

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | NOVEMBER 10, 2017

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

**41 Laurel Close,
Blackfalds**

Check out this
OUTSTANDING HOME!

over 1500 sq ft in a prime location!
Spacious fully developed bi-level with
main floor laundry. 5 bedrooms
& 3 bathrooms, massive deck,
hot tub, room for RV parking!

\$374,900

For further info on this multiple listing service home,
see page 2 or contact a member of the Red Deer Real Estate Board.



View our complete publication ONLINE at www.yourhouseyourhome.com



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



**Les
Anderson**
403.350.1932



WONDERFUL LOCATION

Backing on to reserve & walking paths! 4 beds, 3 baths, open plan, lots of windows provides for a bright main floor. South covered deck! Great value! **\$399,900**



ADULT COMMUNITY ON DEER PARK!

Over 1500 sq. ft., 3 bedrooms, 2 full baths, open plan, tons of kitchen cabinets, huge deck off kitchen. Double attached garage. Excellent price a **\$229,900**



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



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



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



**Tammy
Jensen**
403-346-8900



41 LAUREL CLOSE BLACKFALDS!

\$374,900
5 Beds/3 Baths



\$349,900
2 Bed/2 Bath, Inc. Boat Slip



\$204,500
1/2 Duplex 3 Bed/2 Bath



\$494,900
Reduced! 3 Bed/3 Bath

Call TAMMY JENSEN for more info! 403-346-8900 www.CallTammy.ca

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



**Gerald
Doré**
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 Only \$229,900!
19 VOISIN CLOSE
1526 sq. ft. Exec Bungalow, triple car garage & all the bells & whistles! MLS#CA0116838



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



**Doug
Wagar**
403.304.2747



OPEN HOUSE SUN, NOV 12, 2-4 PM
939 RAMAGE CRES #17
Rosedale Gardens, simply wonderful adult condominium. Fully dev'd, FP, att'd garage. **\$289,900**



FULLY DEVELOPED
On a close, lovely mature location. Gorgeous curb appeal. Double garage. **\$317,500**



BEAUTIFUL MODERN
Townhome! 3 beds, 3 baths, 6 quality appliances. Fenced yard, super location!! **\$259,900**



SIERRAS OF HERITAGE VILLAGE
Top floor adult condo, gas fireplace, balcony, shows like new. **\$248,900**



EXECUTIVE FULLY FINISHED
Bungalow, 1452 sq ft, open plan, large yard, double garage. **\$475,000**

**FOR A FREE MARKET EVALUATION,
CALL DOUG WAGAR AT 403.304.2747**



**Jacqui
Fletcher**
403-896-3244



OPEN HOUSE SUN. NOV 12 2-4 PM

SYLVAN LAKE

88 WESTVIEW DRIVE

- only 1 owner
- 3 bedrooms/ 2 bath
- new roof in 2014
- new furnace in 2013
- \$224,900**



OPEN HOUSE SUN. NOV 12 2-4 PM

12 FIRDALE DRIVE

- over 1200 sq ft bilevel
- 5 bedrooms/3 baths
- RV Parking and lots more!!
- \$399,000**



**Pat
Christoph**
403-357-4639



landmark realty
#101 - 4406 - 50th Ave.

347-0751
(24 hrs.)



**BONNIE
MEANEY**
403-885-4936



BLACKFALDS

Brand New 2-storey, 3 beds, 3 baths, & insulated concrete foundation with r/i underfloor heat, 10 yr warranty



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

How to make older homes more energy efficient

Older properties tend to have a sense of charm that newly built homes may lack. Perhaps it's their lived-in feel or design elements that remind homeowners of yesteryear that make older homes so popular among home buyers.

What older homes have in character they may lack in modern amenities. For example, whereas many homes are now built with energy efficiency in mind, older homes may not be so eco-friendly. Fortunately, there are many ways for homeowners who love their older homes to keep that love going strong while making their homes more energy efficient at the same time.

- Check for leaks and plug any you find. Homes may develop air leaks over time, and such leaks allow air to infiltrate the home. When that occurs, homeowners instinctively turn up the thermostat in winter to combat the cold air getting in. Come summertime, those same homeowners will run their air conditioners on a higher setting in an effort to stay comfortable when hot air is creeping through the cracks. Rather than adjusting the temperature inside, fix any sources of air infiltration you find. Run your hand along doorways and windows to determine if any drafts are coming through. Older homes may also develop cracks in bricks, around the foundation and in siding or stucco. Seal any areas where you feel air infiltrating your home, which will save money, reduce your energy consumption and make your older home more efficient.

- Add insulation. Many older homes are poorly insulated. By adding insulation can reduce energy costs



by as much as 50 percent. Installing insulation can be tricky, especially if insulation was not originally included in your home, as is sometimes the case with older homes. Insulation can become damp and prove ineffective if installed improperly. Damp insulation also may contribute to mold growth and rot in the home's framing. Older homes may be lacking adequate insulation around attics, crawl spaces, basements, heating and cooling ducts, and water pipes. Cover your water heater with an insulated water heater blanket so the heater retains more heat and consumes less energy to heat the water.

- Stay on top of your home. Much like older vehicles, older homes require a little extra TLC on the part of homeowners. Don't allow your home to fall into disrepair. Even if your energy bills are not on the rise, inspect windows and doors to

make sure they are closing tightly, as over time such seemingly minor problems can add up to substantial energy loss. Don't forget to clean gutters and downspouts, removing debris that can add up and lead to water damage that may ultimately compromise the effectiveness of your home's insulation.

- Book an energy audit. Energy audits, which may be offered free of charge by your utility company, can help detect any additional areas where a home may be using energy inefficiently. Even if you have to pay for an audit, the cost savings if any additional inefficiencies are discovered will likely add up to more than the cost of the audit.

Older homes are attractive to many homeowners, who can take several steps to make sure their homes are operating as efficiently as possible.

Who is responsible for repairs during a home sale?

Many questions arise during the home-buying process. Buyers looking at homes that require a good deal of TLC may wonder who is responsible for the home's repairs, particularly if such repairs are needed to secure a certificate of occupancy. Depending on the situation, there is no clear-cut answer.

There is no perfect home, and things that are acceptable to the current owner may not be acceptable to the buyer who is looking to become the next owner. The home-buying process is typically a careful cooperation between buyer and seller to find a middle ground. The buyer may have to make some concessions, as will the seller. Ultimately, it is this cooperation that often determines if the sale goes through or is terminated.

Before any negotiations can begin regarding repairs, it is advisable for a buyer to have an independent inspector come out and look over the home and property. Most real estate agents will suggest this be done as a first priority – even before a contract is entered on the home. An inspection will unveil any potential problems in a home and indicate things that the buyer may not be aware of, including items that do not meet with code or could be unsafe. An inspector also may point out problems that could cause a mortgage lender to give pause. This may mean the lender will deem problems unsafe and refuse to fund the mortgage until repairs are made.

A copy of this inspection report should be sent to the home seller to review with his or her attorney and real estate agent. The buyer working with his own real estate attorney and agent can petition for certain repairs to be made. Many sellers will make such repairs to ensure the purchase goes through, or they will accept a lower purchase price to compensate for the needed repairs, which the buyer will then make. Buyers might want to hire a good real estate attorney to write clauses into the contract to protect their interests. This allows the buyer to forfeit the sale and walk away from the contract should an issue arise.

The rules often change when buying a home that is a short sale or in foreclosure. A home that is in distress is typically in this situation because the current owners cannot afford to pay their mortgage, and thusly, are not able to afford repairs. According to Think Glink, a money-management Web site, buyers may try to negotiate repairs with the seller, but they shouldn't assume that sellers (or lenders in the event of a bank-owned home) are responsible for the repairs. Generally speaking, most short sales and foreclosures are sold "as is" and may even specify that repairs and requirements for the certificate of occupancy are the buyer's responsibility. A buyer also can ask to have the home price reduced to cover the repairs. But foreclosures are often already deeply discounted.

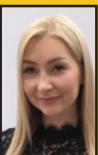


Home buyers may be able to negotiate that sellers repair major structural issues, such as a leaky roof. If not, negotiate a lower sale price.

Buyers should know that, for a home that is not in foreclosure, there are some repairs that should ultimately be the responsibility of the seller. If these repairs are not made, a buyer should think strongly about walking away from the deal, according to Why6Percent.com, a real estate marketing site. Such repairs include:

- * lender-required repairs that could impact home safety
- * leaky pipes
- * water penetration issues, including a bad roof
- * unsafe decking or handrails
- * wet basements or crawl spaces
- * insecure foundations or obvious structural damage
- * poorly functioning sewer lines or septic system

It is always advisable for buyers to speak with a reliable real estate attorney and a trusted real estate agent to guide them through the process of buying a home. These people can help buyers navigate the important decisions that can affect the home they'll be living in for the next several years.

**ROYAL CARPET REALTY LTD.**SERVING RED DEER FOR OVER 40 YEARS
www.rcrrealestate.com**342-7700****BRAD
GRANLUND
BROKER****NADINE
MARCHAND****NICOLE
DUSHANEK****JENNIFER
O'SHEA****ARIEL
DAVID**

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



2 DOUBLE GARAGES Room for all your vehicles to park inside! Plus this superb 2096 sqft fully finished 2 storey home, on a large lot, in a close, 4 bdrms, 4 baths, JUST REDUCED TO **\$724,900** **CALL NICOLE 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.**



32x46SHOP w/300sqftmezzanine plus 5 bdrm/3bath modified bilevel on a HUGE pie lot on a close in Anders. **\$799,900** **CALL NADINE 342-7700.**



BRAND NEW WALKOUT bilevel 3 bdrm on main floor/2 baths Quick possession. **\$354,900** **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.**

**LAREDO**

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



OPEN HOUSE SUN., 1-3 PM
26 STEWART STREET, RED DEER
SUNNYBROOK Fully finished bungalow 3 bdrms plus den, 2 baths and a detached garage. **\$254,900.** **CALL JENNIFER 342-7700.**



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



OPEN HOUSE SAT., 2-4 PM
53 AZTEC CRES., BLACKFALDS
FANTASTIC BRAND NEW 3 bdrm, 2.5 bath 2 storey, bright & open plan, quick possession located in Aurora. **\$324,900** **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.**



OPEN HOUSE SAT., 1-3 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.**



MERIDIAN BEACH ON GULL LAKE Winter is Fun @ the Lake in this 3150sqft 4 season bungalow, with detached garage for all your toys! 4 bdrms, 3 baths. **\$589,900** **CALL NICOLE 342-7700.**



OPEN HOUSE SUN., 1:30-3:30 PM
47 VALLI CLOSE, SYLVAN LAKE
IN THE VISTAS! Modern, Bright 2 Storey New Home, 3 bdrms, 3 baths, upper floor laundry, fireplace, quartz, vinyl fencing, tons of windows. **\$459,900** **CALL NICOLE 342-7700.**

Call one of our professional realtors today to find your PERFECT HOME!

Fence etiquette prevents disputes

People fortunate enough to own their own plots of land often choose to fence in their pieces of paradise. Fences serve many purposes: to designate property boundaries, keep pets or children contained in a safe environment, corral livestock, offer privacy or add aesthetic appeal.

Although installing a fence may seem like the right idea for you, going about it the wrong way may lead to problems among neighbors, particularly if you live where the houses are relatively close to one another. Some homeowners find fences become the final point of contention among disagreeable neighbors or create tension with a neighbor with whom you previously had a good relationship. Being courteous with fence plans is the way to avoid any animosity along the way.

There are certain things you must do and should do if you plan to erect a fence. Most people find neighbors appreciate being informed of any decisions you are thinking of making to the property that can affect their views or their adjoining property. Before drawing up fence plans with a contractor, talk to the neighbors on either side of your home and gauge their receptiveness to a fence. At this point, you may want to consider offering to make the fencing project a joint deal to save money should the neighbors decide to install a fence as well. Contractors will often

discount if they have several customers doing an installation at the same time. Property owners can save by splitting the costs of the shared walls of the fence where their property lines meet.

Explain your case for the fence. Most neighbors are receptive to the idea if they know the reasoning – especially if the desire for a fence is not to keep them at bay. It's hard to protest a fence that is a safety precaution for children. If your neighbor already has a fence, you must ask whether you can connect your fence panels into the support post on your shared side.

Once you notify your neighbors as a courtesy, there are certain steps to take that will prevent any legal disputes down the road. Even the most easy-going neighbor could grow aggravated if the fence is put up carelessly or ends up partially on his property. The best way to prevent this is to apply for a new, professional property survey and have property lines indicated with paint or wood markers.

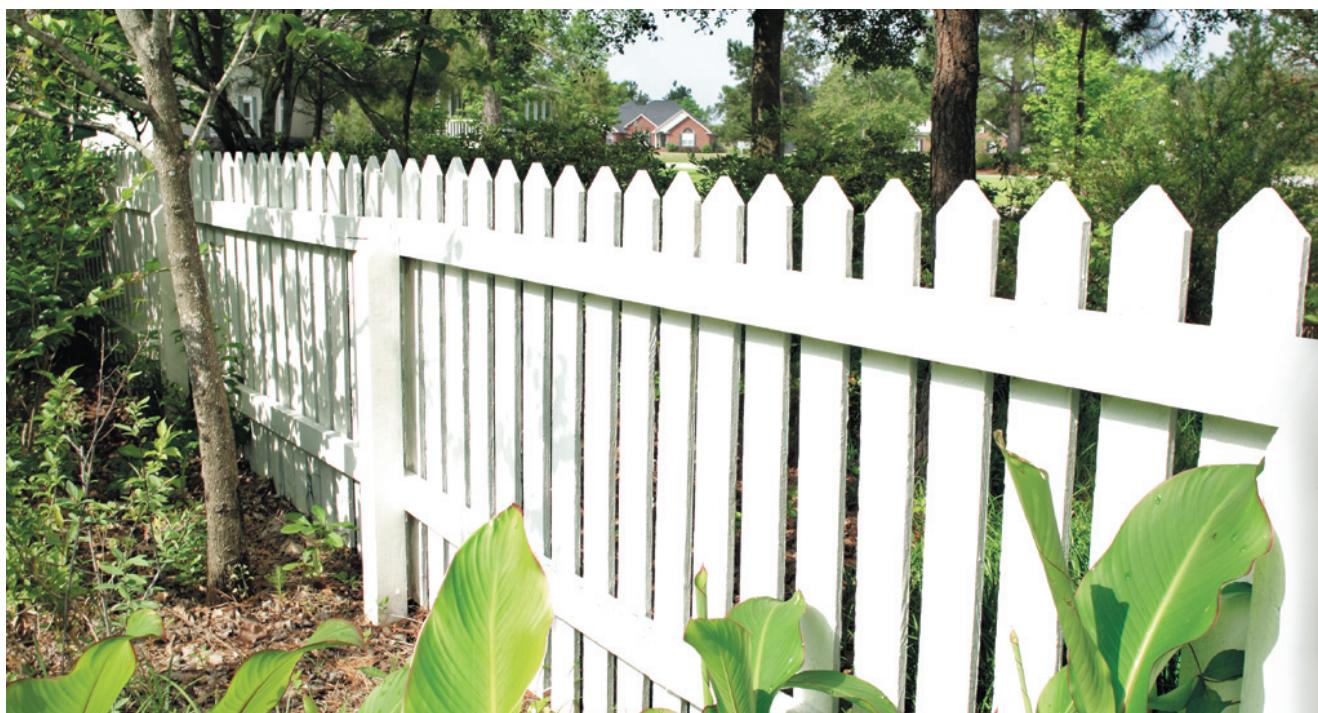
Each town or city has different regulations with regard to fencing, so it is important to learn the ropes or hire a contractor who is familiar with the rules. It might be illegal to install fences directly on the property line. The law might require the fence be installed a few inches inward. There also may be rules about how high fences can be in the front of the home, sides and back.

Corner lot properties may have added regulations depending on whether the fence could prove a visual obstruction to drivers.

If you live in a planned community, or one with a homeowners' association, it is your job to find out the guidelines for any home improvements. The HOA may dictate the style, size and maintenance of the fence or may not allow a fence at all.

Once all the details are checked, you may have to apply for a fence permit. This way the construction of the fence and finished product will meet safety standards, and the area in which you live can provide consistent quality control. If the fence is installed by code, there is little chance it will have to be torn down or changed in the near future. Also, doing it by the book means that a neighbor can be unhappy about a fence but not have legal recourse to ask you to remove it.

As an added form of courtesy, it is proper fence etiquette to put the "good" side of the fence facing the neighbors' yards. That means the side of the fence that doesn't show the support panels and posts. Remember, it is your fence so you are also responsible for all maintenance of the fence – on all sides. Just because your neighbor also will be benefitting from your fence, doesn't mean he will have to care for it.





OnTrack Realty

ONTRACK REALTY

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



OnTrack Realty



**Dale
Stuart**
403-302-3107

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

UPPER LEVEL END UNIT CONDO IN SUNNYBROOK!!

**#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

**200 REICHLEY ST**

Features 5 bdrms & 3 baths(4 pce ensuite w/ airtub) hardwood & slate tiled flooring, vaulted ceiling, gas FP, quality oak cabinets. A fully fin'd bsmt with a large family room, rec room, & built in home theatre system, & much more.

Call DALE 403-302-3107

THIS IS A TERRIFIC STARTER HOME, IMMEDIATE POSSESSION

**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

IMMEDIATE POSSESSION F/FIN RAISED BUNGALOW

**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

**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!!

**#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

**Margaret
Comeau**
403-391-3399

MOVE IN FOR CHRISTMAS

SUNDAY, NOVEMBER 12, 2-4 PM
MERRIEST CHRISTMAS EVER!!

98 RICHARDS CRESCENT • WALK OUT

New condition 3 bedroom bi level. 2 Full baths & half bath, 4 large bedrooms, new stainless steel fridge, dishwasher, hood fan and updated stove. Large living rm, fully finished, huge yard, rv parking, double detached garage [22x24]. Replaced shingles, furnace, water tank, windows. COME & SEE!! **\$310,000**

OPEN HOUSE



ATTENTION ACREAGE LOVERS!!!

5.76 Acres of paradise. 1706 square foot bungalow featuring main level country style kitchen, walk in pantry, new counter tops. Hardwood in livingroom, dining rm & sunken family rm/laundry/bath. Large master bedroom & 3 pc ensuite. lower level, large bedroom, 3 pc bath, storage. 21x24 heated attached garage. Fully finished 30x50 heated dream shop. **\$665,000**



YOUR HOUSE YOUR HOME

403-309-5451

**Call Jamie today
for your advertising needs!**



House Staging

Just Picture It

...and let us take care of the rest!

Call today for details and your free consultation and estimate.

Licensed & Insured

Your Company Here

Address 000-000-0000
www.namewebsite.com

counterscapes
Kitchen and Bath Renovations

Since 1997
Renovation Professionals
facebook.com/CounterscapesRD

**Countertops | Quartz | Laminate
Sinks | Faucets | Tile Backsplash
Cabinets | Complete Renovations**

info@counterscapes.ca
403.347.2115
9-4608 62nd Street
Red Deer, AB

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 11

RED DEER

219 Lampard Crescent..... 2:00 – 4:00 pmMitzi Billard.....RE/MAX.....	396-4005\$409,900.....Lancaster Green
148 Doran Crescent 2:00 – 4:00 pmIvan Busenius.....RE/MAX.....	350-8102\$314,900.....Deer Park Village
190 Lalor Drive 2:00 – 4:30 pmAvril Evans.....CENTURY 21 ADVANTAGE.....	348-6303\$464,900.....Laredo
168 Duckering Close 2:00 – 4:00 pmDallas Todd.....CENTURY 21 ADVANTAGE.....	575-5153\$295,000.....Devonshire
54 Grant Street 1:00 – 2:00 pmBob Wing.....CENTURY 21 ADVANTAGE.....	391-3583\$269,900.....Glendale Park Estates
101 Turner Crescent..... 1:00 – 3:00 pmAriel DavidROYAL CARPET REALTY.....	342-7700\$389,900.....Timberlands
35 Veronica Close 1:00 – 3:00 pmCam OndrikROYAL LEPAGE NETWORK	346-8900\$614,900.....Vanier East

SATURDAY, NOVEMBER 11

OUT OF TOWN

160 Paramount Cres 2:00 – 4:00 pmSteve CormackROYAL LEPAGE NETWORK	391-1672\$389,900.....Blackfalds
13 Chinook Street..... 2:00 – 4:00 pmEd KatchurMAXWELL REAL ESTATE SOLUTIONS..	506-7171\$485,000.....Blackfalds
4 Chinook Street 2:00 – 4:00 pmJanice Resch.....CENTURY 21 ADVANTAGE.....	302-0910\$468,900.....Blackfalds
163 Waskasoo Estates ... 3:00 – 4:00 pmBob Wing.....CENTURY 21 ADVANTAGE.....	391-3583\$183,900.....Red Deer County
3 Erica Drive..... 1:00 – 2:45 pmMarcella Barthel.....RE/MAX.....	597-5563\$399,000.....Lacombe
4936 Bearsley Avenue. 3:00 – 5:00 pmMarcella Barthel.....RE/MAX.....	597-5563\$389,900.....Lacombe
53 Aztec Crescent..... 2:00 – 4:00 pmNicole DushanekROYAL CARPET REALTY.....	342-7700\$324,900.....Blackfalds

SUNDAY, NOVEMBER 12

RED DEER

53 Krisch Close 2:00 – 4:00 pmLen ParsonsRE/MAX.....	350-9227\$214,900.....Kentwood East
100 Anderson Close..... 1:00 – 3:00 pmKim FoxRE/MAX.....	506-7552\$499,900.....Anders Park
67 Vincent Close..... 2:00 – 4:00 pmMitzi Billard.....RE/MAX.....	396-4005\$405,000.....Vanier Woods
114 Rowell Close..... 2:00 – 4:00 pmIvan Busenius.....RE/MAX.....	350-8102\$349,900.....Rosedale Meadows
#69 2816 Botterill Cres.. 2:00 – 4:00 pmJim Escott.....SUTTON LANDMARK REALTY	391-1397\$274,900.....Bower North
17 Elwell Close..... 2:00 – 4:00 pmMilena TonchevaCENTURY 21 ADVANTAGE.....	304-5265\$205,000.....Eastview Estates
14 Root Close 2:00 – 4:00 pmAlison RichardsonCENTURY 21 ADVANTAGE.....	358-1557\$364,900.....Rosedale Meadows
98 Richards Crescent..... 2:00 – 4:00 pmMargaret Comeau.....COLDWELL BANKER ONTRACK....	391-3399\$310,000.....Rosedale Estates
26 Stewart Street..... 1:00 – 3:00 pmJennifer O'Shea.....ROYAL CARPET REALTY.....	342-7700\$254,900.....Sunnybrook
18 Larose Crescent..... 2:00 – 4:00 pmGeorge SmithROYAL LEPAGE NETWORK	350-7038\$599,900.....Laredo
10 Grove Close..... 1:00 – 3:00 pmCam OndrikROYAL LEPAGE NETWORK	346-8900\$719,000.....Garden Heights
939 Ramage Cres #17..... 2:00 – 4:00 pmDoug WagarROYAL LEPAGE NETWORK	304-2747\$289,900.....Rosedale Meadows

SUNDAY, NOVEMBER 12

OUT OF TOWN

309 Westridge Drive 2:00 – 4:00 pmAvril Evans.....CENTURY 21 ADVANTAGE.....	348-6303\$316,900.....Blackfalds
47 Valli Close..... 1:30 – 3:30 pmNicole DushanekROYAL CARPET REALTY.....	342-7700\$459,900.....Sylvan Lake
12 Firdale Drive 2:00 – 4:00 pmJacqui FletcherROYAL LEPAGE NETWORK	896-3244\$399,000.....Sylvan Lake
88 Westview Drive..... 2:00 – 4:00 pmPat ChristophROYAL LEPAGE NETWORK	357-4639\$224,900.....Sylvan Lake

No plans this weekend? Check out our **OPEN HOUSE** pages.

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

**YOUR HOUSE YOUR
HOME**

Call Jamie at 403-309-5451



View our complete publication ONLINE at www.yourhouseyourhome.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. ¡Llámenme hoy!



**Milena
Toncheva
304-5265**

**OPEN
HOUSE**

**SUN. NOV 12 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.**



**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 \$269,900!**

54 Grant St.

EXTENSIVE UPGRADES!

Main flr completely renovated with custom maple kitchen, new windows & bath, new flooring up & down, AC and terrific deck!



**OPEN
HOUSE
SATURDAY, 3 - 4 PM
\$183,900!**

#163 Waskasoo Estates (R.D. County)

AFFORDABLE DOUBLE WIDE!

A huge modular home in good condition with 3 bedrooms, 3 baths, vaulted ceilings, covered deck, 2 car garage & fenced yard.



1310 Lucina St.

A COZY 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

**Welcome
HOME!**

**CALL JAMIE
TODAY
for all of your
advertising needs!**

**YOUR HOUSE YOUR
HOME**

403-309-5451



**AVRIL EVANS
403-348-6303**



**Avril
Evans**



\$464,900



**REDUCED
\$316,900**

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

190 LALOR DRIVE
STUNNING 2017 MODIFIED
BILERVEL BY SAN MARIA
HOMES FACING A PARK! 1386
sq ft, 3 bdrms, 2 full baths,
maple cabinetry with QUARTZ
COUNTERTOPS, gas FP with by
marble stone surround.

309 WESTRIDGE DR., BLACKFALDS
UNINTERRUPTED VIEW FACING
RESERVE, PLAYGROUND, POND!
REDUCED PRICE on this 1228 sq ft
3 bdrm/3 bath modified bilervel.
Upgrades: shingles, landscaping,
A/C, operational in-floor heat in bsmt
and garage, freshly painted on the
main floor. Possession could be quick!



*Find your
dream
home in*

**YOUR HOUSE YOUR
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
\$394,900

www.183livingstonclose.com



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

www.112redwoodboulevard.com



SPECTACULAR HOME, LUXURY FEATURES, TRIPLE GARAGE!
4 Bedroom, 4 Bath
2,461 Sq.Ft. Two Storey
\$899,900

www.3vernonclose.com

YOUR LISTING HERE!



NEW PRICE SPRINGBROOK
ESCAPE THE CITY & ENJOY SMALL TOWN LIVING!
3 Bedroom, 3 Bath
1,550 Sq.Ft. Bi-Level
\$392,900

www.191sabreroad.com



NEW LISTING AFFORDABLE HOME, QUIET CLOSE!
4 Bedroom, 2 Bath
888 Sq.Ft. Bi-Level
\$317,500

www.41drummondavenue.com



FAMILY FRIENDLY HOME, PREMIUM LOCATION!
4 Bedroom, 4 Bath
1,741 Sq.Ft. Two Storey
\$405,000

www.6asmundsenclose.com



NEW LISTING FULLY FINISHED HOME, 26X26 DETACHED GARAGE!
4 Bedroom, 3 Bath
1,150 Sq.Ft. Bi-Level
\$359,900

www.21hammondclose.com



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

#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.3dixonclose.com



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

www.45lindmanavenue.com



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

www.67livingstonclose.com



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

www.7b-glendaleboulevard.com



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

www.27ibbotsonclose.com



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

www.5713-60avenue.com



NEW LISTING BEAUTIFUL BRAND NEW HOME, WALKUP BASEMENT!
4 Bedroom, 3 Bath
1,238 Sq.Ft. Bi-Level
\$369,900

www.82auroraheights.com



SOUGHT AFTER ASPEN RIDGE CONDO!
2 Bedroom, 2 Bath
1,011 Sq.Ft. Condo
\$234,900

www.131-18averillstreet.com



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

www.25churchillplace.com

Century 21 Advantage

On the move with Team Bowness

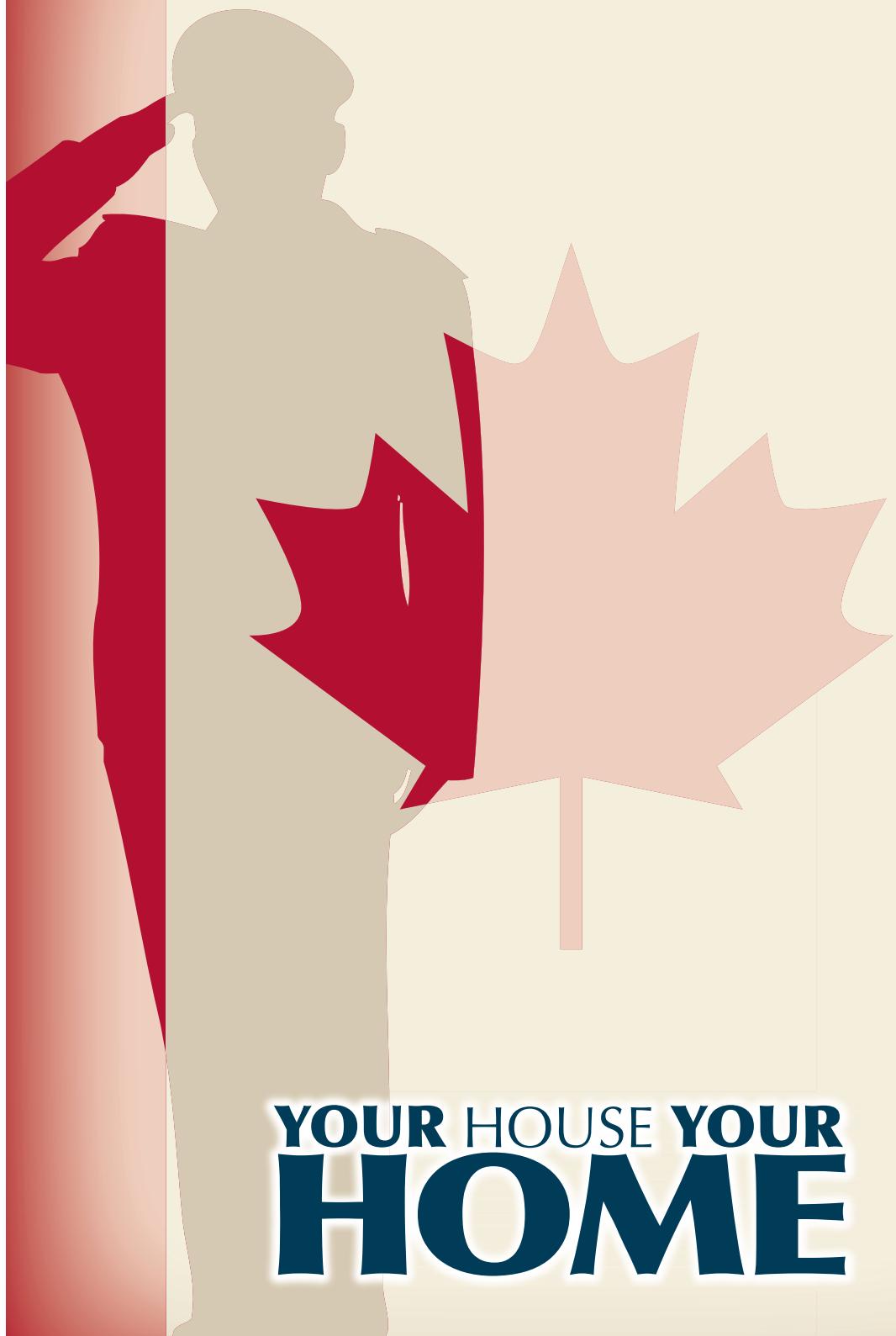
BRENDA BOWNESS

Call or Text
403.350.9509

DENNIS BOWNESS

Call or Text
403.357.8087

Lest We Forget



YOUR HOUSE YOUR
HOME

Ask Charles

I interviewed a real estate agent who said now is the time to sell because average sale prices in my city rose 15% last month – but the last newspaper article I saw said sales are way down. How is this possible?

It's possible because your real estate agent was likely referring to something completely different than what the newspaper article is describing. While both were referring to conditions in your real estate market, they were looking at different measures of those conditions.

The average selling price is the total dollar volume of all property sales divided by the number of property sales. Average dollar values can be skewed if there is a particularly expensive or particularly cheap property that sells in the time period in question. Imagine in one month, there are four homes that sell for \$200,000, but a fifth home sells for \$1.5-million – the average sale price of the homes that month is \$460,000, even though only one home sold for more than \$400,000.

Now imagine that in the prior month the number of homes sold was the same but the fifth home sold for \$200,000 not \$1.5-million. That month's average price would be \$200,000.

A single expensive home sale can make the average sale price rise significantly.

When we refer to sales being "way down," that's likely referring to the number of sales. And yes, it's possible to have a higher average price this month over last, but still have lower sales. Take the example above, but change it so that only two home sales occur – one at \$200,000, and one at \$1-million. The number of sales is much lower (2), but the average price is \$600,000.

There are many things to consider when someone is talking about the state of the market, whether average prices or number of home sales. First, all real estate is local. The average price in Calgary doesn't tell you anything

about current values in a specific neighbourhood or on your street – and there are wide variations in prices across a city. Second, the average temperature in Canada tells you nothing about how you should dress for a day, so in the same way, the average house price over a set period of time doesn't tell you how much you're going to sell your home for.

Remember that any time you're looking at housing statistics – you can't do so in isolation. Take in as much information as you can, and look to your real estate professional for market advice and information, but keep in mind that nobody has a crystal ball about what the market will do next.

"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.



28126 TWP RD 411 #152 \$670,000



Year Round Living with Lake View. Located on McLaurin Beach. 4 Bedroom Bungalow with Walkout. 2 Garages
NEW LISTING! CA0116532

5 ADINA CLOSE BLACKFALDS \$524,900



TIMELESS DESIGN in this Beautiful former Eagle Ridge Show Home. Fully Finished 5 Bed/4 Bath 2 Storey. C/W Attached Finished Garage & a Pad Outback w/Power Ready for Another One.
NEW LISTING! CA0118683

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



Mitzi Billard
(403) 396-4005

For More Information
on these listings
Text Me!

339 VISCOUNT DRIVE #901 \$264,900



CA0116012

67 VINCENT CLOSE \$405,000

OPEN HOUSE: Sunday 2 pm - 4 pm



NEW LISTING!

CA0118711

Beautiful END UNIT condo offers additional windows & light, with 2 master bedrooms and each having their own 4 pc bath.

This well cared for Bi-Level w/4 Beds-3 Baths & a Walkout is perfect for the growing family.

219 LAMPARD CRESCENT \$409,900

OPEN HOUSE: Saturday 2 pm - 4 pm



NEW LISTING!

CA0117314

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

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



Bett Portelance 403-307-5581



7050 GRAY DRIVE #1007

GREAT PLACE TO CALL HOME
3 BDR, 2 BATH W/ADDITION



41 WOODSWORTH CLOSE

1099 SQ FT BI LEVEL, 3 BDR, 2 BATH
DETACHED GARAGE \$309,900

PROUD SPONSOR
OF THE
FESTIVAL OF TREES



**HELPING YOU MAKE
THE RIGHT MOVE**

www.BettPortelance.com
real estate central alberta
4440 - 49 ave. • red deer 403.343.3020



**Tim
Maley**
403.550.3533



real estate
central
alberta
4440 - 49 ave.
red deer
403.343.3020



55 Keen Crescent
GREAT CONDITION with laminate floors, new shingles, 3 bedrooms, and a fully fenced yard, great price at **\$232,000**



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



32 Cornett Drive
GREAT LOCATION across from a large park, 3 bedrooms on the main plus 2 downstairs, single attached garage, wood burning fireplace in the living room, fully fenced and ample room. **\$299,900**



5345 42 ave
LEGALLY SUITED PROPERTY in Woodleaf! Great renovations, 2 beds up and one down, single garage and great long term tenants! **\$319,900**



62 Asmundsen Close
FULLY DEV'D 2 STOREY! With fabulous yard & perfect location! Open concept main level, large master suite with 5pc ensuite on the upper level plus 2 add'l bdrms & a lg 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! **\$429,000**



100 Ayers Ave

1 OWNER 2 STOREY in a beautifully mature neighbourhood! 3 bdrms up inc a lge master bdrm, main level family room with FP plus separate living room, ample dining & kitchen space, front garage, oversized & private back yard! **\$439,000**



#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, 3baths inc ensuite, & easy access to Bower Ponds & walking trails! **\$449,500**



64 Vincent Close

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



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! **\$540,000**



6252 Cronquist Drive
NEARLY 1 ACRE OF LAND backing on to the Red Deer river! Own an acreage in the city, this solid mature bi-level has 3 bedrooms, 2 baths and a large open concept main living area. Tremendous potential to live on an amazing piece of property! **\$749,900**

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



RE/MAX® real estate central alberta
4440 - 49 ave., red deer • 403.343.3020

sylvan lake 403.887.2217 • **lacombe** 403.782.4301 • **ponoka** 403.783.5007
blackfalds 403.885.2477 • **rocky mountain house** 403.844.3030 • **penhold** 403-886-2286
www.remaxsylvanlake.com www.remaxlacombe.com www.remaxreddeer.com www.remax-ponoka.com

RED DEER LISTINGS IN PRICE ORDER





\$125,000

5305, 2660 22 Street

LIVE AT THE VENUE! This unit features 2 bdrms plus den, 2 baths, open floor design, south facing patio and heated underground parking. Further details at www.tonyankovic.com or to set up your personal showing call/text 403.391.4236.



Fully finished basement.
Fully fenced large back yard, off street parking, close to all city amenities. CA0115841 Contact **Ernie Sandstra** @ 403.877.9144
www.erniesandstra.ca



double attached garage. Walk in closet, ensuite bath, vaulted ceilings, jetted tub and gas fireplace are just a few of the features, come have a look Saturday from 2-4 PM. **Ivan Busenius 403-350-8102, www.ivanb.ca**

*Say, "I saw it in
your house, Your Home"*



A photograph of a single-story, white-painted house with a garage on the left. A person is walking towards the entrance of the house from the right side of the frame. The sky is clear and blue.

OPEN HOUSE • SUN. NOV 12 2-4 P.M.

\$349,900

114 Rowell Close

EXCELLENT LOCATION in a quiet close, this adult home is fully developed, roomy double

garage, central air, underground sprinklers , gas fireplace, and ready for immediate possession, come see Sunday from 2-4 PM.

Ivan Busenius 403-350-8102. www.ivanb.ca

•• BLACKFALDS ••



• SYLVAN LAKE •





**PRICE
DROP!**

\$115,000
4621 46 Street

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

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

Digitized by srujanika@gmail.com





ROYAL LEPAGE Royal LePage Lifestyles Realty
 5820A Highway 2A, Lacombe, AB T4L 2G5
www.familyfriendlyhomes.ca
lisasuarez@royallepage.ca

LISA SUAREZ
Realtor®

Protecting Your Best Interests

403-782-3171



Ponoka
 3628 44 STREET
\$199,000
 MLS CA#0111570



Lacombe
 7135 HENNER'S RD
\$409,900
 MLS CA#0113494



Lacombe
 5724 50TH AVENUE
\$499,900
 MLS CA#0113171



Blackfalds
 4929 WESTBROOKE ROAD
\$269,900
 MLS CA#0118950

**YOUR
LISTING**

HERE!



Lacombe
 20 HUMBER CLOSE
\$319,000
 MLS CA#0113815



Lacombe
 43 PICKWICK LANE
\$499,900
 MLS CA#0115455



Clive
 4426 VAN EATON WAY
\$295,000
 MLS CA#0116954



Lacombe
 62 MACKENZIE CRES
\$389,888
 MLS CA#0114033



Lacombe
 21 IRON WOLF BLVD
\$339,900
 MLS CA#0116785



Lacombe
 5627 53 AVENUE
\$315,000
 MLS CA#0115290



Lacombe
 37 ERICA DRIVE
\$648,000
 MLS CA#0111281



5.98 Acres
 41512 RANGE RD 255
\$325,000
 MLS CA#0112748



Lacombe
 2 GREYSTONE WAY
\$718,000
 MLS CA#0114562



Lacombe
 6 EDINA CLOSE
\$449,000
 MLS CA#0115922

WONDERING
WHAT YOUR HOME
IS WORTH?
**CALL FOR YOUR
FREE MARKET
EVALUATION
TODAY!**

Blackfalds
 124 Paramount Cres
\$125,000
 MLS CA#0103058

Lacombe
 6 Talisman Close
\$389,000
 MLS CA#0110990

WONDERING
WHAT YOUR HOME
IS WORTH?
**CALL FOR YOUR
FREE MARKET
EVALUATION
TODAY!**