

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JANUARY 26, 2018

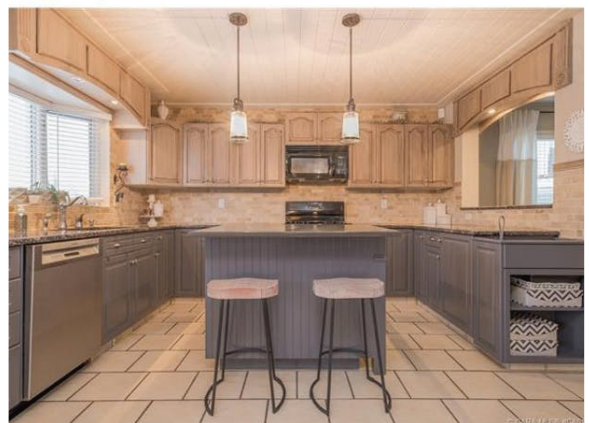
Central Alberta's  
**OPEN HOUSE  
LISTINGS**  
inside

**43 Armitage Close,  
Red Deer**

**2,324 SQ FT 2 STOREY HOME  
WITH 5 BEDROOMS, 4 BATHROOMS**  
On a pie-shaped lot in quiet cul-de-sac.  
Fully fenced with double heated  
and added features garage

**\$569,000**

*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](http://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 3bdms, 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.



**Alex Wilkinson**  
 Follow or contact me on  
 f 403-318-3627 t



**227-260 DUSTON STREET**  
 Only! \$159,000 - Move in ready 1 bdrm plus office! Located on the 2nd floor. Comes with 2 parking stalls. 1 is heated & underground. Clean, tidy & ready to go! **Call Alex.**



**50 JASPAR CRESCENT**  
 OPEN HOUSE SAT. JAN 27, 2-4 PM  
 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!**



**15 AMER CLOSE**  
 NO CONDO FEES HERE! Well kept townhouse with single car garage tucked away in a quiet close within walking distance to large community park, shopping and Collicutt centre. **Call Alex**



**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



**2 LAGRANGE CRESCENT**  
 An absolute must see! Beautiful bi-level, 5 bdrm & 3 baths, basement. Newly dev, huge kitchen, island, pantry, south back yard! Shows like an 1!! **\$384,900**



**196 CARRINGTON DRIVE**  
 Has everything. Over 2000 sq ft, 3 br's, bonus room plus a large laundry room on the top floor! Open plan, huge kitchen & island, walk through pantry. The quality & extras are beyond compare. Covered south deck & large lot! **\$587,900**



**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**



**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**

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

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



**Gerald Doré**  
 403.872.4505



**28 PAYNE CLOSE**  
 Forest privacy in the back! Moose & deer! Large 2400+sq. ft. 2 storey w/5 beds & 4 baths, many renos, hwd, W exposure, covered deck, steam shower, much more



**358 DRUMMOND AVE**  
 3 beds 2 baths townhouse in quiet location, new vinyl plank flooring, new paint, new appl! Gas f/p & low condo fees stalls. **MLS#CA0124347**



**213 OVERDOWN DR**  
 Stunning renos for this 4 bed, 2 bath duplex across from a green space. Tons of parking and huge MB closet. **MLS#CA0116999**



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



**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**



**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**



**Doug Wagar**  
 403.304.2747



**CLIVE!**  
 Lovely cozy home, lg lot, 24x18 garage. Vaulted ceiling, underfloor heat! **\$164,900**



**BLACKFALDS!**  
 Drive a little - save a lot! Simply gorgeous 2 storey, 3 beds, 3 baths, lovely yard. A must see at **\$304,750**



**SYLVAN LAKE!**  
 Super location! 1451 sq ft bungalow. 3 beds, 3 baths, att'd dbl garage **\$439,900**



**JUST LISTED**  
 Anders spacious 2 storey duplex. Fully dev'd dble att'd garage, Quiet Close. **\$349,900**



**(40+) ADULT GATED COMMUNITY**  
 Fully dev'd bungalow style condo. Att'd garage - Shows Great! **\$274,900**



**RED DEER**  
 Fully dev'd 1788 sq ft 2 storey. 4 beds, 3 baths, att'd garage. **\$254,900**

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



Find your dream home in  
 YOUR HOUSE  
 YOUR HOME





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Dushanek**  
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**Roger  
Will**  
350-7367



**Ivan  
Brandt**  
350-9603



**Bill  
Conroy**  
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*Business Sales*



**Gord  
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[www.homesinreddeer.com](http://www.homesinreddeer.com)



**Ed  
Katchur**  
506-7171

[www.homesinreddeer.com](http://www.homesinreddeer.com)



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



**Kim  
Lindstrand**  
318-7178



## Real Estate Solutions Ltd.

5913 50 Ave., Red Deer, Alberta

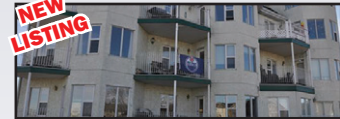
403-346-7755



**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 CA0120371 \$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



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



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



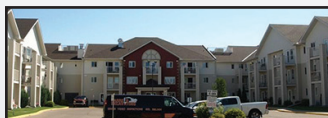
**SUN. JAN. 28 1-3 PM**  
**59 TRUANT CRESCENT**  
MLS CA0123304 \$569,000  
Call Ed 403-506-7171 or  
Gord 403-357-7720



**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 \$624,900  
Call Ed 403-506-7171  
or Gord 403-357-7720



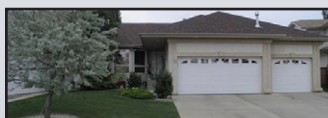
**INDUSTRIAL BLDG W/LAND**  
**4527 48 AVE LACOMBE**  
MLS CA0111925 \$830,000  
Call TIM: 403-350-1562



**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



**11 REVIE CLOSE**  
MLS CA0123793  
\$584,900 Triple garage.  
Call CORDELL 403-318-5478



**SAT. JAN. 27 2-4 PM**  
**5913 50 AVENUE RED DEER**  
For all your real estate wants or  
needs. Drop-in or Call TIM:  
403-350-1562



**2.59 ACRES - ZONED R4**  
**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



Pick your perfect home

**YOUR HOUSE YOUR HOME**

Call Jamie at 403-309-5451



**BARB MUNDAY**  
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bmunday@shaw.ca  
MULTI-LEVEL COMMISSIONS

CALL ME "MUNDAY"  
CALL ME "ANYDAY"

2% **reality** ADVANTAGE

**OPEN HOUSE** \$309,000

**203 IBBOTSON CLOSE**  
A family home, 3 good sized bdrms up, 2 baths, open design with great workable kitchen, all appliances included, bsmt dev't and a Single attached garage. Just Around the corner from the Brand new ELEMENTARY school and close to shopping, high schools, Collicutt Centre and only \$309,000. Come see, it could be yours.

OPEN HOUSE SUN., JAN. 28, 2-4 PM

# Carbon monoxide remediation

Carbon monoxide is a colorless, odorless gas that can be deadly. Because carbon monoxide is found in the fumes produced when fuel is burned, it is present in and around homes. As a result, homeowners should be aware of carbon monoxide and make every effort to detect its presence.

CO forms most readily when there is insufficient oxygen to complete combustion and produce carbon dioxide. Hot water closets, furnaces in crawlspaces, heating appliances in attics, and other contained areas are common areas where CO can form.

Thousands of people visit emergency rooms and are hospitalized because of CO poisoning every year. While CO is a risk for just about anyone, infants, the elderly, those with breathing problems or chronic heart disease, and people with anemia are most likely to get sick from CO.

CO has earned the moniker "the silent killer" because it cannot be identified without the presence of a carbon monoxide detector. If a person believes he or she is smelling carbon monoxide, that person is probably mistaking the odor for other combustion byproducts that the human nose can sense.

CO is a byproduct of vehicle exhaust, boat engines, stoves, lanterns, grills, furnaces, and fireplaces. CO is produced anytime something is burning. That is why it is essential that products designed to be used outdoors are used exclusively outside, and that indoor appliances are properly vented to the outdoors. CO can build up indoors and poison people and pets who breathe it in.

Some people may not recognize that CO is problematic in a home until multiple residents start complaining of similar symptoms. Common CO poisoning symptoms include nausea and vomiting, dizziness, chest pain, confusion, headache, and

other flu-like symptoms, advises the consumer advocacy group Carbon Monoxide Kills. Those with repeated exposure to high levels of CO may eventually develop cerebral edema, which is a swelling of the brain. CO can compress brain cells and destroy them, leading to neurological issues and death. CO poisoning is actually the result of the head and heart not receiving sufficient oxygen.

CO detectors can save lives and should be installed in all homes and apartments. The National Fire Protection Association says CO detectors "shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms." Individuals should follow the manufacturer instructions regarding where on the wall or ceiling the CO detectors should be mounted. As an added safety precaution, CO detectors should be placed on every floor of the home.

Gas sensors in CO alarms have limited life spans, so they should be replaced generally every five to six years, because calibrating and testing for CO is more difficult than simply replacing the alarms.

Installing or replacing carbon monoxide detectors is an easy improvement that can help save lives.







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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. **\$214,900. CALL NADINE 342-7700.**



**FULLY FINISHED** 4 bdrm, 4 bath modified bilevel 23x25 attached garage great location Clearview Ridges. **\$494,900 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. **\$522,500. 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.**



**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.**



**COURT SALE** bilevel 1090 sq ft 2 bdrm/2 baths. **\$287,000 CALL BRAD GRANLUND 342-7700.**



**BRAND NEW SHOWHOME** Grab this home before its completed in Laredo, this 4 bdrm, 3 bath, w/NEW FLOOR PLAN, 6 appliances, micro office & so many extras! **\$664,900. CALL NICOLE 342-7700.**



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



**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.**



**PERFECT FAMILY STARTER** Home in Laredo. 3 bdrms, 2.5 baths, this NEW cute home has quartz countertops, large verandah & 6 appliances. **\$354,900 CALL NICOLE 342-7700.**



## OPEN HOUSES THIS WEEK



**COURT SALE** 1848 sq ft 3 bdrm/ bath + bonus room attached garage pie lot. **\$380,000 CALL BRAD GRANLUND 342-7700.**



**OPEN HOUSE SUNDAY 1-3 PM**  
**26 STEWART STREET, RED DEER**  
**SUNNYBROOK** Fully finished bungalow 3 bdrms plus den, 2 baths and a detached garage. **\$254,900. CALL NADINE 342-7700.**



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



**OPEN HOUSE SATURDAY 1-3 PM**  
**18 SULLIVAN CLOSE, RED DEER**  
**SOUTHBROOK** 3 bdrm/3 bath fully finished att'd garage, extensive landscaping. **\$334,900 CALL NADINE 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 HOUSE SAT & SUN 1-3 PM**  
**93 LINDMAN AVE, RED DEER**  
**BRAND NEW** 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$424,900 CALL JENNIFER O'SHEA 342-7700.**



## Five tips to help you stick to your budget

Drawing up a budget is great, but you have to be able to stick to it. Here are five tips to help you keep your good resolutions.

- 1. SET AN OBJECTIVE.** You're more likely to stick to your budget if you have a precise project in mind. If you want to put some money aside to buy a house, put a picture of your dream home on the fridge or use it as a screen saver. Do the same thing for any project close to your heart.
- 2. PAY CASH.** Does your budget really allow you to spend \$225 per week? Pay everything in cash and leave your credit cards at home. It's much easier to limit your spending when you can see your money disappearing right before your eyes.
- 3. ORGANIZE YOUR PAPERS.** Sort out your papers every week. A few minutes are enough to sort bills and documents and take note of your expenses. Don't wait for the pile to grow into a mountain!
- 4. PLAN AHEAD.** Create a "just in case" fund and only use it in an emergency. Any unexpected expenses, such as the water heater springing a leak or your car breaking down, will be easier to deal with and won't shake up your financial stability.
- 5. REWARD YOURSELF.** Treating yourself once in a while is your just reward for sticking to your budget. A good meal out, a show, a fashionable new sweater, or a ticket to a game is a great way to motivate yourself to keep up the good work.



## Should I pay off my debts or invest my money?

You just came into some unexpected money and the temptation to treat yourself to something special is very strong. Is it the best thing to do? It may be wiser to pay off your debts or invest the money. Your decision should be based on your personal, professional, and family situation, while taking into account your needs and your goals.

Before anything else, find out if you must pay taxes on the money you received, which is often the case. Money that is inherited, won in a lottery, or received as a gift from friends or family, however, is exempt from taxes.

In cases of unexpected windfalls, it is generally recommended that you start by repaying your debts. Pay off the debts with the highest interest rates first, such as your line of credit and credit card debts. By reducing your debts you will save on fees, improve your credit rating, and increase your available credit limit in case you ever need to borrow in the future.

Paying off your mortgage is also an excellent choice. However, if the money is part of your heritage and your mortgage was contracted with your spouse, you should make this transaction in writing, or even have it notarized. The inheritance belongs to you, whereas your home would be part of the family assets if you were to divorce.

Of course, you can also reduce your financial obligations and invest at the same time by allocating the money to your registered retirement savings plan (RRSP). You will then be able to use your income tax return to pay your debts.



**MONEY  
MATTERS**



**COLDWELL  
BANKER**

OnTrack Realty

**ONTRACK REALTY**UNIT G, 2085—50<sup>TH</sup> AVE, RED DEER[www.coldwellbankerreddeer.ca](http://www.coldwellbankerreddeer.ca)**343-3344****COLDWELL  
BANKER**

OnTrack Realty



**Dale  
Stuart**  
403-302-3107

**TERRIFIC FAMILY HOME READY  
FOR IMMEDIATE POSSESSION**

**\$334,900**  
**NEW PRICE**



**SUNDAY, JAN 28, 1:30-4 PM**

**149 MCDUGALL CRES**

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.

**Call DALE 403-302-3107**

**THIS IS A GREAT STARTER  
HOME FOR A YOUNG FAMILY**

**\$309,900**  
**NEW PRICE**



**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**

**\$357,900**  
**NEW PRICE**



**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**



**SATURDAY, JAN 27, 1:30-4 PM**

**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**

# Why use a Realtor?

## Your Realtor can help you negotiate

There are many negotiating factors, including but not limited to price, financing, terms, date of possession and often the inclusion or exclusion of repairs and furnishings or equipment.

The purchase agreement should provide a

period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase. Your agent can advise you as to which investigations and inspections are recommended or required.

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info@counterscapes.ca  
**403.347.2115**  
# 9-4608 62<sup>nd</sup> Street  
Red Deer, AB



**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, JANUARY 27

### RED DEER

#158 6220 Orr Drive.....	1:00 – 3:00 pm.....	Lori Loney.....	RE/MAX.....	350-9700.....	\$219,900.....	Oriole Park West
#205 30 Carleton Street.....	1:00 – 3:00 pm.....	Al Sim.....	RE/MAX.....	391-1771.....	\$284,900.....	Clearview Ridge
52 Best Crescent.....	1:00 – 3:00 pm.....	Tim Maley.....	RE/MAX.....	550-3533.....	\$515,000.....	Bower South
33 Ireland Crescent.....	1:00 – 3:00 pm.....	Tony Sankovic.....	RE/MAX.....	391-4236.....	\$334,900.....	Inglewood West
193 Truant Crescent.....	1:00 – 3:00 pm.....	Allan Melbourne.....	RE/MAX.....	304-8993.....	\$329,900.....	Timber Ridge
94 Truant Crescent.....	2:00 – 4:00 pm.....	Derek Mackenzie.....	RE/MAX.....	896-8319.....	\$499,900.....	Timber Ridge
14 Van Slyke Way.....	2:00 – 4:00 pm.....	Nadine Waterfield.....	RE/MAX.....	587-877-0188.....	\$339,900.....	Vanier East
71 Castle Crescent.....	2:00 – 4:00 pm.....	Bryan Wilson.....	RE/MAX.....	340-9436.....	\$299,900.....	Clearview Meadows
148 Doran Crescent.....	2:00 – 4:00 pm.....	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$309,900.....	Deer Park Village
2816 Botterill Cres #69.....	2:00 – 4:00 pm.....	Jim Escott.....	SUTTON LANDMARK.....	391-1397.....	\$274,900.....	Bower North
93 Lindman Avenue.....	1:00 – 3:00 pm.....	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700.....	\$424,900.....	Laredo
18 Sullivan Close.....	1:00 – 3:00 pm.....	Nadine Marchand.....	ROYAL CARPET REALTY.....	342-7700.....	\$334,900.....	Sunnybrook South
202 4522 47A Ave.....	1:30 – 4:00 pm.....	Dale Stuart.....	COLDWELL BANKER.....	302-3107.....	\$179,900.....	Downtown South
156 Lazaro Close.....	2:00 – 4:00 pm.....	Gayle Leasak.....	PEGASUS BUILDERS.....	347-0794.....	\$635,000.....	Laredo
50 Jaspar Crescent.....	2:00 – 4:00 pm.....	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627.....	\$329,000.....	Johnstone Crossing
196 Carrington Drive.....	2:00 – 4:00 pm.....	Les Anderson.....	ROYAL LEPAGE NETWORK.....	350-1932.....	\$587,900.....	Clearview Ridge
150 Doran Crescent.....	2:00 – 4:00 pm.....	Bill Hogg.....	CENTURY 21 ADVANTAGE.....	872-3670.....	\$324,900.....	Deer Park Village
133 Traptow Close.....	2:00 – 4:00 pm.....	Melissa Morin.....	CENTURY 21 ADVANTAGE.....	318-5665.....	\$675,000.....	Timberstone
41 Drummond Avenue.....	2:00 – 4:00 pm.....	Dave Haley.....	CENTURY 21 ADVANTAGE.....	346-0021.....	\$309,900.....	Davenport
19 Archer Drive.....	2:00 – 4:00 pm.....	Brenda Bowness.....	CENTURY 21 ADVANTAGE.....	350-9509.....	\$838,000.....	Anders South

### SATURDAY, JANUARY 27

### OUT OF TOWN

13 Chinook Street.....	1:00 – 3:00 pm.....	Ed Katchur.....	MAXWELL REAL ESTATE SOLUTIONS.....	506-7171.....	\$485,000.....	Blackfalds
#163 Waskasoo Estates.....	3:00 – 4:00 pm.....	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$185,000.....	Red Deer County
4011 39 Street.....	10:00 am – 12:00 pm.....	Lisa Suarez.....	ROYAL LEPAGE LIFESTYLES.....	396-6366.....	\$469,000.....	Ponoka
6 Talisman Close.....	1:00 – 3:00 pm.....	Lisa Suarez.....	ROYAL LEPAGE LIFESTYLES.....	396-6366.....	\$389,000.....	Lacombe

### SUNDAY, JANUARY 28

### RED DEER

203 Ibbotson Close.....	2:00 – 4:00 pm.....	Barb Munday.....	2 PERCENT REALTY.....	598-7721.....	\$309,000.....	Ironstone
51 George Crescent.....	2:00 – 4:00 pm.....	Shanna Painter.....	ROYAL LEPAGE NETWORK.....	872-3339.....	\$239,900.....	Glendale
196 Carrington Drive.....	2:00 – 4:00 pm.....	Les Anderson.....	ROYAL LEPAGE NETWORK.....	350-1932.....	\$587,900.....	Clearview Ridge
358 Drummond Avenue.....	1:00 – 3:00 pm.....	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505.....	\$234,900.....	Davenport
26 Stewart Street.....	1:00 – 3:00 pm.....	Nadine Marchand.....	ROYAL CARPET REALTY.....	342-7700.....	\$254,900.....	Sunnybrook
93 Lindman Avenue.....	1:00 – 3:00 pm.....	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700.....	\$424,900.....	Laredo
702 339 Viscount Drive.....	2:00 – 4:00 pm.....	Milena Toncheva.....	CENTURY 21 ADVANTAGE.....	304-5265.....	\$299,900.....	Vanier East
149 McDougall Crescent.....	1:30 – 4:00 pm.....	Dale Stuart.....	COLDWELL BANKER.....	302-3107.....	\$344,900.....	Morrisroe Extension
59 Truant Crescent.....	1:00 – 3:00 pm.....	Gord Phillips.....	MAXWELL REAL ESTATES SOLUTIONS.....	357-7720.....	\$569,000.....	Timber Ridge
156 Lazaro Close.....	2:00 – 4:00 pm.....	Gayle Leasak.....	PEGASUS BUILDERS.....	347-0794.....	\$635,000.....	Laredo
64 Jenkins Drive.....	2:00 – 4:00 pm.....	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$399,900.....	Johnstone Park
71 Castle Crescent.....	2:00 – 4:00 pm.....	Bryan Wilson.....	RE/MAX.....	340-9436.....	\$299,900.....	Clearview Meadows
12 Rutherford Drive.....	2:00 – 4:00 pm.....	Kim Fox.....	RE/MAX.....	506-7552.....	\$449,900.....	Rosedale Estates
9 Caribou Crescent.....	11:00 am – 1:00 pm.....	Kim Fox.....	RE/MAX.....	506-7552.....	\$529,900.....	Clearview
68 Thompson Crescent.....	2:00 – 4:00 pm.....	Kim Fox.....	RE/MAX.....	506-7552.....	\$650,000.....	Timberstone

### SUNDAY, JANUARY 28

### OUT OF TOWN

1 Emily Crescent.....	1:00 – 3:00 pm.....	Deanna Zunti.....	ROYAL LEPAGE NETWORK.....	396-9937.....	\$439,900.....	Lacombe
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View our complete publication ONLINE at [www.yourhouseyourhome.com](http://www.yourhouseyourhome.com)



## Advantage

21 photos of every property

## Parkland Mall, Red Deer



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SATURDAY, 3 - 4 PM

**\$185,000!**

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**AFFORDABLE DOUBLE WIDE!**  
A huge modular home in good condition with 3 bedrooms, 3 baths, vaulted ceilings, covered deck, 2 car garage & fenced yard.

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**¿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!



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stunning layout, desirable location, low condo fees.  
2 bdrms, 2 baths, attached garage. **\$299,900.**



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**ELEGANT EXECUTIVE WALKOUT HOME W/ A VIEW!**  
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**WALK UP BASEMENT, STYLISH HOME!**  
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## What young Canadians should know about RRSPs

### WHAT IS AN RRSP?

A Registered Retirement Savings Plan (RRSP) is a type of savings account that you can set up with a financial institution such as a bank and that's registered with the Canadian government. There are special rules relating to how you and the government can treat money contributed to this kind of plan.

### WHAT IS IT FOR?

An RRSP is meant to encourage you to save money in the long term by earning interest on the money you've contributed. If you contribute money from your salary to your RRSP, that money can also be deducted from the income taxes you file yearly. Furthermore, the money you put in an RRSP isn't subject to taxes until you withdraw it, so it grows faster than in other types of accounts.

### WHY IS IT A GOOD IDEA?

Because of the special tax exemption rules, an RRSP is typically considered to be a safe and steady way to grow your money over a long period of time. If you're far in your future, you may want to consider a higher-risk account, like a Tax-Free Savings Account (TFSA), in addition to an RRSP. Once you get closer to retirement and value security over growth, the RRSP is a more reliable choice.

An RRSP is just one of many strategies that can make your money work for you. The sooner you start investing in your own future, the sooner you'll be able to feel secure in your financial life.



## Some things Canadian seniors should know about their finances

No matter how old you are, planning for your financial well-being as a senior is a good idea. Whether you choose to continue working or to retire, your relationship to your money will inevitably change as you get older. It may not be the most exciting topic, but your financial plan will be the foundation for many of your decisions in years to come. Here are two important issues to consider about financial planning:

### DECIDE WHO WILL HAVE POWER OF ATTORNEY

It's important to consider who should be given power of attorney in case something unforeseen happens that renders you unable to manage your finances. It's essential to have a plan in place to ensure that your wishes will be honoured and to prevent confusion amongst your loved ones. Choosing who will be responsible for your finances is a serious decision, and there are many different ways to divide responsibilities. Be sure to weigh all your options and consult with a professional before making this decision.

### CONSIDER A JOINT BANK ACCOUNT

If you're interested in sharing only some of the burden of financial management with a loved one, you can also consider setting up a joint bank account and dividing certain financial responsibilities between yourself and someone you trust to look after your interests.

Mixing family (or friends) and finances can be tricky. No matter how much you trust someone, always prioritize your own best interests and take every precaution that you would with a third party.



**MONEY  
MATTERS**



# Ask Charles

***I've recently been laid-off from my job in Alberta's oil and gas industry. How do I know if a career in real estate is right for me?***

I am sorry to hear you're out of work. You're certainly not alone in that situation.

I commend you for considering other employment opportunities. As you may know, the Real Estate Council of Alberta (RECA) is licensing and regulatory body for real estate, mortgage brokerage, property management, and real estate appraisal professionals in Alberta. To work in any of those industry sectors in Alberta, you require a licence from RECA – and before you receive that licence, you have to complete pre-licensing education through RECA.

In terms of whether a career in real estate is right for you, I encourage you to think about a few things.

First things first, real estate is first and foremost a people business. You need interpersonal skills and business acumen. Are you respectful and positive? Are you socially comfortable meeting new people and prospecting for clients? If you have these skills, real estate can be a good career choice.

Now, let's just say you know you're a people person – comfortable in any social setting, and love prospecting for clients, that's great. That could make real estate a really good fit, but there are still other skills that you'll need to be successful:

- Mathematical skills – you're going to need these skills to estimate value of properties and calculate property sizes, among other things
- Negotiation skills – you know all the ads that you see for real estate professionals who say they can get their clients top dollar for their home sale? Well, on the other side of each transaction is a buyer who doesn't want to pay "top dollar." Make sure you have the negotiation skills to get the deal done in the way that best serves your client.
- Marketing skills – promoting your business, your services, and your listings is largely up to

you. Do you have the marketing skills to stand out from your competition?

I also want to touch briefly on the irregular income that's associated with a career in real estate. It's an important consideration. Real estate careers vary and income can be very unpredictable. Real estate sales is typically commission-based and there will be times that are slower in the market. As a new real estate professional, all of this is even truer. You need to have sufficient financial resources at the outset to cover your personal and business expenses while you build your business.

I'm sure I have given you a lot to think about. I encourage you to contact RECA if you have any additional questions. We also offer a "Real Estate Career Information Session" online, free of charge, to individuals considering a career in real estate. You can check it out through [www.reca.ca](http://www.reca.ca). 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). 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](mailto:askcharles@reca.ca).*





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**\$497,500**



**23 Tory Close**

- brand new condition
- 2 storey with 3 beds & bonus room
- quartz counters, A/C, open design
- fenced and landscaped

Call Tim Maley 403-550-3533

**\$429,500**



- 4766 Aspen Lakes Blvd Blackfalds
- Eagle Ridge show home
- hardwood, quartz counters, open layout
- main floor master bedroom
- 3 beds and 3 baths

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**\$449,500**



- #17 5202 Farrell Ave
- premier gated adult community
- 3 bedroom with walkout basement
- landscaping and snow removal inc
- short walk to Bower Ponds & walking trails

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**\$299,900**



- 32 Cornett Drive
- located across from a large park
- 3 bedrooms on the main floor
- 5 bedrooms in total
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**PENDING**



- #314 69 Ironstone Drive
- 2 bedroom 2 bath condo
- open concept corner unit
- heated U/G parking
- maple cabinets and all appliances

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**\$384,900**



- 4105 45 ave Sylvan Lake
- open concept bungalow
- 4 bedrooms & main floor laundry
- hardwood floors & 3 sided fireplace
- finished basement with infloor heat

Call Tim Maley 403-550-3533

**\$249,000**



- #405 5211 39 Street
- south hill condo steps from the hospital
- 2 bedrooms and an upper level loft
- ensuite and laundry
- fireplace and perfect condition

Call Tim Maley 403-550-3533

**\$675,000**



- 86 Oaklands Crescent
- Backing on to park reserve
- Huge Bonus Room
- 3 bedrooms on upper level
- Walk-out basement

Call Lori Loney 403-350-9700

**\$219,900**



- #158, 6220 Orr Drive
- Immediate Possession!
- 3 bedrooms on upper level
- All appliances included
- 4 piece ensuite in master bedroom

Call Lori Loney 403-350-9700

**\$569,900**



**26 Lowden Close**

- 1951 Sq 2 Storey
- 4 Bedroom
- 9 foot Ceilings
- Dark Laminate Flooring

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- 1 Piper Close Blackfalds
- 1201 Sq foot Duplex
- Quiet Close
- 3 bedroom
- 2 Bathroom

Call Al Sim 403-391-1771



- #205 30 Carleton St
- 1117 Sq ft 2 Storey Condo
- Stainless Steel appliance
- Granite Counter Tops
- 2 Master Bedrooms with Ensuites

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**\$515,000**



- 52 Best Crescent
- quality renos inside & out
- hardwood and granite
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- 3 beds and 4 baths

Call Tim Maley 403-550-3533

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**Price Reduction!**

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located in desirable Mountview. Recently renovated 4 bed, 2 bath bungalow with double detached garage close to parks, schools and downtown.

**\$298,900**

#### IDEAL LOCATION

5 bed, 3 bath bi-level w/att'd 22x24 garage. Open concept w/7 appliances, pantry & eat-up bar in kitchen. Master incl. 3 pc ensuite & walk-in closet. Full fin'd bsmt w/in-floor heat, 2 bed & 4 pc bath. Now

**\$395,000**



**#113, 260 Duston Street**

**Hot New Listing!**

#### IMMEDIATE POSSESSION

1 bed, 1 bath + den main floor condo unit with secure indoor heated parking and storage! Open concept w/ gas fireplace in living room, eat-up bar in kitchen. Patio has gas hookup for BBQ.

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



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**41 WOODSWORTH CLOSE**

1099 SQ FT  
BI LEVEL,  
3 BDR, 2 BATH  
DETACHED GARAGE  
**\$269,900**

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



**OPEN HOUSE • SAT & SUN JAN 27 & 28 2-4 P.M.**

**\$299,900**

**71 Castle Crescent**

**SUPER FAMILY HOME!** Fully developed 1,092 sq. ft. bilevel. Spacious kitchen/ dining room. Living room has a feature brick

faced fireplace. 3 bedrooms up and 3 down. Cozy family room with gas fireplace. Most of the windows have been upgraded plus some flooring. Bright south facing backyard with 8' X 22' deck, great landscaping and a 24' X 26' garage. Stop by and have a look! **Your host: Bryan Wilson 403-340-9436 (cell)**



**OPEN HOUSE • SAT. JAN 27, 2-4 P.M.**

**\$309,900**

**148 Doran Crescent**

**IMMACULATE ADULT HOME,** in like new condition. Original owner home built by Deer Run

Homes, priced right. You must see this home. **Ivan Busenius 403-350-8102, www.ivanb.ca**



**OPEN HOUSE • SAT. JAN. 27 1-3 P.M.**

**\$334,900**

**33 Ireland Crescent**

**SUPER CLEAN** Fully done bi-level features 1006 sq ft with 4 beds,

2 baths and a 24x24 detached garage. Come take a look, you'll be glad you did!! **Further details at www.tonysankovic.com or to set up your personal showing call/text 403.391.4236.**

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



**OPEN HOUSE • SUN. JAN 28, 2-4 P.M.**

**\$399,900**

**64 Jenkins Drive**

**IMMACULATE HOME,** fully developed in Springfield crossing and in show home condi-

tion. Come see this fantastic adult home, no snow shoveling, no grass cutting, just enjoy this terrific community. **Ivan Busenius 403-350-8102, www.ivanb.ca**



**Feature Home**

**\$569,000**

**43 Armitage Close**

**2,324 SQFT W/5 BEDS/4 BATH**

**2 STOREY HOME** on a pie-shaped lot in quiet cul-de-sac. Fully fenced w/double heated

& added features garage, Int. Features: central air, upper flr laundry, gas F/P, 20' ceilings. Gas stove & stone sink w/tumble marble full backsplash & central island in kitchen. Lg en-suite made for relaxation & comfort. Lovely home in an ideal location! CA0118593. **Contact Gord Ing 403.341.9995 for a private viewing.**

## •• SYLVAN LAKE ••



**NEW LISTING**

**\$99,990**

**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.**

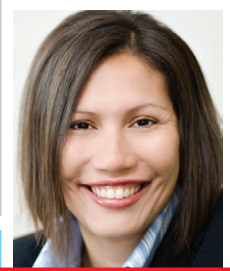
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**4929 WESTBROOKE ROAD**  
**\$269,900**  
MLS CA#0118950



**5606 49 AVENUE**  
**\$339,900**  
MLS CA#0119272



**20 HUMBER CLOSE**  
**\$309,000**  
MLS CA#0113815



**43 PICKWICK LANE**  
**\$499,900**  
MLS CA#0115455



**4007 39 STREET**  
**\$339,900**  
MLS CA#0120315



**OPEN HOUSE SAT. 10 AM - 12 PM**  
**4011 39 STREET**  
**\$469,000**  
MLS CA#0120181



**21 IRON WOLF BLVD**  
**\$339,900**  
MLS CA#0116785



**5627 53 AVENUE**  
**\$315,000**  
MLS CA#0115290



**37 ERICA DRIVE**  
**\$635,000**  
MLS CA#0111281



**41512 RANGE RD 255**  
**\$325,000**  
MLS CA#0112748



**422013 RANGE ROAD 20**  
**\$349,585**  
MLS CA#0119996



**2 GREYSTONE WAY**  
**\$699,900**  
MLS CA#0114562



**124 PARAMOUNT CRES**  
**\$125,000**  
MLS CA#0103058



**OPEN HOUSE SAT. 1 PM-3 PM**  
**6 TALISMAN CLOSE**  
**\$389,000**  
MLS CA#0110990

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LISTING  
HERE!**



**4714 48 AVENUE**  
**\$499,900**  
MLS CA#0121565



**7 MORNING MEADOWS DR**  
**\$1,185,000**  
MLS CA#0118644

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