

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | FEBRUARY 9, 2018

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



4527 48 Avenue, Lacombe, Alberta

LACOMBE HEAVY INDUSTRIAL DISTRICT

7200 sq ft, Metal clad, 4 bay, 3 long term tenants,
1.06 acres, fenced. MLS CA111925.

\$830,000

For further info on this multiple listing service home, see page xx 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



Tracy Thody
403-358-8605



MAXWELL HOUSE 402, 4610-47A AVE.

- PRICE \$234,500
- CENTRALLY LOCATED
- DOWNTOWN RED DEER

- METICULOUSLY KEPT 45+ BUILDING
- 2BEDROOM/2BATH
- U/GROUND PARKING



2 CODY PLACE

- PRICE 424,900
- ADULT VILLAS
- 1/2 DUPLEX,
- ATTACHED GARAGE

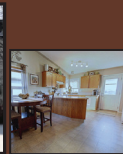


- 1 BDRM & DEN/2 BATHS
- IMMEDIATE POSS
- COVERED DECK, BACKING ONTO GREEN SPACE & LAKE



58 WHITEROCK CLOSE

- PRICE 269,900
- 3 BEDROOM/2 BATH
- WALKOUT



- FULLY FINISHED
- QUIET CLOSE



Doug Wagar
403.304.2747



JUST LISTED!
 Penhold! 1138 sq. ft. bungalow, 4 beds, 2 baths, oversized double garage. **\$199,900**



JUST LISTED!
 Super handyman special, 4 beds, 2 baths, detached garage, nice yard. **\$217,500**



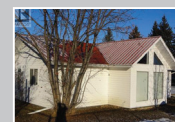
WILSON'S BEACH - GULL LAKE!
 Fully dev. 2 storey, large lot, double garage. **\$294,900**



ANDERS!
 1539 sq. ft. fully dev. 2 storey duplex. Double garage, quiet crescent. **\$349,900**



SYLVAN LAKE!
 1451 sq. ft. fully dev. bungalow. Attached double garage. **\$439,900**



CLIVE!
 Drive a little, save a bundle! Lovely cozy home, nice big lot, double garage. **\$164,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



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 \$674,900!
28 PAYNE CLOSE
 Forest privacy in the back! Moose & deer! Large 2400+sq. ft. 2 storey w/5 beds & 4 baths, many renos, h/dwd, W exposure, covered deck, steam shower, much more



Only \$234,900!
358 DRUMMOND AVE
 3 beds 2 baths townhouse in quiet location, new vinyl planking floor, new paint, new appl! Gas f/p & low condo fees stalls. **MLS#CA0124347**



NEW LISTING! Only \$549,900!
26 LAWSON CLOSE
 Walkout 2 storey. 5 beds, 4 baths, on a quiet close! **MLS#CA0126173**



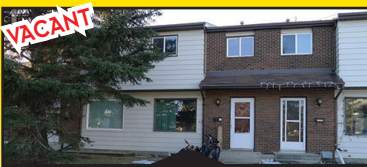
Only \$209,900!
2314, 12B IRONSIDE ST
 2 beds, 2 baths, modern condo with 2 parking stalls - 1 underground & 1 power site, new laminate & paint. MB w/4 pce. ensuite & walk-in closet **MLS#CA0123928**



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



NORM JENSEN
403.346.8900



VACANT!
Looking for a Revenue Property?
 Townhouse on quiet close in Morrisroe! Featuring 3 bedrooms, 2 baths, front and back parking.



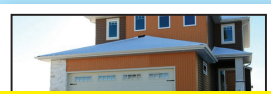
FORECLOSURE!
ONLY 30 MINUTES to Red Deer!
 Close to Golf Course and Lake! Bungalow in Gated Community at Whispering Pines Resort.



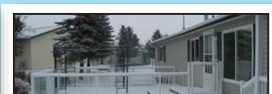
IMMEDIATE POSSESSION!
Location, Location!
 Walking distance to hospital & shopping! Pets allowed with Board Approval 2 bdrm Condo, 2 balconies, granite counters, fireplace & ensuite.



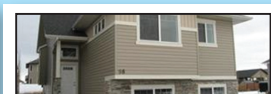
Les Anderson
403.350.1932



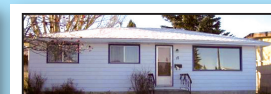
OPEN HOUSE SAT & SUN FEB 10 & 11, 2-4 PM
196 CARRINGTON DRIVE
 Has everything. Over 2000 sq ft, 3 br's, bonus room plus a large laundry room on the top floor! Open plan, huge kitchen & island, walk through pantry. The quality & extras are beyond compare. Covered south deck & large lot! **\$587,900**



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**



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**



INVESTORS, FIRST TIME BUYERS
 or anyone looking for a great buy! 1040 bungalow, bright open plan, 3 brs, double garage on a quiet street. **\$249,900**

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



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



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 and underground. Clean, tidy and ready to go! **Call Alex.**



50 JASPER CRESCENT
 Fully developed 1136 Sq Ft Bi-level in Johnstone Crossing. 4 bdrms, 3 bths, alder cabinets in the kitchen with a full tile backsplash, 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**



**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

403-346-7755



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



3 LEADER COVE, SYLVAN LAKE
MLS CA0123101 \$775,000
Call KIM: 403-318-7178



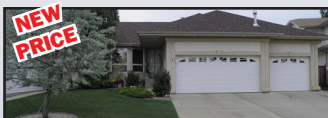
**VENU LIVING
#5320, 2660
22 ST, RD**
MLS CA0111887
\$165,000
Call TIM:
403-350-1562



202-56 CARROLL CRES
MLS CA0126008 \$211,000
Call KIM: 403-318-7178



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



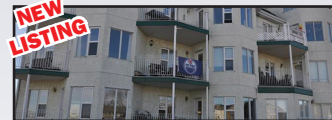
11 REVIE CLOSE
MLS CA0123793
\$579,900 Triple garage.
Call CORDELL 403-318-5478



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



261 KENDREW DRIVE
MLS CA0119144 \$234,900
Call Kelly 403-304-4061



5135 LAKESHORE DR, #101
MLS CA0121402 \$114,900
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

BE YOUR OWN BOSS?

An opportunity to buy a well-established
Floral Shop in Red Deer.
Owners looking to retire after 35 years.
Training can be provided.
Contact Bill Conroy.



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



41 VANTAGE CRES OLDS AB
MLS CA0125964
Call KIM: 403-318-7178



95 VOISIN CLOSE
MLS CA0119435 \$624,900
Call Ed 403-506-7171
or Gord 403-357-7720



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



**YOUR HOME
HERE!**



2.59 ACRES - ZONED R4
4608 38A AVENUE CLOSE PONOKA
NOW - \$400,000
Call TIM:
403-350-1562



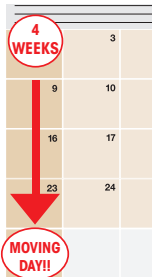
*Find your
dream
home in*

**YOUR HOUSE YOUR
HOME**

The countdown is on!



Only a few weeks left before your big move? To help you better prepare — and to ensure no step is overlooked — consult the list below for tips on how to make moving day a breeze.



- Schedule your moving company, if you haven't already done so.
- Solicit close friends and family members to lend you a helping hand on the big day.
- Make sure that someone you trust is available to

watch your children or take care of your pets, if applicable.

- Procure all of the necessary material to properly pack your belongings (boxes, duct tape, utility knife, permanent markers, etc.).
- Start packing the items that you don't use on a daily basis (glassware, picture frames, books, out-of-season clothing, etc.).
- Carefully label each box by writing on the side (not on top!) what each one contains and which part of the house it's destined for.
- Take advantage of the situation to do a major cleanup; give, sell or throw away anything that is broken or you no longer use.



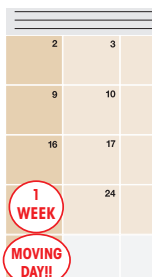
- Contact the appropriate institutions (banks, insurance companies, telecommunication service providers, the government, etc.) to update your file with your new contact information.
- Take note of the

disconnection and reconnection dates for utilities such as electricity, internet, cable and phone.



- Confirm your reservation with your moving company.
- Contact the friends and family members who volunteered their help to remind them of the upcoming moving date and confirm their presence.

- Continue packing your boxes and photographing valuable items in case of loss or theft.
- Disassemble larger pieces of furniture, like your table, couch and bed frame, if possible.
- Start emptying your fridge, freezer and pantry.



- Take down curtains, blinds and rods (except in more intimate settings like the bedroom and bathroom).
- Finalize your packing as much as possible, keeping only a few articles of clothing and essential

bathroom and kitchen supplies available for the final days.

- Group boxes and furniture somewhere easily accessible for the moving company.
- Make sure you have all of your important documents (passport, bank statements, wills, etc.) in a convenient, accessible location.



- Finish packing your last-minute boxes.
- Unplug the washing machine and empty the connecting tube.
- Prepare a small travel bag with all of your essentials for the first 24 hours in your new home (toiletries, pyjamas, medication, change of clothes, first aid kit, towels, etc.).

- Arrange to have snacks and drinks available on moving day. Don't forget a cooler to keep refreshments nice and cold!



- Unplug the fridge and freezer.
- Do a final scan of the house to make sure nothing gets left behind.
- Confirm your new address with the moving company.
- Take a reading of your electric meter before leaving.



- Make sure to arrive before the moving company and try to secure a parking space for their vehicle.
- Supervise the unloading process to make sure nothing is missing.

- Indicate on the invoice if any furniture or appliances were damaged during transport.
- Unpack a few boxes and slowly start settling in.

**RELAX!!
YOU'RE FINALLY
HOME**

YOUR HOUSE YOUR
HOME

Call Jamie at 403-309-5451 to advertise



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342-7700



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BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



BRING YOUR PETS! No condo fees on this 3 bdrm, 2bath 1407 sqft townhome across from elementary school! 6 appliances, vinyl fenced yard, w/ IMMEDIATE POSSESSION! **\$229,900 CALL NICOLE 342-7700.**



KENTWOOD Fully fin'd 4 bdrm/2 bath bilevel. Recent upgrades include cabinets, flooring upstairs, bathroom, paint, roof & siding. RV parking. **\$279,900 CALL NADINE 342-7700.**



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



FANTASTIC BRAND NEW 3 bdrm, 2.5 bath 2 storey, bright & open plan, quick possession located in Aurora. **PRICE DROPPED TO \$314,900 CALL NICOLE 342-7700.**



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



PERFECT FAMILY STARTER Home in Laredo. 3 bdrms, 2.5 baths, this NEW cute home has quartz countertops, large verandah & 6 appliances. **REDUCED TO \$349,900 CALL NICOLE 342-7700.**



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



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



SUNNYBROOK Fully finished bungalow 3 bdrms plus den, 2 baths and a detached garage. **\$252,400. CALL NADINE 342-7700.**



LEGAL UP/DOWN DUPLEX IN INGLEWOOD Main floor, 3 bed, 2 bath. Bsmt suite 2 bed, 1 bath.. **\$399,900 CALL JENNIFER 342-7700.**



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



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., **\$574,900. CALL NICOLE 342-7700.**



LOCATION LOCATION! 80 acres just 5 mins south of Red Deer. 1893 sqft 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 SUN. 12-2 PM
18 SULLIVAN CLOSE
SOUTHBROOK 3 bdrm/3 bath fully finished att'd garage, extensive landscaping. **\$329,900 CALL JENNIFER 342-7700.**



OPEN HOUSE SAT. 1-3 PM
27 VISCOUNT DRIVE
VANIER BUNGALOW with detached garage. 2 bdrm/2 bath home. **\$344,900 CALL JENNIFER 342-7700.**



YOUR HOUSE YOUR HOME

LONG WEEKEND

AD COPY DEADLINES:

Fridays at 4 pm

AD PROOFING DEADLINE:

Tuesdays at 2:00 pm

**AD COPY
DEADLINES:**

Ad copy deadline:
Mondays at noon,

Ad proofing
deadline:

Tuesdays at 2 pm

Central Alberta's
DEFINITIVE
OPEN HOUSE
LISTINGS

CALL JAMIE AT

403-309-5451

for your advertising needs!

**COLDWELL
BANKER**

OnTrack Realty

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

OnTrack Realty

**TERRIFIC FAMILY HOME READY
FOR IMMEDIATE POSSESSION****149 MCDOUGALL 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****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**A GREAT STARTER HOME****2110 - 19 AVE, DELBURN**

3 bedroom, 2 full bath mobile home on it's own 50x150 fenced lot. Features vaulted ceilings, a large country kitchen with island and corner pantry. Massive 4 pce ensuite, comes with all appliances.

Call DALE 403-302-3107

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

**IMMEDIATE POSSESSION
F/FIN RAISED BUNGALOW****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****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!!****#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

Welcome HOME!

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

YOUR HOUSE YOUR
HOME

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Cabinets | Complete Renovations**

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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, FEBRUARY 10

RED DEER

30 Arthur Close	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$274,900	Aspen Ridge
26 Lowden Close	1:00 – 3:00 pm	Al Sim	RE/MAX	391-1771	\$569,900	Laredo
3821 59 Avenue Cres	1:00 – 3:00 pm	Bett Portelance	RE/MAX	307-5581	\$350,000	West Park
71 Castle Crescent	2:00 – 4:00 pm	Bryan Wilson	RE/MAX	340-9436	\$299,900	Clearview Meadows
3710 42 Avenue	2:00 – 4:00 pm	Cindy Price	REALTY EXECUTIVES	302-2353	\$264,900	Mountview
127 Dawson Street	1:00 – 3:00 pm	Deb Simpson	CENTURY 21 ADVANTAGE	396-0165	\$324,900	Deer Park Village
27 Viscount Drive	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$344,900	Vanier Woods
196 Carrington Drive	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK	350-1932	\$587,900	Clearview Ridge
180 Timberstone Way	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$299,900	Timberlands
26 Ansett Crescent	2:00 – 4:00 pm	Tony Sankovic	RE/MAX	391-4236	\$579,900	Anders Park East
86 Armitage Close	2:00 – 4:00 pm	Shanna Painter	ROYAL LEPAGE NETWORK	872-3339	\$529,900	Anders Park East
52 Best Crescent	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$499,900	Bower South
95 Voisin Close	1:00 – 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS	506-7171	\$649,900	Vanier East

SATURDAY, FEBRUARY 10

OUT OF TOWN

1 Cranna Place	2:00 – 4:00 pm	Bill Hogg	CENTURY 21 ADVANTAGE	872-3670	\$484,900	Lacombe
1 Lakeland Road	1:00 – 3:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	352-9320	\$459,900	Sylvan Lake

SUNDAY, FEBRUARY 11

RED DEER

15 Amer Close	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$279,500	Anders Park East
71 Castle Crescent	2:00 – 4:00 pm	Bryan Wilson	RE/MAX	340-9436	\$299,900	Clearview Meadows
18 Sullivan Close	12:00 – 2:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$329,900	Sunnybrook South
9 Caribou Crescent	2:00 – 4:00 pm	Kim Fox	RE/MAX	506-7552	\$529,900	Clearview Ridge
196 Carrington Drive	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK	350-1932	\$587,900	Clearview Ridge
86 Armitage Close	2:00 – 4:00 pm	Shanna Painter	ROYAL LEPAGE NETWORK	872-3339	\$529,900	Anders Park East
142 Issard Close	2:00 – 4:00 pm	George Smith	ROYAL LEPAGE NETWORK	350-7038	\$464,900	Ironstone
116 Jordan Parkway	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER	302-3107	\$309,900	Johnstone Crossing
95 Voisin Close	1:00 – 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS	506-7171	\$649,900	Vanier East

SUNDAY, FEBRUARY 11

OUT OF TOWN

#113 28342 TWP Rd 384	2:00 – 4:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	352-9320	\$644,900	Red Deer County
56 Cranna Cove	12:00 – 2:00 pm	Jamie Berg	ROYAL LEPAGE NETWORK	392-3732	\$499,900	Lacombe
66 Morton Close	1:00 – 3:00 pm	Kim Fox	REMAX	506-7552	\$360,000	Penhold
17 Alderwood Close	2:00 – 4:00 pm	Mitzi Billard	REMAX	396-4005	\$395,000	Blackfalds



Find your
dream house
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com



**Your family's home awaits
...it's here in our pages**

**YOURHOUSE
YOUR HOME**

**Call Tanis at 403-347-9474 to advertise
tanis.mcouat@yourhouseyourhome.ca**

Century 21 Advantage

Smarter, Bolder, Faster

Asha Chimiuk
403-597-0795



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!



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 bmt foundation all reno'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.



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. Bsm't 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.



137, 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 1st floor with a view of the west.



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.



#49 Spruce Lane Acres
Convenient location just minutes from Red Deer! Beautiful walk out bungalow on 1 are lot with mature trees is a dream! Gorgeous landscape and perennials will wow you in the summer months! Private patio comes with hot tub and comes with all the privacy you need. Admire wild life right from your two decks! Safe and family friendly neighbourhood.



201, 3505-51 Ave
Looking for a carefree style of living, something modern & stylish that doesn't require any renovations? Check out this condo in the perfect downtown location! 2 bdrms, 2 baths, your own laundry room in-suite, large front entry, walk in closet, & a west-facing balcony! Upgrades include: AC, under ground parking, granite counter tops & stylish finishings - perfect for a professional working at the hospital! Call Today for details!



5349-49 Ave Lacombe
Treasures of Lacombe! Beautifully renovated character home situated on 75x135, fully fenced Lot and it comes with garage. 1.5 Story built in 1910 is a GEM. Some of the features include beautifully restored stain glass doors, railing, arch and floors. Long list of upgrades. 2 bedrooms, 2 dens and 2 bathrooms with loft. Call for details Today!



4422-54A Ave Cres Innisfail
In a family oriented & safe neighbourhood couple of blocks from school. Immaculate & painted in modern colors! Bright & full of natural light, main floor has open design. Kitchen is spacious, & open to dining area & living rm. 4 bdrms, 2 baths. Bsm't bath was just redone in modern colours & fixtures. Bsm't offers big windows. Large fenced yard faces East & comes w/ shed, fire pit, sunny deck, dble det'd garage.



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!



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

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A photograph of a young man and woman smiling and looking through a yellow, hand-drawn frame. The woman is on the left, and the man is on the right. The background is a soft-focus outdoor scene.

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YOURSELVES IN A
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LET US HELP YOU FIND YOUR NEW HOME

Ask Charles

I provided a deposit as part of my offer to purchase a house. Is that my down payment?

When people talk about down payments and deposits, they often do so interchangeably, but they are not the same.

Your deposit is something you provide along with your offer to purchase to show you're serious about buying; sort of a good faith offering. Typically, you'll write a deposit cheque to the seller's real estate brokerage, and they hold it in trust for both parties until the deal closes. In the event it was a conditional offer to purchase, and you don't waive your conditions, the seller's brokerage will return your deposit. If you do waive your conditions, but the deal ends up falling through, the purchase contract you have with the seller will outline which party gets to keep the deposit funds.

Your deposit amount is entirely up to you. However, your real estate professional will advise you on an appropriate amount for a particular property.

Whatever deposit you provide, it is not automatically the same as your down payment; however, it is usually part of your down payment.

Your down payment is the amount of your own money that you are putting towards your purchase; it's the part of the purchase price that you don't have to obtain from a mortgage lender.

Your mortgage lender may require you to put a certain amount of funds down in order to secure a mortgage generally, or to secure one at a favourable rate or favourable terms and conditions.

You should also know the Canadian Government recently introduced new rules for down payments. For purchase prices of less than \$500,000, you must provide a down payment of at least 5% of the purchase price. For homes between \$500,000 and \$999,999, you must have a down payment of at least 5% on the first \$500,000, and 10% on the portion above \$500,000. For homes that are \$1 million or more, you must provide a down payment of at least

20% of the purchase price.

With those rules in mind, consider how your deposit and down payment can be different on this example:

On a \$500,000 purchase, you will need a down payment of \$25,000. However, your deposit, which you provide along with your offer to purchase, can be substantially less than that. If you provide, for example, a \$10,000 deposit when you write your offer to purchase, that means on the closing date for your purchase – you will have to provide the remaining down payment funds; in this case, \$15,000 in order to close the purchase along with the mortgage funds from your lender.

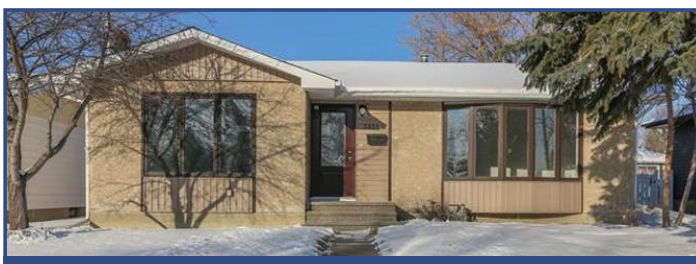
Your real estate and mortgage brokerage professionals are the best individuals to advise you on a course of action for your deposit and down payment.

"Ask Charles" is a question and answer column by Charles Stevenson, Registrar of 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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New condition bi-level is the perfect starter home! Open concept, neutral and modern style. Unfinished basement for future development.

\$299,900

17 ALDERWOOD CLOSE, BLACKFALDS



OPEN HOUSE SUNDAY, FEB. 11, 2-4 PM
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**

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



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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
 Call Tim Maley 403-550-3533

\$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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\$439,900



Ash Close, Blackfalds
 • Mint condition bi-level
 • fully finished with 5 bedrooms
 • open concept and private setting
 • walk-out basement
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\$384,900



#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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\$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
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26 Lowden Close
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1 Piper Close Blackfalds
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 • Quiet Close
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 • 2 Bathroom
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#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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52 Best Crescent
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NEW PRICE

\$254,900

232- Sierra of Taylor drive

THIS IS GREAT VALUE FOR THIS SECOND FLOOR SUITE... many upgrades, roomy den, underground heated parking and ready for you to move right in... you

must see this 40 plus building and suite. **Ivan Busenius** 403-350-8102, www.ivanb.ca



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\$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)



NEW LISTING

\$399,990

34 Jack Crescent

GREAT PRICE ON THIS FULLY DEVELOPED STOLTZ BUILT HOME. This home shows like brand new and has everything

you need including under floor heat, central air and backing onto park and walking trail... call to view this home now. **Ivan Busenius** 403-350-8102, www.ivanb.ca



OPEN HOUSE • SAT. FEB 10 2-4 P.M.

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26 Ansett Cres

BEAUTIFULLY RENOVATED 2 Storey features 2360

sq ft with 5 bdrms, 4 baths, NEW KITCHEN and 24x24 heated garage. Located in a desirable Anders neighborhood. **Details at www.tonysankovic.com or to set up your personal showing call 403.391.4236.**

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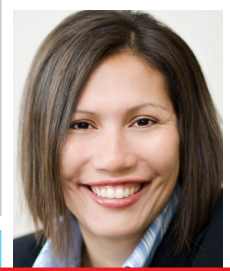
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Your Realtor can help you negotiate

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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19.99 Acres
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MLS CA#0119996



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