

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | NOVEMBER 24, 2017

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

**4245 Westbrooke Road
Blackfalds**

OPEN HOUSE: Saturday and Sunday, November 25 and 26, 2:00 - 4:00 pm

Check out this

**STUNNING NEW HOME BY
GRAHAM SUPERIOR HOMES**
Brand New 2-storey, 3 bedrooms,
3 bathrooms, and insulated concrete
foundation with roughed in
underfloor heat, 10 yr warranty

\$423,900

*For further info on this multiple listing service home,
see page 3 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

Alex Wilkinson
Follow or contact me on
[Facebook](#) 403-318-3627 [Twitter](#)



**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 CRESCENT

Fully developed 1136 Sq Ft Bi-level in Johnstone Crossing. 4 bdrrms, 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.**



314 JARVIS GLEN WAY

3D tour! Spectacular executive home steps to the lake. This home has it all. Meticulous design with gourmet kitchen and triple attached garage. **Call Alex for your private tour**

Janice Mercer
403.598.3338



#105 4902 37 ST

\$234,500

REDUCED!

6 MONTHS FREE CONDO FEES! 11370 sq ft 3 bdrm 2 bath condo. Fees include everything but phone & cable.

MLS#0116081



104 REICHLEY ST

\$379,800

REDUCED!

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

MLS#0119243



101 TIMBERSTONE WAY

\$349,800

REDUCED!

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

MLS#0119247



5830 45 AVE

\$438,900

REDUCED!



9 PORTWAY CL

\$438,900

REDUCED!

Fully dev'd Exec 2 storey Walk out, Granite countertops, open concept, bonus room over garage Move in Ready!

MLS#0119583

CALL OR TEXT JANICE AT 403-598-3338 OR VISIT MY WEBSITE jjmercer.ca FOR ALL LISTINGS AND 3D TOURS

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**

EXCELLENT VALUE 2144 DANIELLE DR • \$169,000



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**

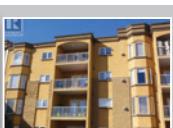
• • • www.yourcentralalbertarealtor.com • • •

NORM JENSEN
403.346.8900



PERFECT HOME FOR 1ST TIME BUYERS!!
Mature neighborhood in Red Deer, 3 bedrooms, 2 baths. **HUGE YARD AND DECK** with detached garage.

Doug Wagar
403.304.2747



BRIGHT ATTRACTIVE
4 level split, vaulted ceiling, fenced yard. Excellent complex.

\$209,900

CLEARVIEW RIDGE!
Wonderful location! 2 storey townhome. Full basement development. Shows like new! **\$259,900**

RED DEER!
Incredible value - starter or revenue! Fully dev. bi-level - fenced yard - shows well. **\$199,900**

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

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

Gerald Doré
403.872.4505



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



213 OVERDOWN DRIVE
4 beds, 2 baths, major renos - huge master bedroom and walk-in closet.
MLS#CA0116999



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



1 ROBINSON AVE
Newer townhouse with 3 beds, 2 baths, gas f/p, end unit - many renos - spotless! MLS#CA0117000



74 WILTSHIRE BLVD
Scts to Waskasoo Trails! 2136 sq. ft. 2-storey, 3 beds, 4 baths, many renos, incredible design, lge yard MLS#CA0116837



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 Developed
- 5 beds, 3 baths
- Double det. Garage

RED DEER

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

WASKASOO ESTATES

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

Reduce cold-weather fire risk

Plenty of things heat up when the temperature drops, including the risk for fire hazards. Fireplaces, stoves, heating systems, candles, and even electric lights are used more often during the winter than any other time of year, so it makes sense that the risk of home fires increases when the mercury drops.

The U.S. Fire Administration says 905 people die in winter home fires each

year. Cooking is the leading cause of all home fires and contributes to around \$2 billion in property loss each year. Understanding potential risks and exercising caution can help homeowners protect themselves, their families and their homes from fire.

COOKING

Home heating fires peak between the hours of 6 p.m. and 8 p.m., when many people are home preparing dinner. The following steps, courtesy of the American Red Cross, can improve safety in the kitchen and reduce the likelihood of a home fire.

- Never leave cooking food unattended, as it can take just seconds for fires to ignite.
- Keep anything that can catch fire away from the stove or other appliances that generate heat.
- Clean regularly to prevent grease buildup.
- Make sure appliances are turned off before leaving the room or going to bed.

HEATING

The National Fire Protection Association warns that heating is the second leading cause of home fires, deaths and injuries. The NFPA offers these safety guidelines.

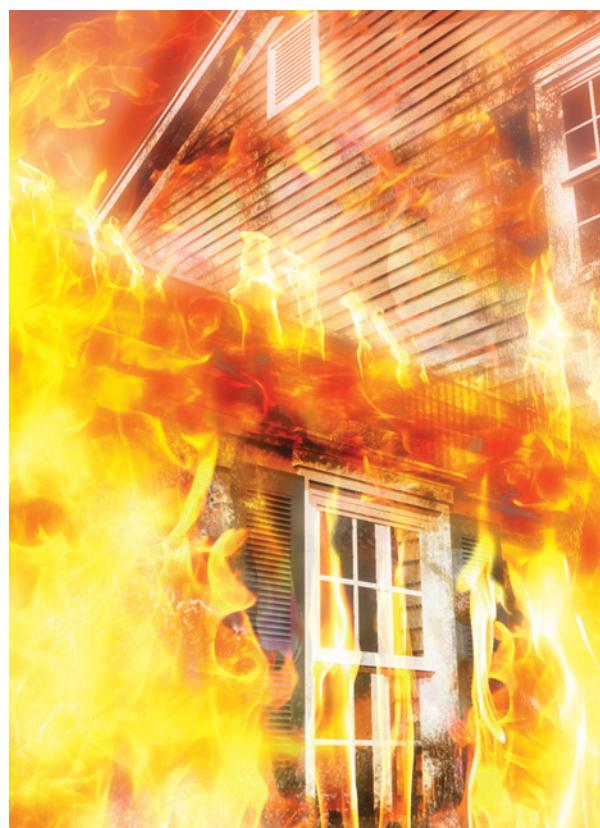
- Install heating appliances according to manufacturers' instructions or have a professional do the installation.
- Fuel-burning equipment needs to vent to the outside.
- Never use an oven to heat a home.
- Keep anything that can burn away from heating equipment, including portable space heaters.
- Clean and inspect heating appliances regularly.
- Turn off portable heaters when leaving the room or going to bed.

ELECTRIC

The National Safety Council estimates that between 600 and 1,000 people die each year from electrocution. Electricity also can contribute to home fires. The Energy Education Council offers these safety suggestions.

- Never force plugs into outlets.
- Check that cords are not frayed or cracked. Do not run cords under carpets or place them in high-traffic areas.
- Use extension cords only on a temporary basis.
- Make sure light bulbs are the proper wattage for fixtures.
- Install ground fault circuit interrupters in kitchens, baths, laundry rooms, and elsewhere, making sure to test them regularly.
- Check periodically for loose wall receptacles and loose wires. Listen for popping or sizzling sounds behind walls.

Home fires are no joke and can be prevented with simple safety checks.



Homeowners can reduce their risk for home fires in various ways.

Cost-effective and eco-friendly home improvements

Homeowners take on projects to improve their homes for a variety of reasons. Some may do so to make a home more functional, while others may do so to improve their home's resale value.

Some homeowners take on a home improvement project to make their homes more eco-friendly. Such projects are often mistakenly assumed to be costly undertakings, but there are several cost-effective ways to make a home more eco-friendly.

- Upgrade your appliances. A home improvement project does not have to require the use of a hammer and nails or the hiring of a contractor. A simple home improvement project like upgrading older appliances, including the washer and dryer, to newer, more efficient models can give a home a fresh look while reducing energy consumption. That reduction in energy consumption is a byproduct of the stricter standards placed on manufacturers who must adhere to guidelines to produce products that are more energy-efficient. For example, the Natural Resources Defense Council notes that today's energy-efficient refrigerators will use less than half the energy of models made as recently as 15 years ago.

- Add more insulation. Adding more insulation or replacing older insulation used to be an especially laborious process. However, in many instances insulation can now be added or upgraded to a home without any major reconstruction or demolition, reducing the cost of the project considerably. Adding more insulation to a home can reduce energy consumption in the winter, when the home will feel warmer and allow you to keep the thermostat at a more reasonable number.

- Install high-efficiency water fixtures. Few people think about how much water they consume over the course of a typical day, but the figures might be eye-opening to those who hope to adopt a more eco-friendly lifestyle.

According to the United States Geological Survey's Water Science School, it's generally accepted that the average person uses between 80 and 100 gallons of water each day. Showers seem to be especially wasteful, as older shower heads might be using as much as 5 gallons per minute, or 50 gallons of water during a 10-minute shower. Older fixtures that consume such massive amounts of water can be easily and affordably replaced with newer, more efficient fixtures. Today's high-efficiency low-flow showerheads can provide a strong shower stream while reducing water consumption. Such showerheads are also less taxing on your water heater, reducing your energy consumption as a result. Homeowners can also install high-efficiency toilets that use as little as 1.3 gallons of water per flush (compared to older models that consumed as many as 5 gallons per flush). The Environmental Protection Agency estimates that installing water-efficient fixtures and appliances would save more than 3 trillion gallons of water and more than \$18 billion annually.

- * Install a programmable thermostat. Programmable thermostats present another affordable way to improve a home and benefit the environment. Some of today's programmable thermostats can record personal preferences and usage and determine the best course of action for heating and cooling your home. Temperatures can be adjusted room-by-room, and the programmable thermostat allows homeowners to control their heating and cooling while they're out of the house, ensuring they're not paying to heat or cool an empty house and wasting energy in doing so.



Installing high-efficiency water fixtures, including a low-flow showerhead, is an affordable and eco-friendly home improvement project.

Home improvement projects don't have to be a grand undertaking, particularly when a homeowner's goal is to make a home more eco-friendly. A few minor and affordable changes may be all it takes to improve a home and benefit the environment at the same time.



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DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



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.**



SUNNYBROOK Fully finished bungalow 3 bdrms plus den, 2 baths and a detached garage. **\$254,900. CALL JENNIFER 342-7700.**



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.**



BRAND NEW 1589 sq ft 3 bdrm/3 bath laminate flooring, all appliances included. Sylvan Lake. **\$334,900 CALL BRAD GRANLUND 342-7700.**



BRAND NEW WALKOUT bilevel 3 bdrm on main floor/2 baths Quick possession. **\$349,900 CALL BRAD GRANLUND 342-7700.**



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



REDUCED
LAREDO
 Brand new 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$426,900 CALL BRAD GRANLUND 342-7700.**



BRAND NEW
 3 bdrm/3 bathroom with handy laundry room upstairs. Lam flrg on main floor, 6 appliances, front sod. Penhold Immediate possession. **\$394,900 CALL BRAD GRANLUND 342-7700.**



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.**



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.**



ON THE LAKE
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.**



RED DEER
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 close, 4 bdrms, 4 baths, JUST REDUCED TO **\$724,900 CALL NICOLE 342-7700.**



32x46 SHOP w/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
10 ATHENS ROAD., BLACKFALDS
NO CONDO FEES!** Brand new, fully developed 3 bed, 2 bath "turnkey" townhouse. Immediate possession. **\$244,900 CALL JENNIFER 342-7700.**

Four mistakes to avoid when hiring a snow removal company

Planning to enlist the services of a professional snow removal company to do your heavy lifting this winter? Here are some common mistakes to avoid during the process.

1. Trusting the first company you come across. Whatever you do, don't sign anything on the spur of the moment. Do your research and take the time to compare the prices and services of several different businesses. You can also find out from your local consumer protection agency (e.g. the Better Business Bureau) whether any of your potential candidates were the object of complaints in the past.
 2. Paying in advance. Be wary of making a down payment, full or partial, before the company has started to provide you its services. This will minimize your personal risk in the event of the company's sudden closure or unexpected bankruptcy.
 3. Forgoing a contract. Signing a written agreement with your snow removal company is crucial. The contract should include a detailed list of the services to be provided and outline any conditions (e.g. fee structure) that may apply. Bottom line: stay away from verbal agreements to avoid a nasty surprise down the road.
 4. Neglecting insurance. Even the most experienced snow removal professional could inadvertently cause damage to your property with his or her equipment. Make sure you're entitled to

compensation should this occur by hiring a company with full liability insurance coverage, and verify that the contract includes a clause outlining exactly what this coverage entails.



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



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UPPER LEVEL END UNIT CONDO IN SUNNYBROOK!!

\$151,900



SUNDAY, NOV. 26, 1:30-4:00 PM

OPEN
HOUSE

#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-suit laundry. East facing balcony.

Call DALE 403-302-3107

EXECUTIVE BUNGALOW IN ROSEDALE

\$432,000



NEW PRICE

SATURDAY, NOV. 25, 1:30-4:00 PM

OPEN
HOUSE

200 REICHLEY STREET

Features 5 bdrms & 3 baths(4 pc 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

BUILD YOUR NEW DREAM HOME!

\$499,900



C&E TRAIL

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

Call DALE 403-302-3107

IMMEDIATE POSSESSION F/FIN 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
\$179,900
NEW PRICE



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!!

\$137,900

OPEN
HOUSE

SUNDAY, NOV. 26, 1:30-4:00 PM

#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-suit laundry. East facing balcony.

Call DALE 403-302-3107

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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

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1/8 PAGE 1/4 PAGE
\$75 \$140
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Call Jamie for more information or for advertising space!

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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, NOVEMBER 25

RED DEER

41 Woodsworth Close.....	1:00 – 3:00 pm	Bett Portelance	RE/MAX.....	307-5581	\$309,000.....	West Park
200 Reichley Street	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK....	302-3107	\$432,000.....	Rosedale Meadows
43 Armitage Close.....	1:00 – 3:00 pm	Gord Ing.....	RE/MAX.....	341-9995	\$569,000.....	Anders Park East
189 Ireland Crescent.....	1:00 – 3:30 pm	Tanyalie Charles.....	ROYAL LEPAGE NETWORK	598-1059	\$359,900.....	Inglewood West
35 Veronica Close	1:00 – 3:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	346-8900	\$599,900.....	Vanier East
101 Timberstone Way	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK	598-3338	\$349,800.....	Timberstone
6013 57 Avenue	2:00 – 4:00 pm	Jim Escott.....	SUTTON LANDMARK	391-1397	\$329,000.....	Riverside Meadows
2 O'Brien Crescent.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021	\$304,900.....	Oriole Park West
41 Drummond Avenue..	2:00 – 4:00 pm	Brenda Bowness.....	CENTURY 21 ADVANTAGE.....	350-9509	\$312,500.....	Davenport
95 Voisin Close	1:00 – 3:00 pm	Gord Phillips.....	MAXWELL REAL ESTATE SOLUTIONS	357-7720	\$649,900.....	Vanier East

SATURDAY, NOVEMBER 25

OUT OF TOWN

31 Plumtree Crescent.....	2:00 – 4:00 pm	Karen Sernecky	ROYAL LEPAGE NETWORK	587-877-9266 \$334,900.....	Blackfalds
4245 Westbrooke Road .	2:00 – 4:00 pm	Bonnie Meaney	SUTTON LANDMARK REALTY	885-4936 \$423,900.....	Blackfalds
10 Athens Road.....	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700 \$244,900.....	Blackfalds
82 Aurora Heights	2:00 – 4:00 pm	Dennis Bowness	CENTURY 21 ADVANTAGE.....	357-8087 \$369,900.....	Blackfalds
17 Alderwood Close	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005 \$400,000.....	Blackfalds

SUNDAY, NOVEMBER 26

RED DEER

#9 7 Stanton Street	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK....	302-3107	\$151,900.....	Sunnybrook
#10 7 Stanton Street.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK....	302-3107	\$137,900.....	Sunnybrook
46 Cosgrove Close.....	2:00 – 4:00 pm	George Smith	ROYAL LEPAGE NETWORK	302-3596	\$269,000.....	Clearview Meadows
2144 Danielle Drive	2:00 – 4:00 pm	Pamella Warner	ROYAL LEPAGE NETWORK	302-3596	\$169,000.....	Davenport
3821 59 Ave Crescent.....	11:00 am – 1:00 pm	Kim Fox	RE/MAX.....	506-7552	\$350,000.....	West Park
12 Rutherford Drive.....	2:00 – 4:00 pm	Kim Fox	RE/MAX.....	506-7552	\$465,000.....	Rosedale Estates
3729 42 Avenue	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$349,900.....	Mountview
52 Best Crescent.....	1:00 – 3:00 pm	Tim Maley	RE/MAX.....	550-3533	\$540,000.....	Bower South

SUNDAY, NOVEMBER 26

OUT OF TOWN

4245 Westbrooke Road .	2:00 – 4:00 pm	Bonnie Meaney	SUTTON LANDMARK REALTY	885-4936	\$423,900.....	Blackfalds
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\$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.



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!



NOW \$185,000!
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

How to prepare your home for prospective buyers

Selling a home can be exciting. Homeowners have made considerable financial commitments when buying their homes may be anxious when the time comes to get returns on their investments, but selling a home need not be so nerve-racking.

Buyers' tastes often dictate their interest in a home. For example, no matter how immaculate homeowners may keep their colonials, such homes won't appeal much to buyers looking for a traditional Cape Cod cottage-style home. But while you might not be able to change your home's architecture to appeal to the masses, there are steps you can take to make your home more appealing to buyers whose dream home more closely resembles your own.

- Address curb appeal. Curb appeal goes a long way toward creating a lasting first impression, so homeowners can start by driving up to their homes and looking at them through the eyes of prospective buyers. Address the landscape if it needs some TLC, and power wash siding if it's appearing a little dirty. Examine your driveway for cracks and consider installing a new surface if the existing one is more of an eyesore than eye-catching. Finally, clear the yard of toys and tools before nailing the "For Sale" sign into the ground, as a cluttered yard will give buyers the impression that you did not prioritize keeping a clean and presentable home.

- Clear out the clutter. Some sellers

stage their homes when putting them up for sale. But staging might not be an option for sellers who are still living in their homes and intend to do so until they find buyers. If you can't stage your home, then do your best to remove clutter, including extra pieces of furniture you might have accumulated over the years that can make rooms seem smaller.

Box up any books that no longer fit on bookshelves, and try to keep common areas like family rooms, hallways and kids' playrooms as open and clean as possible so the rooms appear roomy and relaxing.

- Let the light shine in. Dark homes are less appealing to prospective buyers, many of whom have no interest in living in caves that are void of natural sunlight. When showing your home, make sure all of the curtains are drawn and the blinds or shades are up. If trees or shrubs outside windows are blocking natural light from getting inside, consider trimming them so your home appears sunnier and more inviting. Bright homes tend to feel more spacious, so fix any light fixtures that need fixing and even add small lamps in rooms that could use some extra light.

- Tackle that to-do list. It's easy for a home's residents to grow accustomed to certain minor problems, such as a doorknob that always sticks or a creaky kitchen cabinet door. But buyers might be turned off by too many of these minor problems and wonder if any larger and more expensive issues also went ignored. Before showing your home, address all those minor repairs on your to-do list.

Selling a home can be exciting, and homeowners can take steps to make sure their home sale is successful and lucrative as well.



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

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

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\$899,900

www.3vernonclose.com



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Ask Charles

I saw on the news that fraudsters are being charged with unlicensed real estate trading. Why do you need a licence to buy or sell property?

First things first. You don't need a licence to buy or sell property; consumers are always free to buy or sell their own property. When you need a licence, though, is when you're helping someone else buy or sell property.

The individuals you've seen in the news are people who are not licensed as real estate professionals, who say they will help consumers buy and sell property, but instead, they are actually participating in various fraud schemes. That's why they're in the news.

Still, unlicensed trading in real estate remains a serious issue and not just because of the fraud that sometimes results. Under the Real Estate Act of Alberta, anyone trading in real estate, dealing in mortgages, performing real estate appraisals, or providing property management services requires a licence from the Real Estate Council of Alberta. It's the law.

Buying a home is one of the largest financial commitments most people will ever make. Why would you want to trust that transaction with someone who doesn't have education, experience, and a regulatory body behind them?

When you hire a licensed real estate professional, you can trust they completed pre-licensing education, their background has been reviewed, they carry errors and omissions insurance, they're required to complete ongoing education, and you can feel confident that a regulatory body will hold them accountable for their actions. All real estate licensees are required to carry errors and omissions insurance, and there's a Consumer Protection Fund available in the very rare event a consumer suffers a financial loss as a result of fraud, breach of trust, or a failure to disburse or account for money held in trust by an industry member.

Think about it, you don't want people driving on the road who don't have a driver's licence, right? If someone has a driver's licence, it means they passed a competency test, and there's an unwritten agreement that they'll follow the

rules of the road. If they don't, they can be fined or even lose their licence. The same thing applies to licensed real estate professionals. If they violate the rules, RECA has the authority to discipline them, which can include licence suspension or cancellation.

When someone doesn't have a real estate licence, and represents a consumer in a real estate deal, the consumer has no assurances that the person has knowledge or training, and there's certainly nowhere to go - other than Court - if something goes wrong.

"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**
403.550.3533

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4318 46 ave

BUNGALOW DUPLEX in Parkvale, 2 beds up, lge living room with FP, steps away from Barrett Park & mins to downtown. Includes single det'd garage, very mature area & perfect for seniors! **\$249,000**



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**



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**



#405 5211 39 Street

FABULOUS SOUTH HILL condo steps away from the hospital! 2 beds, 2 baths, upper loft, fireplace, large windows – fabulous condition! **\$249,000**



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**



14 Windermere Close

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



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**



62 Aymundsen 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! The 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**



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, & hdwd floors! The bsmt is find with 2 add'l beds & FR, plus infloor heat & 4pc bath! Fully fenced and landscaped with room for an RV! **\$384,900**



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**

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



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NEW LISTING



OPEN HOUSE
SATURDAY, NOVEMBER 25, 2-4 P.M.

FULLY FIN'D 5 bed, 3 bath bi-level with att'd 22x24 garage. Open concept with 7 appliances, pantry, & eat up bar in kitchen. Master bdrm inc 3 piece ensuite & walk in closet. Fully fin'd bsmt has in-floor heat, 2 beds & 4 piece bath. **\$400,000**

3729 42 Avenue



OPEN HOUSE
SUNDAY, NOVEMBER 26, 2-4 P.M.

AMAZING 2 bed 2 bath starter home. Immediate poss. Formal dining, front living room w/bay windows, & a welcoming sunroom with a stand alone FP. Backyard inc a newly built 2 tier deck w/motorized awning, RV parking! **\$349,900**

28126-TWP-RD-411-#152



YEAR ROUND LIVING With Lake view. Located on McLaurin Beach. 4 bedroom bungalow with walkout. 2 garages. This is a beautiful custom built Trueline home with transferable new home warranty!!

\$670,000

Give *Mitzi Billard* a call to set up a personal viewing of these properties



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NOV. 25, 1-3 PM**

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\$115,000
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Five top tips for selling your home over the holiday season

Will your home be on the market over the holidays? Here are five tips to make it work:

1. PLAN HOLIDAY GATHERINGS ELSEWHERE

Keeping your house in "show" condition is much easier when you aren't simultaneously entertaining guests.

2. DECORATE TASTEFULLY

Add a few touches that promote holiday cheer throughout the home, but avoid anything too personal (handmade ornaments, family photographs, etc.). Religious items should likewise be tucked away. You can have a tree, as long as there's adequate room in the home.

3. USE FRAGRANCE TO YOUR ADVANTAGE

Peppermint soap in the bathroom and gingerbread cookies in the oven — use the subtle but powerful influence of holiday fragrances to evoke emotion in your would-be buyers.

4. HAVE PAPERWORK READY

Be prepared for motivated buyers. Get everything in place (renovation receipts, mortgage documents, utility bills, etc.) and keep it on hand.

5. PRICE TO SELL

A great deal will definitely make buyers merry. Consider a more competitive price to capture interest and make a quick sale.





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 MLS CA#0113171



Blackfalds
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\$269,900
 MLS CA#0118950



Lacombe
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\$339,900
 MLS CA#0119272



Lacombe
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\$314,000
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Lacombe
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Lacombe
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 MLS CA#0111281



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