

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | FEBRUARY 16, 2018

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



OPEN HOUSE: *Saturday, February 17, 12:00 - 2:00 pm*

2 Cody Place, Red Deer

40+ ADULT VILLA - HALF DUPLEX

Conveniently located across from Clearview Market.

Backs onto park/lake reservoir.

\$424,900

For further info on this multiple listing service home, see page 2 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



122 EVERSOLE CRESCENT
Just Listed! Modified bi-level with dbl det. heated garage. Home incl. bright open floor plan with cathedral ceilings. This 5 bdrm, 3 bth home also incl. many recent updates! **Call Alex to view!**



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 JASPAR CRESCENT
Fully developed 1136 Sq Ft Bi-Level in Johnstone Crossing. 4 bdrms, 3 bths, alder cabinets in the kitchen with a full tile backsplash, breakfast bar, pantry and a door leading to the 10x10 deck.



15 AMER CLOSE
NO CONDO FEES HERE! Well kept townhouse 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**



PENHOLD FIXER UPPER!
Fully dev. bungalow, 4 beds, 2 baths, 28x26 garage. **\$199,900**



ANDERS!
Spacious duplex, gas fireplace, 3 beds, 4 baths, double garage, quiet cres. **\$349,900**



MOUNTVIEW!
Super location, 950 sq. ft. bungalow, 26x18 garage, great yard. Home handyman special! **\$217,500**

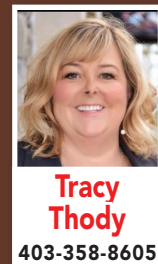


CLEARVIEW RIDGE!
Excellent value! Classy fully developed 2 storey, 3 beds, 3 baths. **\$254,900**



SYLVAN LAKE!
Fully developed 1451 sq. ft. bungalow, large lot, double attached garage. **\$439,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



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



58 WHITEROCK CLOSE
• 1 BDRM & DEN/2 BATHS
• IMMEDIATE POSS
• COVERED DECK, BACKING ONTO GREEN SPACE & LAKE



• PRICE 269,900
• 3 BEDROOM/2 BATH
• WALKOUT
• FULLY FINISHED
• QUIET CLOSE

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28 PAYNE CLOSE
Forest privacy in the back! Moose & deer! Large 2400-sq. ft. 2 story 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 floor, new paint, new appl! Gas f/p & low condo fees stalls. MLS#CA0124347



19 VOISON CLOSE
Loaded 1526 sq. ft. Executive bung. with A/C, triple heated gar., too many features to list! MLS#CA0125955



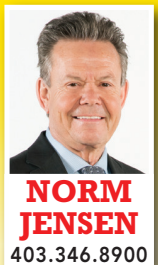
2314, 12B IRONSIDE ST
2 beds, 2 baths, modern condo with 2 parking stalls - 1 underground & 1 power site, new laminate & paint. MB w/4 pce. ensuite & walk-in closet MLS#CA0123928



421066 RR 26 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



11 PARKLAND PLACE
Cedar cottage minutes to beach and Marina on a green space. Full basement and many upgrades. MLS#CA0124790



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.



GREAT LOCATION!
Fully Finished Bi-Level
24x26 detached garage, 3 bedrooms, office, wet bar, huge family room!



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YOUR HOUSE YOUR HOME



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\$244,900 OR TRADE**RED DEER**

- Immaculate top floor condo in desirable Deer Park
- Bright, spacious, open plan, 3 Bdrms, 2 Baths
- South facing windows offer lots of natural light
- Gas fireplace, large master w/ensuite
- Beautiful south facing deck to enjoy the summer months

**\$329,900 OR TRADE TEXT: 8346****LACOMBE**

- Fully fin. bi-level, 5 bdrms, 3 baths, 1244 SqFt
- Bright kitchen w/white washed cabinets, stainless appliances, cozy gas FP in LR
- 3 bdrms on main flr, master features large walk in closet & full 4 pc bath
- Basement is fully finished w/family room, rec space, 2 bdrms, lots of storage
- Backyard is spacious with composite decking & hot tub.

**TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS**Kevin Durling
AgentJamie Berg
Agent**\$499,900 OR TRADE****SYLVAN LAKE****4277 Ryders Ridge Boulevard**

- Gorgeous brand new show home offered by Falcon Homes
- Wake up to amazing view of the water & walking trails in this walkout 2 storey
- 3 Bdrms, 3 Baths, Main level has open floor plan w/tasteful & contemporary finishes
- Landscaped & fenced w/aggregate firepit area

**OPEN HOUSE
SAT FEB 17, 1-3 PM****\$429,900 OR TRADE****BLACKFALDS**

- New exec modified walkout bi-level with triple car garage
- Located on quiet crescent with view of walking trail & green belt
- Open concept main floor plan, oversized LR boasts gorgeous tiled fireplace
- 3 Bedrooms, Master oasis features walk-in closet & 4 pc ensuite w/double sinks

**\$274,900 OR TRADE TEXT: 8347****SYLVAN LAKE**

- Charming starter home in Beacon Hill area
- Bi-level, 970 SqFt, 2 Bedrooms, 2 Baths
- Large tiled entry, Open concept main floor area
- Lots of room to build your dream garage

**\$439,900 OR TRADE TEXT: 3312****LACOMBE**

- Beautiful open concept modified bi-level in Elizabeth Park
- Fully finished 5 bdrm, 4 bath home w/vaulted ceilings, warm, rich wood & neutral color décor throughout
- Look forward to enjoying the back yard - features large deck, gorgeous landscaping...lots of privacy

Scott Wiber
AgentCam Ondrik
AgentDeanna Zunti
AgentDebby Wells
Office Administrator
ROYAL LEPAGE Network Realty
 403-346-8900

* Some conditions apply

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.

Interior decorating

Fall in love with navy blue



Chic, sophisticated navy blue is a shade of choice when it comes to adding character to your interior. And this trendy hue isn't just for nautical-themed decors anymore.

How to use it

Navy blue carpets, linens, furniture and accent pieces can all add depth and charm to your decor. Take the trend a step further by painting entire walls in this inspiring shade.

Where to put it

Navy blue is a versatile colour that can look great throughout the home. It's especially suited for modern kitchens, elegant bedrooms, cozy living rooms and serene bathrooms.

Which colours to pair it with

In addition to white, grey and pale pink, which create a delicate, feminine look, warm hues such as golden yellow and burnt orange are perfect complements to navy blue decor.

Home maintenance



Check your garage door's seals

Even a well-insulated garage door can be a source of major heat loss. When's the last time you had a look at your garage door's seals? To avoid inflating your wintertime heating bills, make sure the seals around the outside and at the bottom of your garage door are in good condition (not broken, torn or otherwise damaged). Seals that have become too rigid should also be replaced.

If, after taking a closer look, you suspect that your garage door's seals should indeed be replaced, ask an expert about your options before buying new ones.



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GRANLUND
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.**



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.**



\$359,900! Bungalow with 3 bedrooms and 2 baths, partial basement development, close to school and parks. **CALL NADINE 342-7700.**

OPEN HOUSES THIS WEEK



**OPEN HOUSE SUN. 12-2 PM
26 STEWART STREET**

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



**OPEN HOUSE SAT. 1-3 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. **\$339,900 CALL NADINE 342-7700.**



**OPEN HOUSE FRI. 1-3 PM
50 LINDMAN AVENUE**

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 JENNIFER 342-7700.**



Need more space? Check the attic!

From a home office to a playroom to a guest bedroom and beyond, finishing your attic offers endless possibilities when it comes to adding space to your home without encroaching on your yard. Such an ambitious project requires a hefty dose of preparation, though. Here are some important points to consider before you dive in.

- **Structure.** Certain types of attic, such as chevron-beam structures, are easier to convert into living spaces than others. You'll also need to consider the total available space as well as the slope of the roof. All in all, it's best to have an expert assess how doable your project actually is before starting any work.

- **State of the roof.** Before starting any finishing work, make sure to properly inspect the roof for any traces of mould, parasites or water infiltration.

- **Insulation and ventilation.** You'll likely need to add insulation and ventilation for your attic to stay comfortable in all seasons. Insulation can be done from the inside, or, if you want the beams to show, from the outside. The latter option is more expensive.

- **Flooring.** In most cases, the floor will need to be

reinforced to support the increased strain caused by foot traffic and new furniture.

- **Stairs.** Building a safe staircase to the attic is an important investment that you shouldn't take lightly.

- **Lighting.** For the room to benefit from sufficient natural light, you may need to install skylights or other types of windows. Otherwise, choose your light fixtures according to how you plan on using the space.

- **Rules and regulations.** Make sure you're aware of your local bylaws and other rules when it comes to adding a new space to your home. Also ensure that the project will be completed up to building and fire safety codes.

Finally, when it comes to decorating, use things like mirrors and light-coloured walls to create the illusion of a larger space. Carpets and room dividers are two ways to separate different sections of a large room. Smart storage solutions are also helpful in maximizing the space available in your attic.

For everything else, be creative, and try to highlight the architectural character of your attic. Use your imagination!

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\$334,900
149 MCDOUGALL CRES
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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.

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A GREAT STARTER HOME



**\$155,000
NEW LISTING**
2110 - 19 AVE, DELBURNE
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.

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AND A VERY
COMPETITIVE
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**IMMEDIATE POSSESSION
F/FIN RAISED BUNGALOW**



\$357,900
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**
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
GREAT VALUE**
#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

Interior decorating

Your guide to shopping for shelves

From classic straight shelves to wall-mounted cubes and modular models, shelving units of all kinds can provide the perfect blend of function and form for a room. So which type should you choose? Here are a few tips to help you shop.

Intended use

The items you'll place on the shelves will affect your choice of material (wood and shampoo bottles, for example, don't go well together) and style. After all, a shelf designed to support stuffed animals or delicate trinkets won't withstand the weight of heavy books. Keep in mind that slotted shelving units (where the brackets are inserted into slots) are usually more solid than those with built-in brackets and that overloading your shelves can damage your walls.

Appearance

Of course, your shelves should harmonize nicely with the overall design of the room. Wood shelves are a good choice for a rustic decor, colourful plastic shelves are great for a playroom, and metal shelves look nice

in industrial settings. A word of advice: avoid textured shelves, which collect a ton of dust.

Placement

Finally, make sure that your shelves won't get in the way of opening doors or windows and that no one risks bumping into them or knocking over their contents.



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

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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

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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

FRIDAY, FEBRUARY 16

RED DEER

50 Lindman Avenue 1:00 – 3:00 pm Jennifer O'Shea ROYAL CARPET REALTY 342-7700 \$574,900 Laredo

SATURDAY, FEBRUARY 17

RED DEER

74 Excell Street 1:00 – 3:00 pm Allan Melbourne REMAX 304-8993 \$259,900 Eastview Estates
113 Darling Crescent 1:00 – 3:00 pm Deb Simpson CENTURY 21 ADVANTAGE 396-0165 \$342,500 Devonshire
114 Rowell Close 2:00 – 4:00 pm Ivan Busenius REMAX 350-8102 \$349,900 Rosedale Meadows
68 Thompson Crescent 11 am – 1 pm Kim Fox REMAX 506-7552 \$650,000 Timberstone
3 Densmore Crescent 2:00 – 4:00 pm Melissa Morin CENTURY 21 ADVANTAGE 318-5665 \$367,500 Deer Park Estates
81 Lindman Avenue 1:00 – 3:00 pm Mike Phelps CENTURY 21 ADVANTAGE 346-0021 \$434,900 Laredo
27 Viscount Drive 1:00 – 3:00 pm Nadine Marchand ROYAL CARPET REALTY 342-7700 \$339,900 Vanier Woods
18 Sullivan Close 1:00 – 3:00 pm Jennifer O'Shea ROYAL CARPET REALTY 342-7700 \$329,900 Sunnybrook South
2 Cody Place 12:00 – 2:00 pm Tracy Thody ROYAL LEPAGE NETWORK 358-8605 \$424,900 Clearview Ridge
156 Lazaro Close 2:00 – 4:00 pm Gayle Leasak PEGASUS BUILDERS LTD. 588-1998 \$635,000 Laredo Phase 2
142 Issard Close 2:00 – 4:00 pm Shanna Painter ROYAL LEPAGE NETWORK 872-3339 \$464,900 Ironstone

SATURDAY, FEBRUARY 17

OUT OF TOWN

4277 Ryders Ridge Blvd .. 1:00 – 3:00 pm Deanna Zunti ROYAL LEPAGE NETWORK 396-9937 \$499,900 Sylvan Lake
21 Rolling Hills Close 2:00 – 4:00 pm Danielle Davies CENTURY 21 ADVANTAGE 396-5026 \$336,000 Blackfalds
#17 39152 RR 280 2:00 – 4:00 pm Kim Fox REMAX 506-7552 \$650,000 Red Deer County
3 Leader Cove 2:00 – 4:00 pm Kim Lindstrand MAXWELL REAL ESTATE SOLUTIONS 318-7178 \$775,000 Sylvan Lake
13 Pinnacle Close 2:00 – 4:00 pm Danielle Perry CENTURY 21 ADVANTAGE 505-9596 \$289,900 Blackfalds

SUNDAY, FEBRUARY 18

RED DEER

64 Jenkins Drive 2:00 – 4:00 pm Ivan Busenius REMAX 350-8102 \$399,900 Johnstone Park
87 Iverson Close 2:00 – 4:00 pm Dave Haley CENTURY 21 ADVANTAGE 304-8939 \$409,000 Inglewood West
133 Castle Crescent 11 am – 1 pm Kim Fox REMAX 506-7552 \$399,000 Clearview Meadows
26 Stewart Street 12:00 – 2:00 pm Jennifer O'Shea ROYAL CARPET REALTY 342-7700 \$252,400 Sunnybrook
50 Jaspas Crescent 2:00 – 4:00 pm Alex Wilkinson ROYAL LEPAGE NETWORK 318-3627 \$329,000 Johnstone Crossing
19 Voisin Close 1:00 – 3:00 pm Gerald Dore ROYAL LEPAGE NETWORK 872-4505 \$699,900 Vanier East
142 Issard Close 2:00 – 4:00 pm Shanna Painter ROYAL LEPAGE NETWORK 872-3339 \$464,900 Ironstone
156 Lazaro Close 2:00 – 4:00 pm Gayle Leasak PEGASUS BUILDERS LTD. 588-1998 \$635,000 Laredo Phase 2

SUNDAY, FEBRUARY 18

OUT OF TOWN

68 Churchill Place 1:00 – 3:00 pm Debra Kerr REMAX 597-9134 \$374,900 Blackfalds



Find your
dream house
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

Refresh your kitchen with the right hardware

A simple, cost-effective way to give your kitchen a mini-makeover is by changing the knobs or handles on your cupboards and drawers. You'd be surprised how much of a difference this simple upgrade can make! But with so many styles to choose from, how do you pick the right one?

Practical considerations

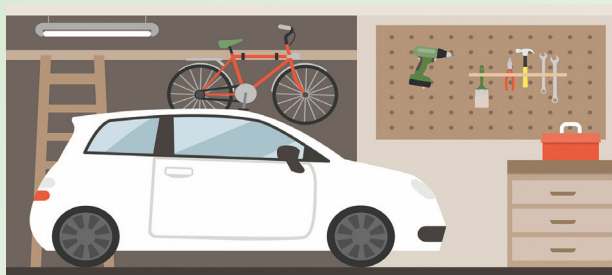
Before you purchase your new handles, measure the distance between the holes used to secure the current ones so that you can avoid drilling again. If your cabinet doors open back-to-back, make sure that the handles won't knock together if you open two cabinets at once. It's also a good idea to test various knob, handle and pull options, as some are easier to manipulate than others, especially for people with larger hands.

Esthetic considerations

A copper finish for country decor, wide handles for a modern kitchen — the hardware you choose should complement your kitchen's colours and style. Make sure that their finish matches that of your plumbing fixtures, appliances and door hinges. As for the visual impact of your new pulls, the choice is yours: should they blend in or stand out?



Five steps to a clutter-free garage



Sporting equipment, gardening tools, holiday decorations and spare sets of tires are just a few things commonly stored in the garage. This wide variety of items of all shapes and sizes can often lead to a cluttered space. Here are five tips to help you keep a neat, functional garage.

1. Sort Start by getting rid of everything you no longer use. Donate or sell items that are in good condition, and contact a local recycling facility to find out which materials are salvageable and what to do with them. Consider whether each item really has its place in the garage, or if it would be better off in the garden shed,

the basement or elsewhere in the house.

2. Divide Create well-defined storage zones. Keep bicycles and sports gear on one side and tools on the other, and make sure frequently used items are within easy reach.

3. Maximize height Take advantage of the ceiling to hang items that are bulky but light, such as ladders and bicycles. You can create even more storage by installing shelves a few feet below the ceiling, to house your snow tires, for example.

4. Use the walls Wall-mounted hooks and shelves are excellent space-savers, but nothing beats pegboard, a tried-and-true staple of well-organized garages. These handy perforated panels are perfect for hanging all sorts of items, including gardening tools such as shears and trowels.

5. Invest in containers Large plastic storage bins are great for keeping all kinds of unsightly items neatly tucked out of view. Make sure to properly label them for quick and easy access.



**Nita
Jensen**
403-350-9878



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43 Jones Crescent, Red Deer - \$410,000



OPEN HOUSE FEB 24, 2-4 PM

Gorgeous unique Carolina built home complete with loft and SEPARATE ENTRY-4 bdrms/3 baths, beautiful ensuite & master with access to covered deck. Loft is a great place for an office, teen hangout, workout room, craft room-use our imagination.

153 Kemp Avenue, Red Deer - \$289,000



This fully finished bungalow has 3 bedrooms/3 bath, new triple pane windows, great floor plan, attached garage, main floor laundry and a gorgeous treed fenced yard with 2 tiered deck for your summer bbq's. Perfect starter or downsizer!

5106 45 Street, Clive - \$179,900



Want some peace & quiet plus a huge yard? Beautiful 1520 sq ft home with open design and 4 bedrooms/3 bath - tons of room for a garage if you choose. Fully fenced for kids/pets or just privacy. Massive south facing deck to relax on.

Three mistakes to avoid when choosing your houseplants

Nothing adds life to a room quite like houseplants, but it can be hard to choose which ones are right for your interior. If you're planning on adding some greenery to your space, don't make these three common mistakes.

1. Buying too many hanging plants

Hanging plants are beautiful, but they also take up quite a bit of space and can be tricky to maintain due to their height. If you're not comfortable climbing up on a chair to water your plants, choose a kind you can keep close to the ground.

2. Ignoring care requirements

There's no way around it: if that cactus needs full sun, don't expect it to fare well in your basement apartment. Before buying a plant, make sure you understand how to properly care for it.

3. Overestimating your horticultural abilities

If your thumb isn't the greenest, choose low-maintenance plant varieties to avoid disappointing results. A tad distracted? Place your plants in plain sight so you don't forget to care for them.



Decorate seasonally without spending a fortune



If you dream of an interior style that changes with the seasons, there are ways you can make this happen without breaking the bank. Here are some tips.

Choose a neutral palette for your walls and furniture. This will allow you to choose accessories without having to worry about matching them to the overall colour scheme of the space.

Switching up the patterns and textures of your accessories can go a long way in creating a seasonally themed decor. If winter's on its way, deck out your living room accordingly with some faux-fur cushions. When spring rolls around, swap them for a floral throw, which, in turn, can make way for a nautical-style pillow or two come summertime.

Four-season accessories

Chalkboards are great for personalizing your decor as the seasons change. Use them to display the lyrics of your favourite Christmas songs during the holidays



or to feature your top summer cocktail recipes, for example.

Mason jars are also ideal for creating seasonal decor elements. Fill them with pinecones to bring some fall flair into your home and with seashells for a summery look.

Finally, use aromatic candles to add an extra layer of seasonal appeal to your space. Choose scents such as cinnamon or pine for the wintertime, and replace them with floral fragrances come spring.

Ask Charles

I'm interested in a property that says they are selling it in "as is, where is" condition. Should this be a red flag?

A property listed "as is, where is" isn't necessarily a problem, but definitely should lead to further investigation before making a commitment.

A property listed in as "as is, where is" condition does not necessarily mean the property is in bad shape. In fact, such a comment may have absolutely no relationship to the condition of the property; the property may be perfectly fine. What it does mean, however, is the seller is making no guarantees about the property's condition, essentially attempting to absolve him or herself from any responsibility related to a warranty or representation of the property's condition.

"As is, where is" may be more common than you think, but that doesn't mean you shouldn't do further investigation.

There are a couple of situations when properties are more likely to be listed "as is, where is": these include judicial sales and foreclosures, and estate sales.

If a homeowner stops making mortgage payments, the mortgage lender can begin Court proceedings to foreclose the property. The Court can order a judicial sale of the property, and while title is still in the owner's name, the Court is the seller of the property.

The lender and the Court likely don't know much about the condition of the property, so they don't want to offer any guarantees about its condition.

They'll use "as is, where is" wording in the listing. The property may be completely fine – but the Court doesn't want to bear the responsibility if it isn't.

Likewise, in an estate sale, when the owner of the property has passed away, the executor of the estate is unlikely to know the condition of the property and will list it "as is, where is."

Other instances of "as is, where is" in a property listing are exactly what you may think: the property is in poor shape and is listed for land value only. This may occur more frequently in older, inner-city neighbourhoods or on large country

properties where the value is in the land, and not necessarily in a run-down house on the land.

Talk to your real estate professional before making an offer on an "as is, where is" property. Your real estate professional may be able to find out more information or you

may be able to somehow inspect the property before making an offer. That might be your best option because there is a good chance that if a property is listed "as is, where is," the seller won't accept an offer that is conditional on a home inspection. Be careful.

"Ask Charles" is a question and answer column by Charles Stevenson, Registrar of 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.





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• fireplace and perfect condition
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• Great Anders location
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47 Ackerman Crescent
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148 VINCENT CLOSE



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2 BDRM LEGAL SUITE!
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Moving Checklist

ONE MONTH BEFORE

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

TWO WEEKS BEFORE

- ✓ Clear up any outstanding accounts
- ✓ Transfer checking and savings accounts to your new location.
- ✓ Return borrowed items including library books and retrieve loaned items.
- ✓ Arrange for pet travel, if necessary.
- ✓ Cancel/transfer any membership fees or prescriptions (ask your doctor for assistance).
- ✓ Dispose of flammable liquids such as spray paints, solvents, and gas in lawn mowers.
- ✓ To avoid costly deposits, request "Perfect payment Record" letters from utility companies.

ONE WEEK BEFORE

- ✓ Clean appliances - don't forget to clean the oven and defrost the refrigerator.
- ✓ Start packing clothes. Remember to prepare "arrival kits" of essential items you'll need when you get to your new home (toiletries, medicines, paper plates, etc.)

MOVING DAY!

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



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\$339,900
MLS CA#0120315



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\$469,000
MLS CA#0120181



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MLS CA#0116785



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\$309,900
MLS CA#0115290



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



41512 RANGE RD 255
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MLS CA#0112748



422013 RANGE ROAD 20
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7 MORNING MEADOWS DR
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