

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | DECEMBER 15, 2017

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

116 Jordan Parkway, Red Deer

GREAT STARTER HOME FOR A YOUNG FAMILY!

Fully developed 4 bedroom, 2 full
bathrooms Bi-Level with two car
detached garage.

\$319,900

*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



**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 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!**



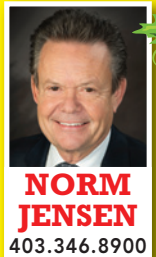
19 LAUREL RD - SYLVAN LAKE

Fully developed bungalow designed with style!! OVERSIZED DOUBLE GARAGE!!!! This open concept home backing onto green space is loaded with extras. **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**



NEW LISTING

Walking distance to hospital & shopping! Pets allowed with Board Approval 2 bdrm Condo, 2 balconies, granite counters, fireplace & ensuite.



**PERFECT HOME FOR 1ST TIME BUYERS!!
 REDUCED**

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



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 at **\$209,900**



IMMEDIATE POSSESSION!

In popular Laredo! Brand new fully finished Canada West bi-level. Open plan, incredible kitchen, tons of maple cabinets, island, pantry & 6 appliances. Gas fireplace in bright Great Room. Bsmt dev, 2 beds, family room & 4 piece bath. Nothing like a New Home! **\$394,900**

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



IN RED DEER!

Fully dev single family home! **\$187,500**



IN RED DEER!

40+ top floor condo. Swimming pool & much more! **\$248,900**



IN RED DEER!

40+ town home. Gated community. **\$274,900**



IN RED DEER!

Fully dev single family home! **\$199,900**



BLACKFALDS END UNIT

townhome. 3 beds, 2 baths, large yard. **\$189,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747

Thank You...

YOUR HOUSE YOUR
HOME

We found our dream home in your pages...



...and you can too

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OnTrack Realty

OnTrack REALTY

UNIT G, 2085—50TH AVE, RED DEER

www.coldwellbankerreddeer.ca

343-3344

COLDWELL
BANKER

OnTrack Realty



**Dale
Stuart**
403-302-3107

UPPER LEVEL END UNIT CONDO IN SUNNYBROOK!!

\$151,900



#9 - 7 STANTON STREET

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

Call DALE 403-302-3107

THIS IS A GREAT STARTER HOME FOR A YOUNG FAMILY

Feature Home
\$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



#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

Is your gas fireplace properly maintained?

No matter what type of heating you use during the winter, you definitely don't want it to let you down on a freezing day—or night! If you own a fireplace that runs on propane or natural gas, know that your unit should be inspected and cleaned every year. The main reasons for this are outlined below.

PERFORMANCE AND LONGEVITY

Here are some of the instant benefits of cleaning a gas fireplace:

- * Ensures optimal performance
- * Reduces the risk of failure and breakdown
- * Limits heat loss
- * Preserves its appearance
- * Protects from fire hazards
- * Prolongs its life expectancy
- * Reduces harmful emissions such as carbon monoxide

INSPECTION AND MAINTENANCE

As you can see, investing in the maintenance of your gas fireplace makes sense. During the technician's visit, he or she will:

- * Adjust the thermocouple and thermopile
- * Calculate and adjust the gas pressure
- * Detect any leaks
- * Check that the pilot is working
- * Clean the viewing glass
- * Check the ventilation

A bit of preventative maintenance could save you from many unpleasant surprises in the short or long term. Have a local company regularly inspect and maintain your gas fireplace to stay safe, comfortable and healthy at home.



Factors to consider before renting out your home

Renting out a home is a great way for homeowners to earn some extra income. Some homeowners rent their homes in an attempt to wait out a sagging housing market, while others see renting their homes as a long-term commitment to their financial futures.

Being a landlord has its advantages and disadvantages, and the decision to rent out a home is one that homeowners should not take lightly. The following are a handful of factors homeowners should consider as they try to decide if renting out their homes is the right move for them.

TIME

Being a landlord is a 24/7/365 commitment, as tenants will expect their landlords to be on call at all times. Tenants will call their landlords should plumbing fixtures suddenly burst in the middle of the night, and landlords must be available to answer such calls no matter how inconvenient they become. If you are not willing or able to devote the time necessary to tend to tenant needs, then being a landlord may not be for you.

MAINTENANCE

Whereas homeowners may be able to delay making certain repairs in the homes where they lay their heads, such a luxury is not afforded when they are renting out their other properties. Repairs and maintenance of rental properties cannot be put on the back burner while

you save money to fix them. In addition, if even minor repairs typically pose a problem for you, you may soon discover that hiring a handyman or discounting rent for live-in supers is cutting into your profits or making it difficult to pay bills. Before deciding to rent out your home, determine the potential costs of maintaining a second property and use that information to decide if renting the property is a sound financial investment or one that might put you in the red.

TENANTS

Many people who have rented have a horror story or two about an absentee or indifferent landlord, but landlords also have their own such stories

about nightmare tenants. When mulling whether or not to rent out your home, consider who your prospective tenants will be and if your community will supply the steady stream of renters you will need to pay your mortgage and bills without jeopardizing your finances. The last things first-time or even experienced landlords want are tenants who cannot pay their rent and/or those who are disrespectful of their neighbors and their landlords, so it's best to give ample consideration to your potential pool of renters before deciding to rent out your home.

HELP

Many landlords work with local real estate agencies or property management firms who will do much of the legwork with regard to finding tenants and maintaining properties. Research the cost of such help to determine if you can afford it and still make renting your home financially viable.

Attorney fees are another cost prospective landlords must consider. Landlord-tenant laws can be difficult to decipher for first-time landlords, so it helps to have an attorney who can help you decipher these laws and how they should govern your actions as a landlord. But attorneys are not inexpensive, and they must be worked into your budget as well.

Renting a home is a great way to earn extra income, but homeowners must consider a host of factors before putting their homes up for rent.





**Blaine
Dushanek**
391-9444



**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

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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



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



13 CHINOOK ST
5 bdrms/5
baths 2 garages
MLS CA0116429
\$485,000 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



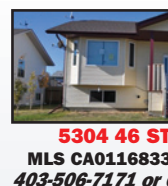
5304 46 STREET, CLIVE
MLS CA0116833 \$234,900 Call Ed
403-506-7171 or Gord 403-357-7720



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



**SIERRA GRANDE
4805 48 ST #220**
MLS \$298,900
Call Ed
403-506-7171
or Gord
403-357-7720



**ON IT'S OWN LOT
SUN. DEC. 17, 2-4 PM**
2118 19 AVE DELBURNE
MLS CA0119383 \$160,000
Call TIM: 403-350-1562



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



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



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



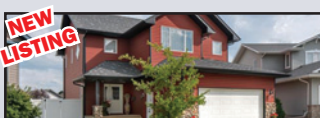
41 VANTAGE CRES OLDS AB
MLS CA0116698
Call KIM: 403-318-7178



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



RAYMOND SHORES
**6, 10046 TWSHP
RD 422, GULL LAKE**
MLS CA0116363 \$267,500
Call TIM: 403-350-1562



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



2.59 ACRES - ZONED R4
4608 38A AVENUE CLOSE PONOKA
Super Location \$435,000
Call TIM:
403-350-1562





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Call Jamie at 403-309-5451

LET US HELP YOU FIND YOUR NEW HOME



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342-7700



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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.**



DUPLEX - EASTVIEW Fully finished 4 bdrms/2 baths \$234,900/side. Buy 1 or both sides. **\$234,900 CALL JENNIFER 342-7700.**



BLACKFALDS
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.**



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.**



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.**



REDUCED
Brand new 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$424,900 CALL JENNIFER O'SHEA 342-7700.**



SYLVAN LAKE
\$5000 VISA GIFT CARD WITH PURCHASE
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.**



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. **\$522,500. CALL BRAD GRANLUND 342-7700.**



RED DEER
\$5000 VISA GIFT CARD WITH PURCHASE
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.**



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.**



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. & 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.**

Cleaning Service

**Christmas getting too much to handle?
Too much work, too many relatives?**

Cleaning Special

- Save 10% • Free Estimates

Clean Sweep

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



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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 16

RED DEER

234 Livingston Close..... **1:00 – 3:00 pm** Ariel David ROYAL CARPET REALTY **342-7700** \$349,900 Laredo

SUNDAY, DECEMBER 17

RED DEER

#411 5213 61 Street..... **12:00 – 3:00 pm** Kim Fox RE/MAX **506-7552** \$560,000 Highland Green Estates
 16 Davis Close..... **1:00 – 3:00 pm** Allan Melbourne RE/MAX **304-8993** \$205,000 Deer Park Estates
 234 Livingston Close..... **1:00 – 3:00 pm** Ariel David ROYAL CARPET REALTY **342-7700** \$349,900 Laredo

SUNDAY, DECEMBER 17

OUT OF TOWN

70 Harvest Close **2:00 – 4:00 pm** Craig Mackenzie REALTY EXECUTIVES **302-0820** \$325,000 Penhold
 2118 19 Avenue **2:00 – 4:00 pm** Tim McRae MAXWELL REAL ESTATE SOLUTIONS **350-1562** \$160,000 Delburne
 163 Waskasoo Estates **2:00 – 4:00 pm** Bob Wing CENTURY 21 ADVANTAGE **391-3583** \$183,900 Red Deer County

*Say, "I saw it in
Your House, Your Home"*

Unlock Your Dreams

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

403-309-5451

YOUR HOUSE YOUR
HOME



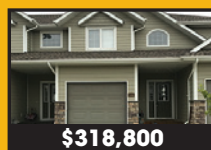
View our complete publication ONLINE at www.yourhouseyourhome.com

Century 21 Advantage

Smarter, Bolder, Faster



Asha Chimiuk
403 • 597 • 0795



144 Larsen Crescent

«Like new» townhouse located on a nice close in desirable south location. Home comes with attached garage and it backs onto a green space. Fully finished on all 3 levels with upgrades throughout, full appliance package offered by the seller. Spacious finished with modern colours. There is no condo fees to pay just move in and enjoy! Priced below city assessment value.



4422-54A Ave Cres Innisfail

In a family oriented & safe neighbourhood couple of blocks from school. Immaculate & painted in modern colours! 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 & fixtures. Bsmt offers big windows. Large fenced yard faces East & comes w/ shed, fire pit, sunny deck, dble det'd garage.



#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!



Acreage North of Red Deer

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



96 Oak Drive

Immaculate site split bi-level with fully finished basement, detached double garage & 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 & 3 bathrooms. Basement was just freshly finished, quick possession available, ready to move in condition!



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.



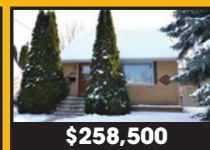
154 Ivany Close

On a quiet close. 1824 sq.ft., 2 storey, fully finished 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, dol sinks, air tub, sep. shower. Newly fin'd bsmt has rec room w/ wet bar, bdrm, bath & storage.



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!



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!



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.

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

Did you know?

Real estate agents help buyers and sellers through the often complicated process of navigating the real estate market. Individuals not only want to find an agent with expertise, but also one with whom they have a strong rapport. By asking agents certain questions up front, prospective home buyers and sellers can find the right real estate agent for their needs and save time and money in the process. The following tips can help buyers and sellers find the right agent.

- Find out how long the agent has been in the business, including how many homes he or she turns over on average. Think about using an agent who is a full-time real estate professional, rather than one who only dabbles part-time.
- Consider which geographic areas the agent handles. It's best to find an agent who is familiar with a particular town, city or even subdivision.
- Assess the agent's personality and ability to remain calm under pressure. He or she can then extend that placid demeanor on to buyers or sellers who may be feeling stressed by the prospect of home ownership.



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



NEW LISTING
AFFORDABLE CONDO, IMMEDIATE POSSESSION!
2 Bedroom, 2 Bath
914 Sq. Ft. Apartment Condo
\$182,900

www.108-639oakstreet.com



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

www.56carterclose.com



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

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YOUR LISTING HERE!



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



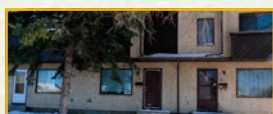
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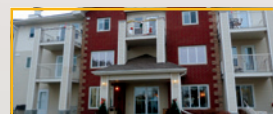
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Home inspection: a crucial step in the purchase process



You can see plain as day that the fixer-upper you have your eye on is in need of some major roof repairs. Should you save a few hundred bucks and skip the home inspection? The only intelligent answer: not on your life!

IT'S WHAT YOU CAN'T SEE

The home inspection will bring to light any issues with the property that are out of sight. While not every problem that turns up will be a deal breaker, some of them might. What if the house has a termite problem or cracks in the foundation? Such issues should probably send you running the other way. But even the smaller problems are worth knowing about, as they'll allow you more bargaining power when negotiating a price for the home.

WHAT'S COVERED?

While outbuildings, pools and cosmetic features aren't generally reviewed during the home inspection, the essentials will be analyzed. This includes:

- The lot the house rests on
 - Exterior walls
- The foundation
- Roof and roof components
 - The electrical system
 - The plumbing
 - Insulation
- Heating and cooling systems
- The basement, garage and attic

The home inspection isn't a perfect shield against every unexpected problem, but it does give buyers a good sense of what they can expect. Your house is probably the biggest purchase you'll make in your lifetime; please, protect your financial future and hire a home inspector. It's the best way to safeguard your investment.

Ask Charles

I know the seller has only owned the home for a year, and I'd like to know why they're selling already. I'm worried that there's something wrong with the house. Can I find out why the seller wants to sell?

You can always ask, but neither the seller nor their real estate agent are obligated to tell you.

In fact, there are strict rules of confidentiality for real estate professionals. When a real estate professional has confidential information about one of their clients, they need to keep that information confidential. That confidential information includes a seller's motivation for selling and a buyer's reason for buying.

If the real estate professional were to share this information with you or others, it could hurt their clients' negotiating position in the event of an eventual offer to purchase. The seller's representative needs to look out for their client's best interests at all times, and disclosing confidential information could put their client's best interests at risk.

Imagine the seller recently lost their job and needed to sell their home quickly to avoid financial difficulties. If a potential buyer were to find out, they may use that confidential information to their advantage when submitting an offer to purchase.

You can always get your real estate professional to ask the seller's representative, but the only time a real estate professional can share their client's confidential information is if when required by law OR the seller provides their permission to disclose the information.

You are clearly concerned that the seller is selling so quickly because there's something wrong with the house. Our experience is that sellers rarely sell because of a problem with the house, and their motivation for selling rarely affects the value of the house. That being said, even without knowing why the seller is selling, there are things you can do to ensure the house is the right one for you.

If you put in an offer to purchase, make sure you include a home inspection condition, so that you can have the home inspected before making it a firm purchase. Likewise, talk to your real estate professional about other concerns you may have, for example, flood plan location, neighbourhood amenities, or quality of schools nearby. Your real estate professional can help you get this type of information, which may put your mind at ease about the property.

The fact is, there's likely nothing nefarious going on with the house, but the seller's circumstances have obviously changed and they no longer want to live there. You need to discuss your concerns with your real estate professional who can help you access the available information that will help you make a sound decision. Good luck.

"Ask Charles" is a question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.





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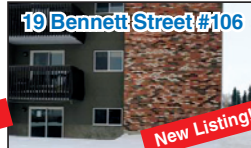
50 Parkside Drive

IMMEDIATE POSSESSION 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**



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The Real Estate Guide Moving Checklist



Whatever your
destination,
have a safe
move and enjoy
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ONE MONTH BEFORE

- ✓ Make reservations for moving services and make a list of all items to be moved.
- ✓ Notify friends, relatives, creditors, etc. of your move. Begin submitting change of address forms to them and to your local post office.
- ✓ If you have children, be sure to request all of the necessary documents for transferring schools.
- ✓ Gather all important personal documents, medical/dental records, insurance policies, etc.
- ✓ Begin packing seldom-used items. Consider holding a garage sale for those items you won't be moving.
- ✓ Arrange connect/disconnect dates with telephone and utility companies.

TWO WEEKS BEFORE

- ✓ Clear up any outstanding accounts
- ✓ Transfer checking and savings accounts to your new location.
- ✓ Return borrowed items including library books and retrieve loaned items.
- ✓ Arrange for pet travel, if necessary.
- ✓ Cancel/transfer any membership fees or prescriptions (ask your doctor for assistance).
- ✓ Service your car - especially if travelling a distance and/or moving to a new climate.
- ✓ Dispose of flammable liquids such as spray paints, solvents, and gas in lawn mowers.
- ✓ To avoid costly deposits, request "Perfect payment Record" letters from utility companies.
- ✓ If you're planning to stop over-night, make reservations for accommodations.

ONE WEEK BEFORE

- ✓ Clean appliances - don't forget to clean the oven and defrost the refrigerator.
- ✓ Pick-up dry cleaning, if necessary.
- ✓ Start packing clothes. Remember to prepare "arrival kits" of essential items you'll need when you get to your new home (toiletries, medicines, paper plates, etc.)
- ✓ If moving into a pre-owned home, change the locks on all the doors.

MOVING DAY!

- ✓ Double-check shelves, closets and cabinets to make sure nothing is left behind.
- ✓ Look through the garage, attic and basement.
- ✓ Turn off lights, close and lock windows and doors.
- ✓ Leave the keys with your realtor.
- ✓ At your new home, check the circuit breakers and pilots to make sure everything is on.
- ✓ Make sure the telephones are working.



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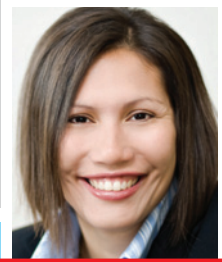
Christmas tree safety tips

Christmas trees are staples of the holiday season that can be found in millions of households across the globe. But Christmas trees can be as dangerous as they are heartwarming. Christmas tree fires contribute to \$13 million in property damage annually. Many Christmas tree fires involve live Christmas trees that, while beautiful, pose a greater fire threat than artificial trees because they can dry out, making them vulnerable to electric lights and nearby heating sources. Homeowners can take the following steps, to prevent Christmas tree fires.

- Purchase a fresh tree. Fresh trees are less likely to catch fire than trees that were cut weeks before being purchased. Avoid trees that are shedding their needles. Try to purchase trees with vibrant green needles that are hard to pluck. Purchasing freshly cut trees from tree farms instead of grocery store parking lot vendors, whose trees might have been cut weeks earlier, can ensure trees are fresh.
- Discard damaged lights. Damaged lights are not just an eyesore but a significant safety threat. Electrical malfunctions in lights can contribute to tree fires, so discard any damaged lights. Before placing lights on the tree, stretch each strand out on the floor and plug them in to see if any lights are damaged or burned out, replacing those that don't pass inspection.
- Place the tree away from heat sources. Christmas trees are the centerpieces of holiday decorations. But trees should never be placed near heat sources, no matter how aesthetically appealing certain spots may seem. Keep trees away from fireplaces, radiators, candles, heating vents, and lights.

- Keep the tree watered. A tree that gets ample water is less likely to dry out, and dried out trees pose a significant fire risk. Check water levels and water trees in the morning and night as needed, and even more frequently if necessary.
- Turn lights off at night. Christmas tree lights should always be turned off at night when residents are going to bed. In addition, lights should never be on when no one is home.





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