

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | DECEMBER 8, 2017

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

#4 Heenan Court, Sylvan Lake

4 Bedroom 3 Bath Bi-Level with huge pie lot. Located in Hewlett Park. Features an open concept floor plan with vaulted ceilings.

MOVE IN READY!

\$344,000

For further info on this multiple listing service home, see page 15 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
 bdms, 3 bths, alder cabinets in
 the kitchen with a full tile back-
 splash, breakfast bar, pantry and
 a door leading to the 10x10 deck.



UNIT 221 - 48 HOLMES

Wonderful fully updated and fin-
 ished 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**

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



**Gerald
Doré**

403.872.4505



13 RADCLIFF WAY, SYLVAN LAKE
 Luxurious finish with
 oversized mechanic's garage!
 MLS#CA0115084



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



6210 53 AVE
 Adult Living at Its Best! Adult Duplex with all
 the amenities 3 beds, 3 baths, main laundry,
 open plan, dbl gar MLS#CA0108118



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

**Welcome
HOME!**

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

**YOUR HOUSE YOUR
HOME**

403-309-5451



Please note the following important information regarding our holiday issues and deadlines:



Season's Greetings

Our **Season's Greetings** edition will be our **December 22nd issue.**

If you would like to run a Season's Greetings ad with us, please contact **YOUR HOUSE YOUR HOME** **BY MONDAY, DECEMBER 18.**

403-309-5451 • sales@yourhouseyourhome.ca

YOURHOUSE
YOUR **HOME**



YOUR HOUSE YOUR HOME

AD COPY DEADLINE:

Mondays at Noon

AD PROOFING DEADLINE:

Tuesdays at 2:00 pm

LONG WEEKEND DEADLINES:

Ad copy deadline:

Fridays at 4 pm,

Ad proofing

deadline:

Tuesdays at 2 pm

Central Alberta's
DEFINITIVE
OPEN HOUSE
LISTINGS

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for your advertising needs!



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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 NADINE 342-7700.**



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



DUPLEX - EASTVIEW Fully finished 4 bdrms/2 baths \$234,900/side. Buy 1 or both sides. **\$234,900 CALL JENNIFER 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.**



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



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



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.**



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.**



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

OPEN HOUSES THIS WEEK



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



OPEN HOUSE SUN., 1-3 PM
234 LIVINGSTON CLOSE, RED DEER
BRAND NEW WALKOUT bilevel 3 bdrm on main floor/2 baths Quick possession. **\$349,900 CALL ARIEL DAVID 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.**



OPEN HOUSE SAT., 1-3 PM
343 LANCASTER DRIVE, RED DEER
3 BDRMS ON MAIN Brand new 3 bdrm, 2 full bath bi-level, 6 appliances included, quartz countertops, Laredo. **\$359,900 CALL ARIEL DAVID 342-7700.**



NEW VINYL FENCE Showhome in the Vistas, landscaping already complete, this 3 bdrm, 3 bath 2 storey features quartz countertops, fireplace, large windows & immediate possession. **\$459,900 CALL NADINE 342-7700.**



OPEN HOUSE SAT & SUN., 1-3 PM
93 LINDMAN AVENUE, RED DEER
Brand new 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$429,900 CALL JENNIFER O'SHEA 342-7700.**

YOURHOUSE
YOUR **HOME**

Call Jamie at
403-309-5451
for all of your
advertising needs!

www.yourhouseyourhome.com

**COLDWELL
BANKER**

OnTrack Realty

OnTrack REALTYUNIT G, 2085—50TH AVE, RED DEERwww.coldwellbankerreddeer.ca**343-3344****COLDWELL
BANKER**

OnTrack Realty



**Dale
Stuart**
403-302-3107

**UPPER LEVEL END UNIT CONDO
IN SUNNYBROOK!!**

\$151,900

#9 - 7 STANTON STREET

Immediate possession for this 2 bdrm end unit condo. Has upgraded carpets, lino, and paint, large walk-in closet off master, spacious living room, all appliances included, in-suite laundry. East facing balcony.

Call DALE 403-302-3107

**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

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

**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

Unlock Your Dreams

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

403-309-5451

**YOUR HOUSE YOUR
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...and let us take care of the rest!

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



YOUR HOUSE YOUR HOME

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

Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



ADVERTISE YOUR BUSINESS IN THE

YOUR HOUSE YOUR HOME

SERVICE DIRECTORY

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

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

403-309-5451

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, DECEMBER 9

RED DEER

343 Lancaster Drive	1:00 – 3:00 pm	Ariel David	ROYAL CARPET REALTY	342-7700.....	\$359,900.....	Laredo
93 Lindman Avenue	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700.....	\$426,900.....	Laredo
59 Livingston Close.....	2:00 – 4:30 pm	Avril Evans.....	CENTURY 21 ADVANTAGE.....	348-6303.....	\$354,900.....	Laredo
114 Rowell Close.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$349,900.....	Rosedale Meadows
73 Addington Drive #18	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$249,900.....	Aspen Ridge
49 Parkside Drive	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$72,000.....	Normandeau South
50 Parkside Drive	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$30,000.....	Normandeau South
12 Rutherford Drive	1:00 – 3:00 pm	Bett Portelance	RE/MAX.....	307-5581.....	\$465,000.....	Rosedale Estates
702 339 Viscount Drive..	2:00 – 4:00 pm	Milena Toncheva	CENTURY 21 ADVANTAGE.....	304-5265.....	\$303,500.....	Vanier East

SATURDAY, DECEMBER 9

OUT OF TOWN

71 Heartland Crescent...	2:00 – 4:00 pm	Dallas Todd	CENTURY 21 ADVANTAGE.....	575-5153.....	\$263,000.....	Penhold
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SUNDAY, DECEMBER 10

RED DEER

234 Livingston Close	1:00 – 3:00 pm	Ariel David	ROYAL CARPET REALTY	342-7700.....	\$349,900.....	Laredo
93 Lindman Avenue	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700.....	\$426,900.....	Laredo
190 Lalor Drive	2:00 – 4:30 pm	Avril Evans.....	CENTURY 21 ADVANTAGE.....	348-6303.....	\$464,900.....	Laredo
#9 4240 46A Ave Cres.....	2:00 – 4:00 pm	Natalie Schnell	SUTTON LANDMARK REALTY	347-0751	\$242,500.....	Parkvale
2 Cody Place	2:00 – 4:00 pm	Tracey Thody.....	ROYAL LEPAGE NETWORK	358-8605.....	\$424,900.....	Clearview Ridge
6210 53 Avenue	1:00 – 3:00 pm	Gerald Doré.....	ROYAL LEPAGE NETWORK	872-4505.....	\$395,000.....	Highland Green Estates
86 Duston Street.....	2:00 – 4:00 pm	Sena Walker.....	ROYAL LEPAGE NETWORK	358-0077.....	\$277,900.....	Deer Park Estates
5825 69 Street Drive	2:00 – 4:30 pm	Craig Mackenzie	REALTY EXECUTIVES	302-0820.....	\$334,000.....	Normandeau
148 Doran Crescent	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$309,900.....	Deer Park Village
3821 59 Avenue Cres.....	1:00 – 3:00 pm	Kim Fox	RE/MAX.....	506-7552.....	\$350,000.....	West Park

SUNDAY, DECEMBER 10

OUT OF TOWN

86 View Drive	2:00 – 4:00 pm	Len Parsons	REMAX	350-9227.....	\$749,900.....	Lynn Valley
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*"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



AVRIL EVANS 403-348-6303



**Avril
Evans**



\$464,900
OPEN HOUSE:
SUNDAY, DEC. 10, 2-4:30 PM

190 LALOR DRIVE
FACING A PARK! Stunning 2017
3 bed/2 bath San Maria Homes
Modified Bilevel.
Immediate possession!



\$354,900
OPEN HOUSE:
SATURDAY, DEC. 9, 2-4:30 PM

59 LIVINGSTON CLOSE
2017 SAN MARIA HOMES 1246
sq ft. 3 beds/2 baths, SE rear
yard. Immediate possession!



\$137,288
NEW LISTING!

201 71 COSGROVE CRES.
CLASSY UPGRADED 2 BED 2ND
FLOOR END UNIT adjacent to
Natural Park Reserve/Walking
Trails S.E. side.



\$316,900

309 WESTRIDGE DRIVE
HUGE PRICE REDUCTION! Facing
Reserve/Playground Blackfolds!
3 Beds/3 Full Baths with A/C.
InFloor Heat Bsm/Garage ++!

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



Advantage Milena Toncheva 403 304-5265

Покупаете или продавате недвижिमост?

Доверьтес 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 transac-
ciones de compra-venta de inmuebles. ¡Llámemme hoy!



**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! **\$303,500.**



Advantage

21 photos of every property

Parkland Mall, Red Deer



**Bob
Wing**
403-391-3583



\$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



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



OPEN HOUSE PENHOLD
SAT DEC. 9, 2-4 P.M.
UNIQUE, STYLISH, UPGRADED HOME, EXCELLENT CURB APPEAL!
2 Bedroom, 1 Bath
990 Sq. Ft. Bi-Level
\$263,000

www.71heartlandcrescent.com



SPRINGBROOK
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



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

www.25churchillplace.com



SYLVAN LAKE
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



NEW PRICE
MOVE IN READY, UPDATED HOME!
4 Bedroom, 2 Bath
954 Sq. Ft. Bi-Level
\$308,900

www.24lockwoodavenue.com



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

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

www.7b-glendaleboulevard.com



NEW LISTING
EXTENSIVELY PROFESSIONALLY RENOVATED HOME!
4 Bedroom, 3 Bath
988 Sq. Ft. Bungalow
\$339,900

www.32fairwayavenue.com



BLACKFALDS
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



NEW LISTING
60+ ADULT CONDO W/ TONS OF AMENITIES!
1 Bedroom, 1 Bath 656 Sq. Ft. Apartment Condo
\$154,900

www.232-56carrollcrescent.com

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Team Bowness

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Call or Text **403.350.9509** Call or Text **403.357.8087**

Century 21

Advantage



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www.yourhouseyourhome.com

YOUR ADVERTISING IS GETTING
DOUBLE THE EXPOSURE!

Call Jamie at 403-309-5451 to advertise

YOUR HOUSE YOUR
HOME

Ask Charles

I want to buy a new build home from the builder, but I don't want to work with the builder's representative. I want to work with my own agent, is that allowed? Will it cost me more money?

Yes, you're allowed to work with your own agent. The builder's representative is representing the builder's interests, and your real estate professional will represent your interests in negotiations with the seller (builder).

RECA always recommends having your own representation when buying a property, whether it's a new build, resale, a condo, or even a commercial or rural property. While builders can't stop you from having your own representation, it is possible you'll come across one that wants to deal with you, as the buyer, directly. If that's the case, your real estate professional can offer you advice and guidance behind the scenes but they won't be dealing directly with the builder or the builder's representative.

When you hire a real estate professional to represent you, you're required to enter into a written service agreement. The written service agreement sets out the roles and responsibilities of your

real estate professional, and your obligations to that individual. It also sets out how your real estate professional will be paid.

Typically, buyer's representatives are paid through a portion of the commission the seller pays. Some builders, however, do not offer commission to buyer's agents. If this is the case, your real estate representative won't be paid in the usual manner.

Your agreement may contain a clause that sets out if your real estate professional will not receive a portion of commission from the seller's agent's commission, you will owe compensation to your agent upon completion of your purchase. This compensation could end up being an out of pocket expense for you.

You may come across builders that have programs to pay commissions to real estate professionals who introduce a buyer to the builder, but this is not the same as having representation from a real estate professional throughout the process. In these cases, the builder is willing to pay commission to a real estate professional who introduces you – but then the builder expects to deal directly with you as the buyer, and you may not have the benefit of advice from your real estate professional.

RECA recommends carefully reviewing the fee portion of your written agreement before signing it.

If there is no mention of how your real estate representative will be paid in the event the seller or seller's brokerage is not offering com-

mission to a buyer's representative, you need to talk about it with your real estate professional. If you have concerns about a possible out of pocket expense in terms of compensation for your real estate representative, get that out in the open at the beginning.

"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 ask-charles@reca.ca.





Bett Portelance 403-307-5581



12 RUTHERFORD DRIVE

SATURDAY, DECEMBER 9 • 1-3 PM
1702 SQ FT, 4 LEVEL SPLIT, 5 BDR, 3 BATH
\$465,000.00



41 WOODSWORTH CLOSE

1099 SQ FT BI-LEVEL, 3 BDR, 2 BATH
DETACHED GARAGE
\$285,000.00

**HELPING YOU MAKE
THE RIGHT MOVE**

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

RE/MAX



Mitzi Billard
Associate

403.396.4005
mitzibillard@remax.net

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real estate
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alberta

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red deer
403.343.3020



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**



73 Addington Drive #18

Open House Saturday, Dec. 9, 2-4 p.m

IMMEDIATE POSSESSION Upgraded fully developed, 3 bed 2.5 bath townhouse with walkout and single garage on quiet cul-de-sac. Backyard fully fenced with decks on both main and lower levels. **\$249,900**



49 Parkside Drive

Open House Saturday, Dec. 9, 2-4 p.m

PERFECT STARTER HOME Well maintained 3 bedroom + den mobile tucked away in treed lot with covered patio for privacy. Open concept with spacious master bedroom and lots of storage. **\$72,000**



50 Parkside Drive

Open House Saturday, Dec. 9, 2-4 p.m

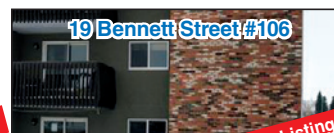
AMAZING REVENUE PROPERTY Recently renovated 2 bedroom, 1 bath mobile with new screened patio. Lot is at the end of a close and backs onto treed area. **\$30,000**



43 Poplar Crescent, Springbrook

New Listing!

AFFORDABLE 2 bedroom, 2 bath townhouse near playground, in the quiet community of Springbrook. Transit services available by City of Red Deer. **\$126,000**



19 Bennett Street #106

New Listing!

IDEAL LOCATION close to Shopping Centers, RDC and walking trails. Spacious 2 bedroom, 1 bath condo located in Bower. Condo fees include everything but power. **\$125,000**

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



**Tim
Maley**

403.550.3533

RE/MAX

real estate
central
alberta

4440 - 49 ave.
red deer
403.343.3020



4318 46 ave

SOLD
BUNGALOW in Parkland. Large 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 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**



#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**



#17 5202 Farrell Ave

ONE OF RED DEER'S PREMIER adult communities!! Welcome to the Falls, this 3 bdrm walkout bungalow features an open concept floor plan, plenty of natural light, 3 baths inc ensuite, & easy access to Bower Ponds & walking trails! **\$449,500**



14 Windermere Close

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



58 Greenham Drive

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



62 Asmundsen Close

FULLY DEV'D 2 STOREY! With fabulous yard & perfect location! Open concept main level, large master suite with 5pce ensuite on the upper level plus 2 add'l bdrms & a lge bonus room! bsmt is developed with media rm & rec rm, plus plenty of space for another bdrm. Sunny S facing rear deck & the hot tub stays! **\$429,000**



4105 45 Avenue

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



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



OPEN HOUSE • SUN. DEC 10, 2-4 P.M.

\$309,900

148 Doran Crescent

SUPER PRICED ADULT ORIENTED HOME, built by Deer Run, original owner and in su-

perb condition. Vaulted ceilings, gas fireplace, huge attached garage. Come see Sunday from 2-4 PM.

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



OPEN HOUSE • SAT. DEC 9, 2-4 P.M.

\$349,900

114 Rowell Close

IMMACULATE ADULT ORIENTED HOME

Fully developed with attached double garage, central air, underground sprinklers, gas fireplace and so much more.. come see it Saturday from 2-4 PM.

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



OPEN HOUSE • SUN. DEC 10, 2-4 P.M.

\$749,900

86 View Drive Lynn Valley

Located on the outskirts of Red Deer on pavement, this large bungalow has been extensively renovated throughout with nothing left to do. Beautiful grounds, triple attached garage plus small shop. **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.**



Feature Home

\$344,000

#4 Heenan Court

4 BEDROOM 3 BATH BI-LEVEL with huge pie lot. Located in Hewlett Park. Room to build a 2nd garage or store large RV.

West facing raised deck w/storage. Open concept floor plan w/ vaulted ceilings. M/B fits king-size bed, w/l closet & 4 pc ensuite. Fully finished bsmt w/2 large bedrooms & 4 pc bath. In pristine shape. Move in Ready! **Contact Greg Martens 403.391.8849, gregmartens@remax.net**

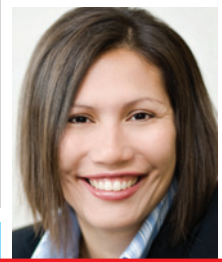
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7135 HENNER'S RD

\$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



Red Deer

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



Ponoka

4011 39 STREET

\$469,000

MLS CA#0120181



Lacombe

21 IRON WOLF BLVD

\$339,900

MLS CA#0116785



Lacombe

5627 53 AVENUE

\$315,000

MLS CA#0115290



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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

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HERE!**



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124 PARAMOUNT CRES

\$125,000

MLS CA#0103058



Lacombe

6 TALISMAN CLOSE

\$389,000

MLS CA#0110990

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IS WORTH?
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FREE MARKET
EVALUATION
TODAY!**