

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | DECEMBER 1, 2017

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

883 Duston Street, Red Deer

OPEN HOUSE: Sunday, December 3, 2:00 - 4:00 pm

Check out this
FAMILY HOME IN DEERPARK
Mrs. Claus' choice, located in desirable
Deer Park. 5 bedrooms, 3 bathrooms,
2 gas fireplaces, access to a deck off
the master bedroom, and much more.
Come see it for yourself

\$365,900

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



View our complete publication ONLINE at www.yourhouseyourhome.com



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



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.



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 CRESCENT

Fully developed 1136 Sq Ft Bi-level in Johnstone Crossing. 4 bdrms, 3 bths, alder cabinets in the kitchen with a full tile back-splash, breakfast bar, pantry and 2 parking stalls. Lots of nice 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**

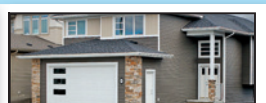


Les Anderson
 403.350.1932



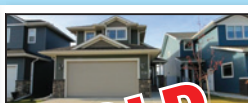
ADULT COMMUNITY IN DEER PARK!

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 **\$209,900**



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**



WOLF CREEK

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



ANDERSON

2 br, 2 baths, upgrades! Shows like a 10! 2 underground parking stalls! Great building, lots of amenities! **\$269,900**

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



Janice Mercer
 403.598.3338



#105 4902 37 ST \$234,500

REDUCED!
 6 MONTHS FREE CONDO FEES!! 1370 sq ft 3 bdrm 2 bath condo. Fees include everything but phone & cable. **MLS#0116081**



104 REICHELLEY ST \$379,800

REDUCED!
 Immaculate 1353 sq ft Fully Developed Bungalow. 3 bdrms 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

Unique 2273 Executive 2 storey in desirable WASKASOO **MLS#0115827**



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



Navigating through purchasing a home can be a very confusing undertaking.

One of our knowledgeable realtors can be a wonderful guide to get you through to a happy ending.

YOUR HOUSE YOUR HOME



**Steve
Cormack**

403.391.1672

**"TRUSTED,
RESPECTED,
CONNECTED"**

ROYAL LEPAGE

Network Realty Corp.

403-346-8900

3608-50 Ave

www.stevemackrealstate.ca



**Doug
Wagar**

403.304.2747

**For a free
market
evaluation,
call
Doug Wagar
(403) 304-2747**

ROYAL LEPAGE

Network Realty Corp.

403-346-8900

3608-50 Ave



**189 IRELAND
CRESCENT
RED DEER**

Sellers will Prepay
City Taxes for 1 yr
\$359,900



**5 DUMAS CRES,
RED DEER**

6 bed 5 level split
in desired area
\$414,900



**26212
TWP RD 393,
LACOMBE COUNTY**

9.26 ac. barn,
stable, riding arena
\$579,900



**36446 RIVER RD
N, MARKERVILLE**

Sprawling
bungalow is located
on 17.67 acres set
up for horses
\$629,900



939 RAMAGE CRES #17

OPEN HOUSE SUN. DEC 3, 2-4 PM
QUALITY ADULT TOWNHOUSE
Fully finished up and down,
attached garage, wonderful
complex. **\$289,900**



15 OLIVER STREET

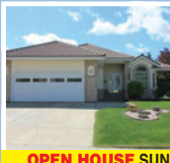
OPEN HOUSE SAT. DEC 2, 2-4 PM
FULLY DEVELOPED BI-LEVEL
3 beds, 2 baths. Open plan fenced
yard. **\$199,900**



\$5K BONUS AT CLOSING
**160 PARAMOUNT
CRES,
ACKFALDS**
SOLD \$399,900



**5102-48 ST
#306 LACOMBE**
Spacious 2 bdrm 2
bath suite in a quiet
adult oriented bldg.
Vacant & ready for
new owners
\$209,900



**86 ARMITAGE CL,
RED DEER**
Elegant home in
desired area.
Backs onto
greenspace
\$549,900



4923 50 ST, ALIX
Outstanding
commercial building
located on the main
commercial/retail
street of Alix
\$49,900



IMMACULATE

HERITAGE VILLAGE
Adult building (40 plus). Top floor,
gas fireplace, Top notch amenities!
\$248,900



FULLY DEVELOPED

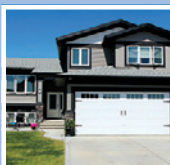
BI-LEVEL
on a quiet close, extra large
master, front driveway, fenced
yard. **\$199,900**



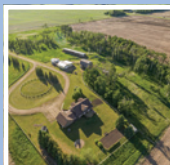
**39 ASPEN LANE,
PARKLAND
BEACH**
Like new condition.
Affordable lake life
\$329,000



#103 4714A 55 ST
Great Starter or
investment
property walking
distance to schools,
farmers market,
walking trails
\$112,900



**18 LAROSE CRES,
RED DEER**
Classy home in
desired area
\$599,900



**421051 RR 283,
PONOKA
COUNTY**
15.17 ac.,
shop, barn
\$699,000



JUST LISTED

1780 SQ FT
Fully dev two storey, 4 beds,
attached garage, fenced
yard. **\$289,900**



DAVENPORT

4 LEVEL SPLIT
Condo, attractive open plan,
vaulted ceilings, large family room
with gas fireplace. **\$209,900**



**433 6 AVE,
ELNORA**
3 bed suite down.
Bring your in laws
\$249,900



**4122 45 AVE,
SYLVAN LAKE**
Former show
home is a 10!
\$414,900



GULL LAKE

WILSON'S BEACH
Two storey, fully dev. year round
home. Double garage, 4 beds, 2
baths. **\$321,900**



CLEARVIEW/RIDGE

FULLY DEVELOPED
Two storey townhome. 3 beds, 3
baths, show a "10"! **\$259,900**

Experienced in federal
relocations, RCMP transfers

Steve Cormack
403.391.1672



**4 BIRCH
MEADOWS,
GULL LAKE**
Triple att. plus dbl
detached garage
\$699,900



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



Dale Stuart
 403-302-3107

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

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

THIS IS A GREAT STARTER HOME FOR A YOUNG FAMILY

**\$319,900
NEW LISTING**



116 JORDAN PARKWAY

This is a great starter home for a young family. A fully dev'd bi-level with 4 bdrm & 2 full baths. Brightly decorated with light oak cabinets & all appliances. Features laminate flooring on main floor & basement. 22x22 det'd garage.

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
NEW PRICE**



#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

How to live in your home while it's on the market

From staging to packing to showings, selling a home is hectic — especially if you have to live in it. So how do you make it work? Here are a few tried and trusted tips.



DEEP CLEAN, THEN KEEP IT CLEAN

A clean house and yard matters to buyers and they'll pay more to get it. Before listing your

home, be sure to scrub it clean from top to bottom. Think five-star hotel kind of clean. Since most real estate sells in less than 120 days, you'll likely only need to tackle this task once. Afterwards, you'll need to keep things ultra tidy (inside and out), which in itself can be something of a challenge. The best strategy is to adopt a clean-as-you-go policy, so if there's a last minute visitation, you're just a quick touch-up away from being ready.

PACK, PITCH OR PASS IT ON

Decluttering your entire home is the next big step. Room by room, decide which items you'll need over the next few months. Everything else — especially personal items like family photos and collectibles — should be removed.

Categorize these objects as things to be packed, tossed or given away. If possible, store your items in a relative's basement or attic, or even better, rent a storage unit so you can access your items whenever you need them.

STORE YOUR VALUABLES

Strangers will be breezing in and out of your home, so it's best to have a safe spot to store your valuables. Items like jewellery and cash are best kept in a safe. Personal documents should also be locked up. In addition, you may wish to store prescription medications out of sight, enable passwords on computers and ensure mail isn't left lying around.

ARRANGE PET CARE

Few things can detract potential buyers like your family pet — so much so that real estate agents advise that all traces of Fido or Mittens be erased before potential buyers arrive. If at all possible, arrange for your pets to stay with a friend or relative, or even at a pet daycare, once your home's listed. Alternatively, take them and their accessories (dish, leash, bed, toys, etc.) with you each time you show your home.

HAVE A GET-OUT-QUICK PLAN

Ideally, each time there's a visitation, you and your family members will vacate the premises. You may not be given a lot of warning. Therefore, it's best to have a plan in place that you can execute at a moment's notice. Make sure this routine includes taking out the trash, clearing countertops, closing toilet seats and opening all curtains and blinds.



**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

www.homesinreddeer.com



**Ed
Katchur**
506-7171

www.homesinreddeer.com



**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 CA0118880 \$389,900
Call KIM: 403-318-7178



21012 TWP 421
MLS CA0105819 \$324,900
Call CORDELL: 403-318-5478



184 SABRE RD SPRINGBROOK
4 bdrms/3 baths
MLS CA0116943 \$316,900
Call Gord 403-357-7720



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



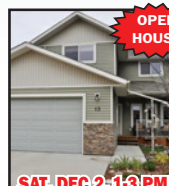
4637 42 STREET CRESCENT
MLS CA0119548 \$289,900
Call Ed 403-506-7171
or Gord 403-357-7720



**#5320, 2660
22 ST, RD**
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



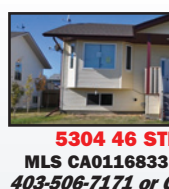
13 CHINOOK ST
5 bdrms/5
baths 2 garages
MLS CA0116429
\$485,000 Call Ed
403-506-7171
or Gord 403-357-7720



**103 ADDINGTON
DR #60**
MLS CA0116678
\$200,000
Call Ed
403-506-7171
or Gord
403-357-7720



SIERRA GRANDE
4805 48 ST #430
MLS CA0115875
\$314,900
Call Ed
403-506-7171 or
Gord 403-357-7720



5304 46 STREET, CLIVE
MLS CA0116833 \$234,900 Call Ed
403-506-7171 or Gord 403-357-7720



202-56 CARROLL CRES
MLS CA0118980 \$211,000
Call KIM: 403-318-7178



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



95 VOISIN CLOSE
MLS CA0119435 \$649,000
Call Ed 403-506-7171
or Gord 403-357-7720



2118 19 AVE DELBURNE
MLS CA0119383 \$160,000
Call TIM: 403-350-1562



INDUSTRIAL BLDG W/LAND
4527 48 AVE LACOMBE
MLS CA0111925 \$830,000
Call TIM: 403-350-1562



41 VANTAGE CRES OLDS AB
MLS CA0116698
Call KIM: 403-318-7178



3962-38A AVENUE
MLS CA0115636 \$255,000
Call KIM: 403-318-7178



5021 PARK ST. BLACKFALDS
MLS CA118794 \$255,000
Call TIM: 403-350-1562



27 KIRTON CLOSE
MLS CA0116134 \$514,900
Call Kelly
403-304-4061



4608 38A AVENUE CLOSE PONOKA
Super Location \$435,000
Call TIM:
403-350-1562



6834 59 AVE, #123
3 beds, 1 bath
MLS CA0119232 \$12,000
Call TIM: 403-350-1562

New homes are getting smaller

From the early 1990s to the beginning of this century, “bigger is better” certainly was the mantra of the home-building industry. All across North America buyers could browse among home developments boasting homes of 3,000 square feet or larger and multiple bedrooms and bathrooms. But according to new data, home buyers are seeking less space today but more in green amenities.

Research by the Canadian Home Builders’ Association has found that many people now desire smaller homes with multipurpose rooms and energy saving features. They’re not ready to trade in their two- and three-car garages just yet, though. Plus, a survey of International Furnishings and Design Association members forecasts that McMansions will become a thing of the past and more emphasis will be placed on smaller, more eco-friendly homes. Family rooms will grow larger, as will kitchens. Other rooms in the home will disappear, including the living room.

Many homeowners and potential home buyers realize that with girth comes a cost. In today’s fragile economy, the ability to cash in on the dream of homeownership may come at the compromise of a smaller, better-planned home.

According to Tim Bailey, the manager of Avid Canada, a research and consulting firm for the building industry, “While many consumers are willing to forgo space, they are not equating this with having to forfeit

functionality. Design creativity is requisite to adapt to this changing preference.”

Here are some things that you will and will not find in newer homes moving forward.

- The dining room is becoming extinct, with larger, eat-in-kitchen/entertaining spaces the norm. The kitchen will be the main room of the home and be renamed the “kitchen lounge.”
- Separate rooms are evolving into spaces that serve many different purposes.
- Although the sizes of bathrooms may be scaled back, the amenities will not. Spa-style bathrooms with luxurious products, high-tech features and televisions will be on the rise.
- The master bedroom suite may not shrink in size, but it could be combined to form a home office and exercise space.
- Expect to see more high-tech offerings, such as voice- or motion-activation devices in the home. Lighting,

entertainment gear, heating/cooling systems, and even blinds could be hooked up to a master control system.

- Thanks to an increasing number of people working from home, the presence of a dedicated home office is a given in newer homes. Nearly 40 percent of industry forecasters say that they expect one in every home.
- Home storage solutions will also be a vital component of new homes. Builders will create clever solutions for mixing storage into more compact spaces.
- With aging Baby Boomers comprising a larger segment of home buyers, expect to see more one-level homes, or at least homes where there is a master suite and the majority of the living space on the first level.

Part of what is driving this trend is the cost of homes in relation to space and the increased interest in environmental conservation. Smaller, more efficient homes require less in terms of heating and cooling energy. They need less furniture, and new materials made from sustainable products help further fuel green initiatives in the building industry. Energy efficient homes are a main priority for buyers. Although the homes may be smaller, they will not be miniscule. And home buyers can expect a host of amenities that will make the smaller size of homes barely perceptible.





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.**



DUPLEX - EASTVIEW Eastview Fully finished 4 bdrms/2 baths \$239,900 side. Buy 1 or both sides. **\$239,900 CALL JENNIFER 342-7700.**



NO CONDO FEES! Brand new, fully developed 3 bed, 2 bath "turnkey" townhouse. Immediate possession. **\$249,900 CALL JENNIFER 342-7700.**



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



KENTWOOD Fully fin'd 4 bdrm/2 bath bilevel. Recent upgrades include cabinets, flooring upstairs, bathroom, paint, roof & siding. RV parking. **\$289,900 CALL NADINE 342-7700.**



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 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 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.**



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



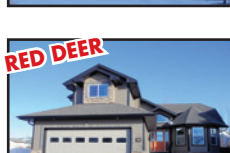
LEGAL SUITE Garden Heights 1188 sq ft bilevel with 3 bdrm, 2 bath main floor suite with 22x26 att'd garage & 2 bdrm, 1 bath basement suite. **\$524,900. CALL BRAD GRANLUND 342-7700.**



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 **\$589,900. CALL NICOLE 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.**



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.**



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

OPEN HOUSES THIS WEEK



OPEN HOUSE SUN., 1-3 PM
339 LANCASTER DRIVE, RED DEER
RED DEER Brand new 3 bdrm, 2.5 bath 2 storey, in Laredo, maple cabinets, new floor plan & huge verandah! **\$354,900 CALL NADINE 342-7700.**



OPEN HOUSE SAT., 1-3 PM
93 LINDMAN AVENUE, RED DEER
LAREDO Brand new 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$426,900 CALL ARIEL 342-7700.**

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

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

**Countertops | Quartz | Laminate
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, DECEMBER 2

RED DEER

93 Lindman Avenue.....	1:00 – 3:00 pm	Ariel Samara.....	ROYAL CARPET REALTY.....	342-7700.....	\$426,900.....	Laredo
3962 38A Avenue.....	2:00 – 4:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE SOLUTIONS	318-7178.....	\$255,000.....	Eastview
6834 59 Avenue #123.....	2:00 – 4:00 pm	Tim McRae.....	MAXWELL REAL ESTATE SOLUTIONS	350-1562.....	\$12,000.....	Glendale
15 Oliver Street.....	2:00 – 4:00 pm	Doug Wagar.....	ROYAL LEPAGE NETWORK.....	304-2747.....	\$199,900.....	Oriole Park
2 Cody Place.....	1:00 – 3:00 pm	Tracey Thody.....	ROYAL LEPAGE NETWORK.....	358-8605.....	\$424,900.....	Clearview Ridge
4637 42 Street Crescent	1:00 – 3:00 pm	Gord Phillips.....	MAXWELL REAL ESTATE SOLUTIONS	357-7720.....	\$289,900.....	Parkvale
41 Woodsworth Close.....	1:00 – 3:00 pm	Bett Portelance.....	RE/MAX.....	307-5581.....	\$295,000.....	West Park
62 Asmundsen Close.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533.....	\$429,000.....	Anders South
#301 3907 39 Street.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$180,000.....	Morrisroe
24 Lockwood Avenue.....	2:00 – 4:00 pm	Dennis Bowness.....	CENTURY 21 ADVANTAGE.....	357-8087.....	\$314,900.....	Lancaster Meadows
17 Elwell Close.....	2:00 – 4:00 pm	Milena Toncheva.....	CENTURY 21 ADVANTAGE.....	304-5265.....	\$205,000.....	Eastview Estates
10 Amlee Close.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021.....	\$324,900.....	Aspen Ridge

SATURDAY, DECEMBER 2

OUT OF TOWN

13 Chinook Street.....	1:00 – 3:00 pm	Ed Katchur.....	MAXWELL REAL ESTATE SOLUTIONS	506-7171.....	\$485,000.....	Blackfalds
21 Hammond Close.....	2:00 – 4:00 pm	Brenda Bowness.....	CENTURY 21 ADVANTAGE.....	350-9509.....	\$349,900.....	Sylvan Lake
5517 Panorama Drive.....	1:30 – 3:30 pm	Cindy Vander Linden	RE/MAX.....	506-7355.....	\$299,900.....	Blackfalds

SUNDAY, DECEMBER 3

RED DEER

339 Lancaster Drive.....	1:00 – 3:00 pm	Nadine Marchand.....	ROYAL CARPET REALTY.....	342-7700.....	\$354,900.....	Lonsdale
86 Armitage Close.....	1:00 – 3:00 pm	Shanna Painter.....	ROYAL LEPAGE NETWORK.....	872-3339.....	\$549,900.....	Anders Park East
101 Timberstone Way.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338.....	\$349,800.....	Timberstone
939 Ramage Crescent #17	2:00 – 4:00 pm	Doug Wagar.....	ROYAL LEPAGE NETWORK.....	304-2747.....	\$289,900.....	Rosedale Meadows
57 Austin Drive.....	2:00 – 4:00 pm	Len Parsons.....	RE/MAX.....	350-9227.....	\$869,900.....	Anders South
43 Armitage Close.....	1:00 – 3:00 pm	Gord Ing.....	RE/MAX.....	341-9995.....	\$569,000.....	Anders Park East
702 339 Viscount Drive.....	2:00 – 4:00 pm	Milena Toncheva.....	CENTURY 21 ADVANTAGE.....	304-5265.....	\$304,000.....	Vanier East
83 Duston Street.....	2:00 – 4:00 pm	Roger Will.....	MAXWELL REAL ESTATE SOLUTIONS	350-7367.....	\$365,900.....	Deer Park Estates

SUNDAY, DECEMBER 3

OUT OF TOWN

114 Morris Court.....	1:00 – 3:00 pm	Alison Richardson.....	CENTURY 21 ADVANTAGE.....	358-1557.....	\$304,900.....	Blackfalds
28126 TWP Rd 411 #1522	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$670,000.....	Lacombe County
28342 TWP Rd 384 #1772	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552.....	\$850,000.....	Red Deer County

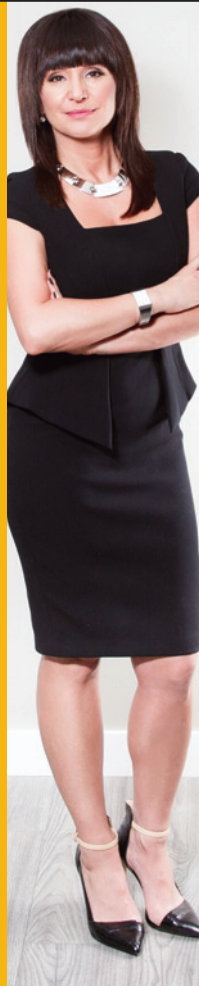


*"Honey, I found it!
Our new home, thanks to
Your House Your Home".*

Let us help you find yours!

YOUR HOUSE YOUR
HOME

View our complete publication ONLINE at www.yourhouseyourhome.com


Advantage
Smarter, Bolder, Faster


Asha Chimiuk
403-597-0795


\$599,850
Acreage North of Red Deer

Location is a key! This acreage is nicely appointed in between HWY 2 & 24 - 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 section crossed fenced for large animals. Older home placed on 1980's bsmt foundation all remold 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.


\$409,900
83 Issard Close

Are you looking for a lge home with lge bdrms? Look no more & come see this one! I am not sure where to start. This home is very roomy everywhere you go! Good sized entry, main floor laundry combined with boot room leading to lge garage that will fit 2 lge vehicles. 4 lge bdrms & 3 baths. Kitchen with lge breakfast bar all open to dining area & living room. Bsmt wide open with 9 ceilings & built in bar. Enjoy your coffee on a 3 tier deck with the top one covered to keep you sheltered from sun & rain. Pie shaped lot backing onto a green space! Check Realtor's website for more information.


\$384,900
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 ideal! Located across from school - Eastview location will impress you!


\$349,850
96 Oak Drive

Immaculate site split b-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!


\$318,800
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.


\$283,800
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 bdrms, 2 baths. Bsmt bath was just redone in modern colours & features. Bsmt offers big windows. Large fenced yard faces East & comes w/ shed, fire pit, sunny deck, double deck, garage.


\$529,900
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/ eating bar, upgraded cabinetry w/ elegant back splash, granite sink. Patio doors & maintenance free deck. 3 bdrms & 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, bdrm, bath & storage.


\$284,900
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.


\$579,900
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!


\$258,500
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!


\$285,900
#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!



YOUR LISTING HERE!



Check for 21 Photos & Videos at www.ashachimiuk.com
www.Asha.Chimiuk.RealtyFanPage.com

Make us the top of your list too

Santa's List
YOUR HOUSE YOUR HOME

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



UPDATED DUPLEX, QUIET BOWER LOCATION!
4 Bedroom, 2 Bath
1,075 Sq.Ft. Half Duplex
\$239,900

www.33bairdstreet.com



STUNNING EXECUTIVE HOME W/ BEAUTIFUL VIEWS!
5 Bedroom, 3 Bath
1,800 Sq.Ft. Modified Bi-Level
\$745,000

www.56carterclose.com



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

www.3vernonclose.com



UNIQUE, STYLISH, UPGRADED HOME, EXCELLENT CURB APPEAL!
2 Bedroom, 1 Bath
990 Sq.Ft. Bi-Level
\$263,000

www.71heartlandcrescent.com



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

www.191sabreroad.com



AFFORDABLE HOME, QUIET CLOSE!
4 Bedroom, 2 Bath
888 Sq.Ft. Bi-Level
\$312,500

www.41drummondavenue.com



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

www.25churchillplace.com



SAT. DEC 2, 2-4 P.M.
FULLY FINISHED HOME, 26X26 DETACHED GARAGE!
4 Bedroom, 3 Bath
1,150 Sq.Ft. Bi-Level
\$349,900

www.21hammondclose.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



SAT. DEC 2, 2-4 P.M.
MOVE IN READY, UPDATED HOME!
4 Bedroom, 2 Bath
954 Sq.Ft. Bi-Level
\$314,900

www.24lockwoodavenue.com



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

www.5713-60avenue.com



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

www.7b-glendaleboulevard.com



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



On the move with
Team Bowness

BRENDA BOWNESS

DENNIS BOWNESS

Call or Text
403.350.9509

Call or Text
403.357.8087

Century 21

Advantage

YOUR LISTING HERE!

YOUR LISTING HERE!

JUST LISTED! \$304,900	LACOMBE \$368,900	
 OPEN HOUSE SUN., DEC 3, 1-3 PM 114 MORRIS COURT, BLACKFALDS		Alison Richardson 403-358-1557
Brand New Bi-level move in ready! 2 bedrms, 2 baths, quartz counter tops, master features a 4piece ensuite, deck off dinette. Bright & open floor plan. Call Alison 358-1557	Fully developed 5 bedrm, 3 bath bi-level with a 24 X 26 detached garage. Great location on a quiet Close! Immediate possession! Call Alison 358-1557	Century 21 Advantage Century21.ca

Century 21 Advantage Milena Toncheva 403 304-5265		
Покупаете или продаёте 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!		
	OPEN HOUSE  SATURDAY, DECEMBER 2, 2 - 4 P.M. 17 ELWELL CLOSE	OPEN HOUSE  SUNDAY, DECEMBER 3, 2 - 4 P.M. 702 339 VISCOUNT DRIVE
Milena Toncheva 304-5265	GREAT FAMILY NEIGHBOURHOOD in CENTRAL LOCATION! This is well maintained 3 bedroom, 2 baths townhouse in a cul de sak - watch your kids play outside. \$205,000.	IMPRESSIVE, EXECUTIVE TOWNHOUSE CONDO Exciting design, immaculate condition, 2 master bedrooms with ensuites and walk in closets, many upgrades! \$304,000.

Century 21 Advantage 21 photos of every property		Parkland Mall, Red Deer	
	 \$183,900!	 NOW \$269,900!	 NOW \$185,000!
Bob Wing 403-391-3583	#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.	54 Grant St. EXTENSIVE UPGRADES! Main flr completely renovated with custom maple kitchen, new windows & bath, new flooring up & down, AC and terrific deck!	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			

YOUR HOUSE YOUR HOME	www.yourhouseyourhome.com Your Dream Home is a Click Away
-----------------------------	---

Ask Charles

I'd like to get out of my home purchase because the seller's real estate agent lied to me about something. If I file a complaint with the Real Estate Council of Alberta, will that get me out of my purchase?

The Real Estate Council of Alberta (RECA) won't be able to help you get out of your purchase, but you are certainly welcome – and encouraged – to file a complaint against the seller's agent if you believe they lied to you.

RECA's complaint-handling process is disciplinary in nature. If an industry member breaches the legislation and industry standards that are in place, for example by misrepresenting something, RECA can issue discipline against them. However, RECA can't get a consumer their money back nor can RECA's investigation actions bring an end to a purchase/sale between a buyer and a seller.

Home purchases are contractual agreements between consumers – buyers and sellers. Through the Offer to Purchase that you submitted, which the seller accepted, you created legal and binding obligations. RECA does not get involved in these types of contracts between consumers.

In the event that the lie was significant enough that you believe by proceeding with the purchase, you will be financially or otherwise disadvantaged, I suggest you talk to a lawyer as soon as possible. After your purchase closes, you may want to consider legal action against the seller's agent, or the seller, if you believe they were involved in the misrepresentation.

When you file a complaint with RECA, RECA will review it, collect evidence, and conduct interviews. Penalties issued against industry members can be significant; up to \$25,000 per breach – however, despite any of our investigative findings, our disciplinary process will not award you any damages nor will it enable you to get out of your purchase.

You may have heard that RECA has a Consumer Protection Fund, also referred to as the Assurance Fund. The Fund compensates consumers who suffer a financial loss as a result of fraud or breach of trust by an industry member, or an industry member's failure to disburse or account for money held in trust. Consumers do not receive compensation from this Fund as a result of filing a complaint. Rather, there is an application process which, in some cases, requires a consumer to file a lawsuit against the industry member in question. For more information about this Fund, check out RECA's website at www.reca.ca.

"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.





Mitzi Billard
Associate
403.396.4005
mitzibillard@remax.net

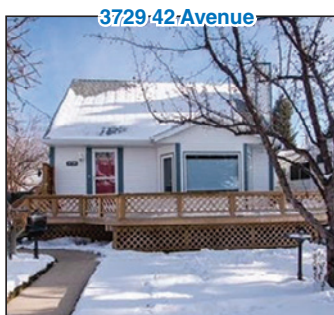


real estate
central
alberta

4440 - 49 ave.
red deer
403.343.3020



PERFECT STARTER HOME close to schools & bus routes. Well maintained with hardwood & new carpet, affordable condo fees, 2 car paved parking. Spend Xmas in your new home! **\$180,000**



MASSIVE REDUCTION Save \$50,000 off this beautiful, fully renovated home in desirable Mountview! 2 bed, 2 bath, large backyard with 2-tier deck, awning, RV parking. Immediate Possession. **\$299,900**



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



Tim Maley
403.550.3533



real estate
central
alberta

4440 - 49 ave.
red deer
403.343.3020



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**



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**



NEWER BUNGALOW in Inglewood! 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**



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



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**



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



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**



FULLY DEV'D 2 STOREY! With fabulous yard & perfect location! Open concept main level, large master suite with Spce 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! **\$429,000**



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



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.timmaleys.com.



Bett Portelance 403-307-5581



SATURDAY
DEC. 2, 1-3 PM
1099 SQ FT
BI LEVEL,
3 BDR, 2 BATH
DETACHED GARAGE
\$295,000

**HELPING YOU MAKE
THE RIGHT MOVE**

www.BettPortelance.com

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





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.remaksylvanlake.com www.remamlacombe.com www.remaxreddeer.com www.remmax-ponoka.com

..... **RED DEER LISTINGS IN PRICE ORDER**



\$399,900

64 Jenkins Drive

EXECUTIVE ADULT LIVING

— at an affordable price. This Immaculate Villa is totally developed and ready for you to live and enjoy. No snow shoveling, lawn

mowing or maintenance, you just sit back and relax and enjoy this superb home. **Ivan Busenius 403-350-8102, www.ivanb.ca**



OPEN HOUSE • SUN. DEC 3, 2-4 P.M.

\$869,900

57 Austin Drive

IMMEDIATE POSSESSION

Large bungalow. Walkout

backing onto lake. Great home for growing family. 6 beds, 3 bathrooms. Nicely renovated. **Your host Len Parsons. 403.350.9227**

•• SYLVAN LAKE ••



\$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.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

RE/MAX®

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

Safeguard roofs against snow damage

Snow may delight young children itching for a day off from school. But for many homeowners, the sight of snow means their time will soon be spent clearing paths and plowing driveways rather than building snowmen and sledding with friends.

The sight of falling snow also may inspire some homeowners to think about the roofs of their homes. The Insurance Institute for Business & Home Safety warns that it is important to understand the risk of roof collapse due to the weight of snow on the roof. Roof structures that are in good condition can support roughly 20 pounds per square foot. IIBHS says this equates to around four feet of new snow before a roof will become stressed.

Total snowfall is not the only factor to consider. Homeowners also must check the type of snow that has fallen. According to House Logic, six inches of wet snow is equal to the weight of about 38 inches of dry snow. That means it may take much less sodden snow to weigh down a roof.

Roof condition and the shape of the roof bear consideration as well. Popular Mechanics says the ideal pitched roof is smooth and steep so that the snow slides off. Closely spaced rafters improve the strength of the roof. A flat or slightly pitched roof may accumulate snow more readily.

Homeowners are urged to inspect roof rafters to see if they are cracked from previous snowstorms or damaged from insects or rot. Snapping or popping sounds while snow is on the roof is not a good sign.

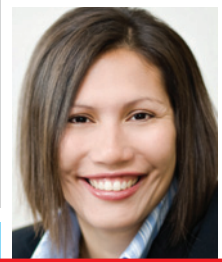
House Logic also says that homeowners can tell if the snow load on the roof is too much by paying attention to interior doors. If such doors begin to stick, that may be a signal that there's enough weight on the center of the house to distort the door frames. Houses that had improper renovations or homes in which load-bearing walls were removed may be more susceptible to this problem.

Removing snow from a roof is not an easy job — and may be a task best left to professionals. The safest way to remove snow from the roof is to use a snow rake with an extension arm that enables users to push and pull off the snow while standing on the ground. One should not climb onto a snowy or icy roof to remove snow. Shovels, which can damage roof shingles, should never be used.

IIBHS says that hiring a professional roof contractor is one way to safely remove snow from the roof. Licensed and insured contractors will have the experience to get the job done correctly and safely. Homeowners can expect to pay between \$250 and \$500 for this job.

Roof snow removal is a priority for those who live in mountainous or extremely snowy areas. If unsafe amounts of snow are left on rooftops, leaks, damage and collapse may result.

Homeowners are urged to inspect roof rafters to see if they are cracked from previous snowstorms or damaged from insects or rot. Snapping or popping sounds while snow is on the roof is not a good sign.



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

\$399,900

MLS CA#0113494



Lacombe

98 HATHAWAY LANE

\$449,000

MLS CA#0119722



Blackfalds

4929 WESTBROOKE ROAD

\$269,900

MLS CA#0118950



Lacombe

5606 49 AVENUE

\$339,900

MLS CA#0119272



Lacombe

20 HUMBER CLOSE

\$309,000

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

\$635,000

MLS CA#0111281



5.98 Acres

41512 RANGE RD 255

\$325,000

MLS CA#0112748



19.99 Acres

422013 RANGE ROAD 20

\$349,585

MLS CA#0119996



4.52 Acres

2 GREYSTONE WAY

\$718,000

MLS CA#0114562



Lacombe

6 EDINA CLOSE

\$449,000

MLS CA#0115922

**YOUR
LISTING
HERE!**



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!**