hot tub stays! **\$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

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



80 Marion Crescent

FABULOUS MORRISROE
LOCATION! Beautiful fully de-
veloped 5 bedroom family home!
Great spaces, formal dining, large
front living room, family room, open
concept kitchen and a large yard!
\$444,000



14 Windermere Close

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



52 Best Crescent

**RENOVATED WITH IN-
CREDIBLE QUAL-
ITY** Hard, granite, custom
Cherry cabinets, new win-
dows, shingles, plumbing
and wiring! Across from a
huge green space, this is a
beautiful home! **\$550,000**



4105 45 Avenue

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

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



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

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



PRICE DROP!
\$125,000
5305, 2660 22 Street
LIVE AT THE VENU! This unit features 2 bdrms plus den, 2 baths, open floor design, south facing patio and heated underground parking. Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.



\$259,900
232-4512-52 Ave
SIERRAS OF TAYLOR is a 40 plus building with underground heated parking, pool, exercise room, games room and a terrific atmosphere. You will love this 2nd floor suite, newly updated and in IMMACULATE CONDITION. Call me for details and a viewing. **Ivan Busenius 403-350-8102, www.ivanb.ca**



NEW LISTING
\$339,900
33 Ireland Crescent
SUPER CLEAN Fully done bi-level features 1006 sq ft with 4 beds, 2 baths and a 24x24 detached garage. Come take a look, you'll be glad you did!! Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.

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JUST LISTED
\$419,900
14 Copper Street
BE THE FIRST to own this beauty before the mortgage rules change! Quality built new design offering many features for any family! For more details log onto www.barbmcintyre.ca or call/text 403-350-0375.



\$299,900
44 Prospect Close
IMMEDIATE POSSESSION available on this super valued home set on a large fully fenced yard in a close. Fully developed with central air, central vac and a huge deck this home deserves a look and an offer... **Ivan Busenius 403-350-8102, www.ivanb.ca**

●● SYLVAN LAKE ●●



PRICE DROP!
\$115,000
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Bad advice home sellers should ignore

Whether you're moving across town or to the other side of the country, selling your home is no easy feat. There are many aspects of the sale to manage, and no one homeowner will be an expert on them all. Sometimes, well-meaning folk will offer you advice: take it with a grain of salt. People generally mean well but are all too often misinformed themselves. Here is some of the worst advice for selling your home that gets repeated.

PRICE HIGH NOW, LOWER IT LATER

This may be the single worst piece of advice for selling your home. Instead of listing at the amount you realistically hope to get, you price it much higher thinking you'll negotiate down to your actual asking price down the line. Nice idea in theory, but in practice, you'll scare away buyers at the time when it's most critical

that you capture their interest: coming out of the starting gate. Furthermore, statistics show that the longer your home sits on the market, the lower the eventual selling price is likely to be.

YOU SHOULD ONLY SELL IN THE SPRING

Homes are sold throughout the year. And while there are a number of advantages to selling in the spring, there's also more competition. Other seasons have their own advantages, and ultimately the right time of year to sell your home is the one in which it's ready to be sold.

LET THE BUYER DO THE REPAIRS

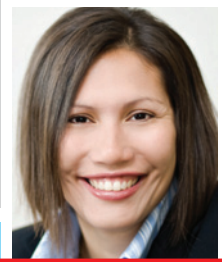
Pawning off required repair work to the buyer can be a pricy mistake. It could bring down the value of your home and cost you thousands of dollars. Repairs, especially easy, inexpensive ones, should never be left to the buyer.

YOU MUST HAVE AN OPEN HOUSE

You can host one if you'd like, but in the digital age, open houses are no longer essential. All the preliminary information homebuyers need is at the tips of their fingers. Therefore, the majority of serious buyers will be happy to skip straight to a scheduled showing instead.

YOU CAN EASILY SELL WITHOUT AN AGENT

There are many aspects to selling a home (pricing, marketing, negotiating, etc.), and if you don't have a lot of free time on your hands, you'll likely need help. There's a misconception that compared to buying a home, selling is easy. This is far from the reality. So though you may be tempted to sell without a real estate agent — pocketing that commission would be nice — it's far less of a headache to leave it to the pros.



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