

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JANUARY 12, 2018

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

234 Livingston Close, Red Deer

OPEN HOUSE: *Saturday & Sunday, January 13 & 14, 1:00 - 3:00 pm*

BRAND NEW WALKOUT

Bi-level, three bedrooms on main floor,
two baths. Quick possession

\$349,900

*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

LOOKING FOR A REVENUE PROPERTY?



Townhouse on quiet close in Morrisroe! Featuring 3 bdrms, 2 baths, front and back parking.

PERFECT HOME FOR 1ST-TIME BUYERS!!



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

LOCATION! LOCATION!



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



Janice Mercer
 403.598.3338

#105 4902 37 ST



\$229,500
REDUCED!
OPEN HOUSE SAT. JAN 13, 2-4 PM
 6 MONTHS FREE CONDO FEES!!! 1370 sq ft 3 bdrm 2 bath condo. Fees include everything but phone & cable.
 MLS#0119903

9 PORTWAY CL



\$438,900
REDUCED!
OPEN HOUSE SUN. JAN 14, 2-4 PM
 Fully dev'd Exec 2 storey Walk out, Granite countertops, open concept, bonus room over garage Move in Ready!
 MLS#0119583

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

104 REICHLEY ST



\$379,800
SOLD
 Immense 353 sq ft Fully Developed Bungalow. 3 bdrms up, open concept Immediate possession!
 MLS#0119243

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



Gerald Doré
 403.872.4505

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



NEW LISTING
Only \$449,900
OPEN HOUSE SUN. JAN 14, 1-3 PM
104 INGLE CL.
 1640 sq. ft. 4 beds, 3 baths, bonus and screen rm., A/C, in/floor heat, heated dbl. gar.
 MLS#CA0123268



Only \$229,900
1 ROBINSON AVE
 3 beds, 2 baths, newly painted with laminate flooring, new HW on Demand, 3 parking stalls. MLS#CA0117000



Only \$259,500
213 OVERDOWN DR
 Stunning reno for this 4 bed, 2 bath duplex across from a green space. Tons of parking and huge MB closet. MLS#CA0116999



Only \$699,900
19 VOISON CLOSE
 Loaded 1526 sq. ft. Executive bung. with A/C, triple heated gar., too many features to list! MLS#CA0116838



Only \$479,900
74 WILTSHIRE BLVD
 Classy 2 storey just off of the River trails close to everything! Many upgrades and perfect for the family into "Lifestyle". MLS#CA0116837



Only \$699,900
421066 RR 260 PONOKA ACREAGE
 Over 6 acres & 1956 sq. ft. bung. fully reno'd with a secluded location in the spruce trees. Mins to Ponoka, Lacombe and 30 min. to RD. MLS#CA0114372



Pat Christoph
 403-357-4639



3 MEERES CLOSE
 Renovated inside and out. Located in quiet close in mature area.
\$379,900



18-C 32 DAINES AVENUE
 Over 1300 sq ft of Executive living at an affordable price. New Corian countertops, newly painted.
\$249,900
OPEN HOUSE SUN. JAN 14 2-4 PM



Alex Wilkinson
 Follow or contact me on
 403-318-3627



OPEN HOUSE SUN. JAN 14, 2-4 PM
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 a park and close to shopping. 3 the kitchen with a full tile back-splash, breakfast bar, pantry and 2 parking stalls. Lots of nice updates in this one. **Call Alex!**



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 splash, breakfast bar, pantry and 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**



Les Anderson
 403.350.1932



NEW LISTING
 Bright, open, family friendly plan! Gorgeous kitchen, tons of cabinets, island, 4 SS appliances plus washer & dryer. Cozy up to beautiful gas FP in great room. Incredible upgrades everywhere.
\$359,900

NOTHING LIKE A NEW HOME!

Bright, open, family friendly plan! Gorgeous kitchen, tons of cabinets, island, 4 SS appliances plus washer & dryer. Cozy up to beautiful gas FP in great room. Incredible upgrades everywhere.
\$359,900



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 **\$199,900**

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



**Blaine
Dushanek**
391-9444



**Roger
Will**
350-7367



**Ivan
Brandt**
350-9603



**Bill
Conroy**
391-0623
Business Sales



**Gord
Phillips**
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www.homesinreddeer.com



**Ed
Katchur**
506-7171
www.homesinreddeer.com



**Tim
McRae**
350-1562
MLS.CA



**Kim
Lindstrand**
318-7178



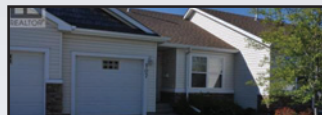
Real Estate Solutions Ltd.

5913 50 Ave., Red Deer, Alberta

403-346-7755 1-877-901-6999



4808 79 STREET
MLS CA0118745 \$8.00/sqft with 7
Bays, 1 acre.
Call CORDELL: 403-318-5478



107 JENKINS DRIVE
MLS CA0093772 \$237,000 Call Ed
403-506-7171 or Gord 403-357-7720



5135 LAKESHORE DR. #101
MLS CA0121402 \$114,900
Call Ed 403-506-7171 or Gord 403-357-7720



3 LEADER COVE, SYLVAN LAKE
MLS CA0123101 \$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



**VENU LIVING
#5320, 2660
22 ST. RD**
MLS CA0111887
\$165,000
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



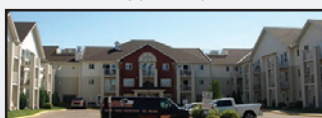
59 TRUANT CRESCENT
MLS CA0123304 \$569,000
Call Ed 403-506-7171 or Gord 403-357-7720



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



**YOUR HOME
HERE!**



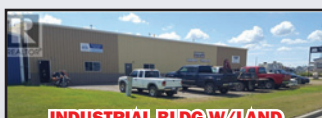
202-56 CARROLL CRES
MLS CA0118980 \$211,000
Call KIM: 403-318-7178



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



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



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



**YOUR HOME
HERE!**



27 KIRTON CLOSE
MLS CA0116134 \$499,900
Call Kelly
403-304-4061



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

If You Are Interested in Joining
The MaxWell Team
Contact One of These Owners!



**Cordell
Nielsen**
318-5478



**Kelly
Oster**
304-4061

How to hang photos and artwork with ease

Personal touches turn a house into a home. Hanging pictures, whether they're personal photographs or artwork, can really change the character of a room.

Unfortunately, some people may not know the proper ways to display pictures on a wall. Design maven Martha Stewart advises that the first step is to gather all of the pictures that are in consideration for hanging. This will enable a person to see what is available and edit their selection based on the space available, theme or color scheme. Having the artwork there enables a person to move it around like a puzzle until the placement feels just right.

Next, plan on hanging artwork at 57 inches on center, according to the renovation experts at Apartment Therapy. "On center" means the middle of the photograph or painting will always be at 57", as this measurement represents the average human eye height. This height is regularly used as a standard in many galleries and museums.

When the goal is to hang multiple pictures, treat the entire grouping as a single unit. This means creating the layout and finding the center of the middle piece of the grouping. To make picture grouping easier, use paper templates with arrows to indicate whether the artwork will be hung horizontally or vertically. These templates can then be easily taped to the wall and rearranged until the grouping is ideal.

There are no hard and fast rules concerning frames, meaning they do not all have to match.

But placing framed artwork side by side can give a person a feel for whether the images and the frames work together in the space. Some people like to use frames of similar colors and sizes. Others want the eclectic mix-and-match appeal. It's ultimately up to the homeowner.

Measuring is key to hanging a picture correctly on the wall. Take into consideration the type of attachment, whether it's D-rings, sawtooth hangers, wire, or other fasteners on the back. Measure from the top of the frame to the hanger. Measure the wall to achieve the 57" on center location, and then calculate where this falls within the height of the artwork and frame top. Adjust accordingly and mark. Then measure the distance from the frame top to the hanger location on the wall.

Be sure to take the weight of the picture into consideration when selecting hanging hardware. Wall anchors may be needed if measurements determine a wall stud will not help secure the artwork — to keep the frame sturdy in the drywall. Home improvement resource Today's Homeowner also suggests using self-adhesive rubber bumpers to the bottom corners on the back of the frame before hanging so that the picture will not damage the wall and will help it hang level.

It can take a few attempts to hang pictures correctly, but with practice it should come with greater ease. The good news is there are new products constantly being evolved to make picture hanging easier, including those that enable removal and relocation of artwork without damaging walls.





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MARCHAND**



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DUSHANEK**



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O'SHEA**



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DAVID**



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2 bdrm/2bath top floor corner
unit with underground parking.
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Brand new 3bdrm/3bath Unique
Elevations 2 storey O/S garage &
deeper lot. Includes all appliances.
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342-7700.**



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



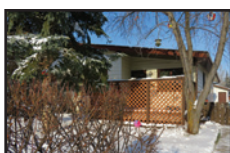
NEW VINYL FENCE Showhome in the
Vistas, landscaping already complete,
this 3 bdrm, 3 bath 2 storey features quartz
countertops, fireplace, large windows &
immediate possession. **\$459,900 CALL
NADINE 342-7700.**



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



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



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



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.**



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 **\$584,900. CALL NICOLE
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.**



NEW LISTING New Floor Plan, Stunning
2 storey, 6 appliances incl., 3 bdrms,
3 baths, upper floor laundry, fireplace,
quartz & more! **\$519,900 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.**



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.**



BRAND NEW 3 bdrm/3 bathroom
with handy laundry room upstairs. Lam
flg 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.**



OPEN HOUSES THIS WEEK



Feature Home **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
JENNIFER 342-7700.**



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Fully developed Bi-Level with 5 bdrms, 3 full baths, and double det garage. Many upgrades over the years incl. flooring, windows, shingles, furnace, H/W tank and paint.

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**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

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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).

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**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.

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**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 protect your confidential information

Despite a move toward a more digital and mobile workplace, a recent survey by Shred-it shows paper is here to stay, with most businesses reporting hard copies of documents will either increase or remain the same. As a result, it is critical that businesses protect their information in all forms while ensuring they have the correct policies in place.

Three common practices routinely put businesses at risk of a security breach, so it's imperative to avoid these common pitfalls. An awareness of these bad habits can help businesses protect themselves and their sensitive information.

1. Recycling paper in blue bins: Although the documents are ultimately recycled and destroyed, they are



exposed while in the blue bin. A fraudster can easily remove assets from the bin and use the information for their own purposes. To keep your information secure, use locked secure consoles. These will keep the information irretrievable and keep it secure until it is ready to be destroyed.

2. Leaving things on desks: Documents left on desks are not always secure, as

anyone can easily come by and see confidential information. This exposes the information and puts you at risk of a security breach. It is wise to implement a clean desk policy that requires everyone to ensure that their desk is clear when they are away from it.

3. Only shredding documents that have clearly confidential information: This might be enough, but it is best to shred all documents if you want to guarantee that no information is compromised in any way. Shred-it suggests that you implement a Shred-it-All policy, which takes the guesswork out of what to shred and ensures your confidential information stays private.

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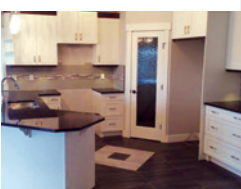
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Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JANUARY 13

RED DEER

41 Drummond Avenue.....	2:00 – 4:00 pm	Dave Haley	CENTURY 21 ADVANTAGE	304-8939	\$309,900	Davenport
43 Armitage Close.....	1:00 – 3:00 pm	Gord Ing	RE/MAX	341-9995	\$565,000	Anders Park East
31 Wiley Crescent	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$389,900	Westlake
114 Rowell Close.....	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$349,900	Rosedale Meadows
234 Livingston Close.....	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$349,900	Laredo
21 Oxbow Street.....	2:00 – 4:00 pm	Jim Escott	SUTTON LANDMARK REALTY	391-1397	\$349,000	Oriole Park
105 4902 37 Street.....	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$229,500	South Hill
86 Armitage Close.....	1:00 – 3:00 pm	Tanyalie Charles	ROYAL LEPAGE NETWORK	598-1059	\$529,900	Anders Park East
27 Kirton Close	1:00 – 3:00 pm	Kelly Oster	MAXWELL REAL ESTATE SOLUTIONS	304-4061	\$514,900	Kingsgate

SATURDAY, JANUARY 13

OUT OF TOWN

13 Chinook Street.....	1:00 – 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS	506-7171	\$485,000	Blackfalds
309 Westridge Drive	2:00 – 4:00 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$316,900	Blackfalds
27 Hagerman Close	2:00 – 4:00 pm	Blake King	CENTURY 21 ADVANTAGE	350-7672		Sylvan Lake

SUNDAY, JANUARY 14

RED DEER

201 71 Cosgrove Crescent.....	2:00 – 4:00 pm	Avril Evans	CENTURY 21 ADVANTAGE	348-6303	\$137,288	Clearview Meadows
24 Lockwood Avenue	2:00 – 4:00 pm	Dave Haley	CENTURY 21 ADVANTAGE	304-8939	\$308,900	Lancaster Meadows
64 Jenkins Drive.....	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$399,900	Johnstone Park
234 Livingston Close.....	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$349,900	Laredo
20 Ainsworth Crescent	2:00 – 4:00 pm	Elaine Wade	ROYAL LEPAGE NETWORK	396-2992	\$395,000	Anders South
18C 32 Daines Avenue.....	2:00 – 4:00 pm	Pat Christoph	ROYAL LEPAGE NETWORK	357-4639	\$249,900	Devonshire
580 Lancaster Drive	1:00 – 3:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$348,900	Lonsdale
104 Ingle Close	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$449,900	Inglewood West
19 Voisin Close.....	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$699,900	Vanier East
95 Voisin Close.....	1:00 – 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS	506-7171	\$649,900	Vanier East
149 McDougall Crescent....	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$344,900	Morrisroe Extension

SUNDAY, JANUARY 14

OUT OF TOWN

4936 Beardsley Avenue.....	2:00 – 4:00 pm	Marcella Barthel	RE/MAX	597-5563	\$389,900	Lacombe
14 Copper Street.....	1:00 – 3:00 pm	Barb McIntyre	RE/MAX	350-0375	\$419,900	Blackfalds
140 37543 England Way.....	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$99,500	Red Deer County
53 Pembroke Court.....	11:00 am – 12:30 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$449,900	Blackfalds
9 Portway Close.....	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$438,900	Blackfalds

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Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**
403-391-3583



\$185,000!

**#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.

For details - call or text BOB WING today! (403)391-3583

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SELL! Sell! Sell!

YOUR HOUSE YOUR HOME

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Century 21 Advantage

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201, 71 COSGROVE CRES., RED DEER
CLASSY UPGRADED PRIVATE END UNIT 2ND FLOOR CLOSE TO PARK RESERVE/ WALKING TRAILS! 2 beds/1 bath & FP. IMMACULATE! Upgraded kitchen, woodgrain lam flir, reno'd bathroom w/ tile floor, granite countertop, new tub surround. Newer windows, deck, siding, repaving of parking lot.
OPEN HOUSE: SUN., JAN 14, 2-4 PM

309 WESTRIDGE DR., BLACKFALDS
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Avril Evans

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Birds need **extra assistance** in winter

Cold weather can be particularly taxing on many of the birds individuals discover in their backyards throughout the year. Although some species migrate to warmer climates each winter, many stay put and attempt to ride out winter in their normal habitats. Birds that tend to stay put include finches, sparrows, titmice, jays, woodpeckers, chickadees, and cardinals.

The Cornell Lab of Ornithology says that, in much of North America, winter days can be windy and cold for birds, and nights are even more challenging. In winter, birds no longer have berries and lush vegetation to consume and insects have died or gone underground. Since finding food can be especially difficult, and shelter may be scarce, many birds can benefit from a little help from their human friends.

SHELTER

Wild Birds Unlimited says shelter for birds is hard to come by in winter. Trees have shed their leaves, and evergreens may not be as abundant or protective. As a result, birds frequently seek man-made structures that can provide refuge from the elements.

People can provide shelters for birds, which may include traditional birdhouses, windbreaks and snow shields. Even a brush pile can simulate the natural shelters of trees and shrubs that birds prefer. Roost boxes are another option and one that can accommodate small flocks that will group together and share their body heat.

Use leaves and branches to provide natural camouflage and help attract birds to the shelter. Offer yarn, fabric scraps, cotton, and other insulating materials that birds can use to help make their shelters more comfortable.

FOOD

Birds require high-calorie and high-fat foods in the winter so they can keep up their metabolism to generate warmth. Also, since birds' feeding habits vary depending on the type of bird, it may be necessary to place feeders at varying heights to maximize access.

Feeders should be located out of the wind and in an area that offers safe refuge from predators. The National Wildlife Federation also says individuals should put out sizable feeders and/or use multiple

feeders to provide ample food during snow and ice storms. Feeders should be checked regularly and kept full.

Consistency is also important because birds will grow accustomed to being supplemented with food and may depend on such supplements to survive.

Bird Watcher's Digest suggests a variety of foods for birds. Black-oil sunflower seeds, peanuts, suet, cracked corn, millet, thistle seed, safflower, and various fruits can help many birds thrive. It's also suggested to include mealworms, which can be purchased at bait stores or pet stores. These larvae of beetles can be presented in a shallow dish with slippery sides so the worms cannot crawl out.

Birds typically need extra support to survive harsh winters. Offering food and shelter during these bleak months can help.



Suet is a high-fat meal for birds who need food in winter.



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New Listing!

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\$449,500



32 Cornett Drive
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\$299,900



#314 69 Ironstone Drive
LOVELY 2 BEDROOM CONDO Open concept main floor, plenty of light, heated U/G parking, ensuite, 2 baths & laundry in the suite. Plenty of counter space, maple cabinets, & all appliances incl! **\$258,300**



#405 5211 39 Street
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4105 45 Avenue
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Call **TIM MALEY** 403-550-3533 today for more details and a virtual tour, visit **www.timmaley.com**.



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OPEN HOUSE • SAT. JAN 13, 1-3 P.M.

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Factors to consider when pricing your home

Trying to settle on a listing price for your home? Take these five elements into account:

1. THE COMPETITION. Take a look at listed homes in your area and pick out about a dozen that are similar to your own. Write down the asking price for each one, then pinpoint the highest and lowest figure. You should probably list somewhere within this range.

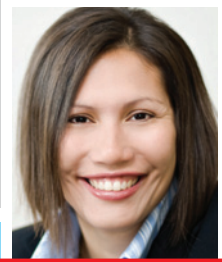


2. COMPARABLE HOMES SOLD. Now examine similar homes in your area that have sold recently. These figures will help you further zone in on the right asking price.

3. MARKET CONDITIONS. Is it a buyer's market or a seller's market? Depending on the amount of competition in the area (the number of other homes being sold), you may have more or less wiggle room with your price.

4. ONE OR MORE CMAS. Most real estate professionals offer a free comparative market analysis (CMA), even before you hire them. Just be wary as some agents rely more on instinct than fact-based analysis to come up with a figure.

5. THE APPRAISAL. If all else fails, an appraisal is a surefire way to get an unbiased analysis of the market value of your home. Many home sellers are happy to pay the involved fee for the peace of mind a professional appraisal provides.


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19.99 Acres

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