

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | FEBRUARY 23, 2018

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



**OPEN HOUSE:** *Saturday, February 24, 1:00 - 3:00 pm*

**#49, 27264 TWP RD 392**  
**Red Deer County**

## **ACREAGE NORTH OF RED DEER!**

Beautiful walk-out bungalow on a 1 acre lot with gorgeous landscaping, private patio and 2 decks.

**\$585,000**

*For further info on this multiple listing service home, see page 11 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



**Janice Mercer**  
403.598.3338

**#105 4902 37 ST**  
**\$229,500**  
**REDUCED!**  
**OPEN HOUSE SUN FEB 25, 2-4 PM**  
6 MONTHS FREE CONDO FEES!! 1370 sq ft 3 bdrm 2 bath condo. Fees include everything but phone & cable.  
MLS#0119903

**9 PORTWAY CL**  
**\$438,900**  
**REDUCED!**  
Fully dev'd Exec 2 storey Walk out, Granite countertops, open concept, bonus room over garage Move in Ready!  
MLS#0126989

**5830 45 AVE**  
Unique 2273 Executive 2 storey in desirable WASKASOO  
CA0119584

**101 TIMBERSTONE WAY**  
**SOLD**  
Treaty grey tones in this 2 bed 2 bath Bi level with detached 24x24 heated garage on a HUGE lot  
MLS#0119247

**CALL OR TEXT JANICE AT 403-598-3338 OR VISIT MY WEBSITE [jjmccer.ca](http://jjmccer.ca) FOR ALL LISTINGS AND 3D TOURS**



**Alex Wilkinson**  
Followor  
contact me on  
f 403-318-3627



**OPEN HOUSE SUN. FEB 25, 2-4 PM**

**122 EVERSOLE CRESCENT**  
Modified bi-level with dbl detached heated garage. Home includes a bright open floor plan with cathedral ceilings. This 5 bdrm, 3 bth home also includes 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! Det. garage! Well kept townhouse tucked away in a quiet close within walking distance to large community park, shopping and Collicutt Centre. **Call Alex**



**OPEN HOUSE SAT. FEB 24, 2-4 PM**

**26 KERRY WOOD MEWS**  
**Just Listed!** Cozy and efficient! Super wonderful location close to shopping and downtown. Private neighbourhood is well maintained and offers great living. **Call Alex!**



**Doug Wagar**  
403.304.2747



**JUST LISTED!**  
Fully developed Bi-level, 4 beds, 2 baths, 5 appliances, extra large family room. **\$262,900**



**ANDERS PARK!**  
On a close! 1539 sq. ft. 3 beds, 4 baths, attached double garage. **\$349,900**



**PENHOLD HANDY MAN SPECIAL!**  
1138 sq. ft. bungalow, 4 beds, 2 baths, double garage. **\$199,900**



**MOUNTVIEW FIXER UPPER!**  
4 beds, 2 baths, large treed lot, 20x18 garage. **\$212,000**



**CLIVE IS ALIVE!**  
Beautiful, cozy home. Large lot, double garage! **\$149,900**



**UPSCALE TWO STOREY CONDO**  
Low fees, super complex, 3 beds, 4 baths. **\$254,900**

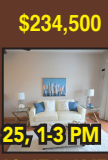
**FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747**



**Tracy Thody**  
Call or text  
403-358-8605



**OPEN HOUSE SUN, FEB. 25, 1-3 PM**  
**MAXWELL HOUSE 402, 4610-47A AVE.**  
• CENTRALLY LOCATED • METICULOUSLY KEPT  
• DOWNTOWN RED 45+ BUILDING  
DEER • 2BEDROOM/2BATH  
• U/GROUND PARKING



**\$234,500**



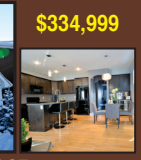
**2 CODY PLACE**  
• ADULT VILLAS  
• 1/2 DUPLEX,  
• ATTACHED GARAGE  
• 1 BDRM & DEN/2 BATHS



**\$424,900**



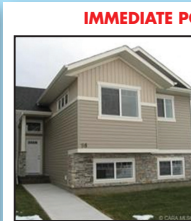
**19 SHAW CLOSE**  
• EXECUTIVE 1/2 DUPLEX  
• 3 BEDROOM / 2 BATH  
• NO CONDO FEES



**\$334,999**

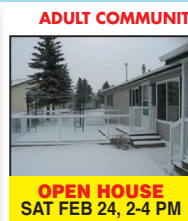


**Les Anderson**  
403.350.1932



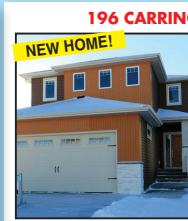
## IMMEDIATE POSSESSION!

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**



## 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. Let's talk trade! Possible guarantee on your present home! Excellent price at  
**\$199,900**



## 196 CARRINGTON DRIVE

**NEW HOME!**  
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**

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



Find your dream home in  
**YOUR HOUSE YOUR HOME**





**Bett Portelance 403-307-5581**



**OPEN HOUSE**

**SUNDAY, FEBRUARY 25TH**

**1:00 -3:00 PM**

**196 CARRINGTON DRIVE**

**2080 SQ FT 2 STOREY HOME**

**3 BDR, 3 BATH**

**25X26 ATTACHED GARAGE**

**HELPING YOU MAKE  
THE RIGHT MOVE**

**www.BettPortelance.com**

**Network Realty Corp. 403-346-8900  
3608-50 Ave www.networkrealtycorp.ca**



# *Interior decorating*

## **Four decorating tips for a stylish hallway**

Decorating a hallway can prove quite challenging, especially if it's particularly long and narrow. Add some character to this oft-neglected part of your home with these simple style tips.

1. Be bold with patterns and colours. Have fun with textures and colours to give your hallway some personality. When choosing your paint or wallpaper, keep in mind that light colours such as pastel pink, sky blue and pale green are great for achieving a bright, luminous atmosphere, while darker tones like deep purple, navy blue and pine green create a more cozy feel.

2. Showcase your art collection. Why not transform your hallway into a custom miniature art gallery? Personalize the space with a family photo wall, or frame different sizes of artwork for an eclectic look.

3. Create storage space. Make the most of underused space by equipping your hallway with shelves, hooks and other storage systems. Just be careful to not clutter the area or impede circulation through the hallway with items that are too bulky.

4. Light it up. If your hallway is stuck in the shadows, make it more inviting by adding some light fixtures. Create a warm atmosphere with a classic ceiling light, or put up some string lights for a fairy-tale glow.





**Nita  
Jensen**  
403-350-9878



**RED KEY REALTY**  
&  
**PROPERTY MANAGEMENT**

**403-350-9878**  
**300 - 2965 Bremner Avenue**  
**www.reddeerrealestaterocks.com**

**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.



## Tips for a well-lit kitchen

If you're in the process of remodelling your kitchen, remember that proper lighting is key to creating a space that's both pleasant and functional. Here are three bright tips to help you light up the heart of your home.

1. Start with the main light source. Install a main fixture that's bright enough to light up the entire room effectively. Make sure that the light source you choose is strong enough to create uniform lighting and eliminate dark spots as much as possible without being too bright.

2. Target strategic spots. Make sure certain strategic locations such as work surfaces, the stovetop and the sink are especially well lit to aid common kitchen tasks and prevent injuries. Choose fixtures that create targeted lighting, such as spotlights, hanging lights or under-cabinet lighting.

3. Don't neglect esthetics. Above all, your kitchen's lighting should be functional, but that doesn't mean that you need to sacrifice style. Tour your local lighting stores to find visually appealing fixtures that will add personality to your kitchen.





**Blaine  
Dushanek**  
391-9444



**Roger  
Will**  
350-7367



**Ivan  
Brandt**  
350-9603



**Bill  
Conroy**  
391-0623  
*Business Sales*



**Gord  
Phillips**  
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[www.homesinreddeer.com](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



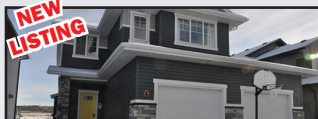
## Real Estate Solutions Ltd.

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



**59 TRUANT CRESCENT**  
MLS CA0123304 \$569,000  
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



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



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



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



**SUNDAY, FEB 25, 2-4 PM**  
**22 DENSMORE CRESCENT**  
MLS CA0126907 \$387,900  
Call Roger: 403-350-7367



**YOUR HOME  
HERE!**



**202-56 CARROLL CRES**  
MLS CA0126008 \$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 CA0125964  
Call KIM: 403-318-7178



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



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



**#201, 5213 61 STREET**  
MLS CA0126802 \$379,900  
Call KIM: 403-318-7178



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

YOUR HOUSE YOUR  
**HOME**

Call Jamie at **403.309.5451**  
to book your ad space!



**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

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Stuart****403-302-3107**

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

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

**\$309,900**

#### 116 JORDAN PARKWAY

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 def'd garage.

**Call DALE 403-302-3107**

### A GREAT STARTER HOME

**\$155,000**

#### 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.

**Call DALE 403-302-3107**

### 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.

**Call DALE 403-302-3107**

### UPPER LEVEL CONDO UNIT IN SUNNYBROOK!!

**\$137,900**

#### #10 - 7 STANTON STREET

Immediate possession for this 2 bdrm condo unit. Has a large walk-in closet off the master, spacious living room, laminate flooring thru-out, upgraded kitchen cabinets, all appliances included, & in-suite laundry. East facing balcony.

**Call DALE 403-302-3107**

## What factors into **real estate value?**



A house is one of the most important investments you'll ever make, and appraisals can include some surprising criteria. Here are three factors that influence real estate value that have nothing to do with the house itself:

### 1. Public transportation

How close a home is to trains, buses or other forms of public transportation can affect its price. It may not matter to you but might to someone else if you

choose to sell that home later.

### 2. Neighbours

Routinely noisy or otherwise disruptive neighbours can sometimes drive down the value of surrounding properties. If people

are hoping to live in a home for many years, having to deal with a difficult neighbour might dissuade them from buying, driving down the demand for the house.

### 3. Trees

Many buyers will pay a premium price to have mature trees in their yard for the curb appeal, summertime shade and enhanced privacy they can provide.

When shopping for a new home, you shouldn't just research the homes themselves. Research what's around them too. Your real estate agent should have an extensive knowledge of the area as a whole to help you make the real estate choice that's right for you.





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SERVING RED DEER FOR OVER 40 YEARS  
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**342-7700**



**BRAD  
GRANLUND  
BROKER**



**NADINE  
MARCHAND**



**NICOLE  
DUSHANEK**



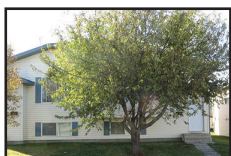
**JENNIFER  
O'SHEA**



**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.**



**DUPLEX - EASTVIEW** Fully finished 4 bdrms/2 baths \$239,900 side. Buy 1 or both sides. **\$229,900 CALL BRAD 342-7700.**



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



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



**SOUTHBROOK** 3 bdrm/3 bath fully finished att'd garage, extensive landscaping. **\$329,900 CALL NADINE 342-7700.**



**VANIER BUNGALOW** with detached garage. 2 bdrm/2 bath home. **\$339,900 CALL NADINE 342-7700.**



**BRAND NEW WALKOUT** bilevel 3 bdrm on main floor/2 baths Quick possession. **\$349,900 CALL JENNIFER 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.**



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



**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 JENNIFER 342-7700.**

**YOUR HOUSE YOUR  
HOME**

See complete YHYH editions online  
at **www.yourhouseyourhome.ca**

# YOUR HOUSE YOUR HOME

## SERVICE DIRECTORY



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



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# 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

*Call Jamie for more information  
or for advertising space!*

**403-309-5451**



**Richard Mallet**  
Project Manager  
403-848-0613  
richardmalletsr@shaw.ca

*Why wait,  
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# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, FEBRUARY 24

### RED DEER

5813 43 Avenue .....	12:00 – 2:00 pm	Danielle Perry .....	CENTURY 21 ADVANTAGE.....	505-9596	\$257,990	Waskasoo
25 Allsop Drive .....	1:00 – 3:00 pm	Cindy Vander Linden	REMAX .....	506-7355	\$539,900	Anders South
#1607, 30 Carlton Ave....	2:00 – 4:00 pm	Doug Waggar .....	ROYAL LEPAGE NETWORK .....	304-2747	\$254,900	Clearview Ridge
3321 42A Avenue Close	1:00 – 3:00 pm	Gord Ing.....	REMAX .....	341-9995	\$379,900	Mountview
7 Vath Close .....	2:00 – 4:00 pm	Hilary Rosebrugh .....	CENTURY 21 ADVANTAGE.....	358-2691	\$509,900	Vanier Woods
2340 Danielle Drive .....	2:00 – 4:00 pm	Les Anderson .....	ROYAL LEPAGE NETWORK .....	350-1932	\$199,900	Davenport
43 Jones Crescent.....	2:00 – 4:00 pm	Nita Jensen .....	RED KEY REALTY .....	350-9878	\$410,000	Johnstone Park
3 Charles Avenue.....	1:00 – 3:00 pm	Tim Maley.....	REMAX .....	550-3533	\$369,500	Clearview Ridge
26 Kerry Wood Mews .....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK .....	318-3627	\$215,000	Riverside Meadows
65 Chappel Drive .....	1:00 – 3:00 pm	Mike Phelps .....	CENTURY 21 ADVANTAGE.....	346-0021	\$287,500	Clearview Meadows

### SATURDAY, FEBRUARY 24

### OUT OF TOWN

#49 27264 TWP 392 .....	1:00 – 3:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795	\$585,000	Red Deer County
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### SUNDAY, FEBRUARY 25

### RED DEER

122 Eversole Crescent....	2:00 – 4:00 pm	Alex Wilkinson .....	ROYAL LEPAGE NETWORK .....	318-3627	\$329,900	Eastview Estates
196 Carrington Drive.....	1:00 – 3:00 pm	Bett Portelance .....	ROYAL LEPAGE NETWORK .....	307-5581	\$587,900	Clearview Ridge
88 Andrews Close.....	2:00 – 4:00 pm	Doug Waggar .....	ROYAL LEPAGE NETWORK .....	304-2747	\$349,900	Anders Park East
105 4902 37 Street .....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK .....	598-3338	\$229,500	South Hill
402 4610 47A Ave.....	1:00 – 3:00 pm	Tracy Thody .....	ROYAL LEPAGE NETWORK .....	358-8605	\$234,500	Downtown
22 Densmore Crescent ..	2:00 – 4:00 pm	Roger Will .....	MAXWELL REAL ESTATE SOLUTIONS	350-7367	\$387,900	Deer Park Estates
403 Barrett Drive.....	2:00 – 4:00 pm	Shanna Painter .....	ROYAL LEPAGE NETWORK .....	872-3339	\$389,900	Bower South

### SUNDAY, FEBRUARY 25

### OUT OF TOWN

5349 49 Avenue .....	12:00 – 2:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	\$328,900	597-0795	Lacombe
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Find your  
**dream  
house**  
this  
weekend!

# Storage benches combine form and function

The storage bench is a multipurpose piece of furniture that serves as a seat and doubles as — you guessed it — a place in which to store various items. Practical and decorative, this versatile solution lends itself to virtually every room of the house. Put one in the entrance, the dining room, a bedroom or your kids' playroom to keep shoes, cushions, blankets and toys neatly out of sight.

Available in a variety of styles and finishes, storage benches can complement any decor. Are you a fan of contemporary design? Country style? Industrial? Do you have a soft spot for leather, unique textiles or raw wood? No matter your tastes and budget, you're sure to find a storage bench that's perfect for your needs.

# Maintaining your leather furniture

Have you recently purchased a piece of real leather furniture? To keep it looking like new for as long as possible, regular maintenance is key. Read on to find out how to care for your investment.

## Regular maintenance

Leather is delicate and needs to be treated with care. Preserve your new piece of furniture by dusting the surface weekly with a slightly damp lint-free cloth. You should also apply

a specialized moisturizing product (ask your local furniture store for recommendations) a few times a year to keep the leather supple.

## Placement

To avoid premature or irregular discolouration, place your leather furniture in a location where it won't be exposed to direct sunlight. Furthermore, keep it away from heat sources such as radiators, as hot air can cause the leather to dry out and crack.

## Spot cleaning

Finally, be sure to clean up any spills as soon as they happen to avoid deep, permanent staining. Use a sponge soaked in soapy water or a cleansing solution to gently wipe away the mess (don't scrub).



Century 21 Advantage

Smarter, Bolder, Faster



**Asha Chimiuk**  
403-597-0795



**#49 Spruce Lane Acres ACREAGE!** Convenient location just minutes from Red Deer! Beautiful walk out bungalow on 1 acre 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. Bsmt bath was just redone in modern colours & fixtures. Bsmt offers big windows. Large fenced yard faces East & comes w/ shed, fire pit, sunny deck, dble det'd garage.



**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!



**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 p/e garage 3 bedrooms and 2 bathrooms on main floor with basement 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 bsmt foundation all renod 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. Bsmt wide open with 9' ceilings & built in bar. Enjoy your coffee on a 3 tier deck with the top one covered to keep you sheltered from sun & rain. Pie shaped lot backing onto a green space! Check Realtor's website for more information.



**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.



Check for 21 Photos & Videos at [www.ashachimiuk.com](http://www.ashachimiuk.com)  
[www.Asha.Chimiuk.RealtyFanPage.com](http://www.Asha.Chimiuk.RealtyFanPage.com)

## Finding the right faucet for any sink

If you're in the market for a shiny new faucet, consider the following points to make an informed purchase.

### Compatibility

Make sure your sink has enough holes to accommodate your new faucet. Then, measure the distance between each of those holes to verify that everything will fit nicely once installed. Choose extra features wisely: a faucet with a built-in soap dispenser may be nice, but it probably isn't worth drilling a new hole in your sink.

### Sink depth

A deep sink combined with high water pressure and a tall faucet is a recipe for excessive splashing. To avoid having to wipe down your countertop each time you run water, opt for a more compact faucet style. If, on the other hand, your sink is shallow, then you'll need to make sure there's enough space beneath the faucet for comfortable hand washing.

### Room design

Match your new faucets to the overall style of the room. Stainless steel, for example, will look great in a modern kitchen, while brass faucets are perfect for a country-inspired laundry room.





# YOUR HOUSE YOUR HOME

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# Ask Charles

***I have steady employment, a 5% down payment, and I make \$60,000/year. My mortgage broker says for the condominium I want to buy, I need a larger down payment. Can a friend or family member secretly lend me the money?***

Unfortunately, they can't.

There are very strict rules about qualifying for a mortgage. Lenders want to make sure they're lending money to people who can afford it. Part of the qualification process to obtain a mortgage in Canada is to provide proof that the money you're putting as your down payment comes from your own funds.

Because of this, when you apply for a mortgage, a mortgage lender will likely ask to see three months (or more) of bank statements for the account from which you'll be getting your down payment funds. They want to verify that your down payment money is truly yours, and they likely want to attempt to see how you got it (i.e. they see regular payments in your account from an employer).

Even if you found a lender that didn't actu-



ally ask for proof (that would be extremely rare), what you're doing is lying. The mortgage lender, even if not physically reviewing your account history, is going to ask you for some sort of statement about where the funds have come from.

If you lie about the true source of that money, it's mortgage fraud.

Family members can sometimes "give" you some of the funds needed, but it must truly be a gift and not a loan.

If someone is going to lend you money for your down payment, or part of your down payment, that effectively means you owe more money than what it shows on your mortgage. Your lender is qualifying you for a certain amount of mortgage based on

the amount of money you can afford to pay each month towards the mortgage debt. If someone loans you money, you would need to add the repayment of those loaned funds on to what you owe on the mortgage – and you could find yourself overextended.

Little white lies during the mortgage application process are not okay; they're mortgage fraud. This includes lying about the source of funds; lying about how much you make, who your employer is, or how long you've been employed; and, your planned use for the property (that is, whether it's your residence or an income property). Fraud is a Criminal Code offence, and you can be charged and prosecuted.

I encourage you to

talk about your options with a licensed mortgage brokerage professional. There are mortgage products available that may assist with your ability to purchase a home you love or it may be better to wait until you have a larger down payment. Whatever you do, don't lie.

*"Ask Charles" is a question and answer column by Charles Stevenson, Registrar of the Real Estate Council of Alberta (RECA), [www.reca.ca](http://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 [ask-charles@reca.ca](mailto:ask-charles@reca.ca).*

# How to prepare your property for Airbnb

If you plan to buy property with the intention of renting it out, you might ask yourself what you can do to make the unit more comfortable and inviting. These days, a lot of people choose to rent out their extra rooms (or units) out on Airbnb. Here are a few tips to make your Airbnb space as welcoming as possible:

- Clean your home
- Equip your home for guests (towels, blankets, silverware, etc.)
- Leave instructions and house rules
- Leave a welcome gift

Make your guests feel comfortable, and don't forget to notify your insurance company and secure your valuables for peace of mind.



## Welcome to the world of passive income

Passive income sounds enticing, doesn't it? It's for that very reason that many prospective homeowners look to income rental property when deciding on what kind of home to buy. But in reality, passive income is far from free money. While buying a rental property is

by no means a poor investment, it's important that you understand that there's a lot more to it than writing a check.

### What is passive income?

Passive income refers to any sort of money you earn without actually having a hand in the day-to-day operations of its source, which, in this case, is the rental property. To get the most out of your investment, you need to understand how to keep your property running smoothly.

### No income is truly passive

The goal of income property is to generate enough money to not only cover mortgage costs but also give you a nice little payday. The challenge with owning rental property is that the space needs to be carefully overseen (preferably by you). The last thing you want is to incur unnecessary costs that will cut into your profit.

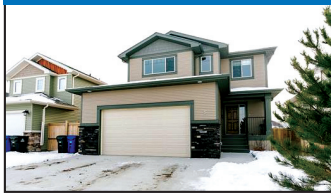
So while rental property is a fantastic investment for any would-be homeowner, be ready to put in some effort when it comes to the maintenance and management of your new building.







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**403.396.4005**  
mitzibillard@remax.net  
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4440 - 49 ave., red deer  
403.343.3020

**5 ADINA CL., BLACKFALDS****FORMER SHOW HOME**

Quality upgrades throughout. Master has 5-pc ensuite with walk-in his/hers closets. Fully fenced & landscaped and on a quiet close near walking trails, parks and the Abbey Center. **\$519,900**

**43 VERONICA CLOSE****2 BDRM LEGAL SUITE!**

Gorgeous, fully finished 2-Storey backing onto green reserve in a quiet close. Open concept with quality finishing, upper floor laundry, 4pc ensuite in master. Legal suite has single car att. garage and in-floor heat. **\$869,900**

**7 STEPHENSON CRESC.****FORMER SHOW HOME**

Immaculate fully finished 4 bed, 3 bath bi-level in desirable Southbrook, Features hardwood, maple cabinets, vaulted ceilings, heated double attached garage. **\$429,900**

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

**Al Sim**

403.391.1771

**Lori Loney**

403.350.9700

**Tim Maley**

403.550.3533



real estate central alberta  
4440 - 49 ave. red deer  
403.343.3020

**\$489,900****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

**\$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

**\$569,900****26 Lowden Close**

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

Call Al Sim 403-391-1771

**\$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

**\$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

**PENDING****1 Piper Close Blackfalds**

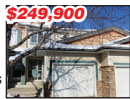
- 1201 Sq foot Duplex
- Quiet Close
- 3 bedroom
- 2 Bathroom

Call Al Sim 403-391-1771

**\$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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**\$249,900****#25, 73 Addington Drive**

- upper floor laundry
- walk-out basement
- single attached garage

Call Lori Loney 403-350-9700

**\$284,900****#205 30 Carleton St**

- 1117 Sq ft 2 Storey Condo
- Stainless Steel appliance
- Granite Counter Tops
- 2 Master Bedrooms with Ensuites

Call Al Sim 403-391-1771

**\$439,900****Ash Close, Blackfalds**

- Mint condition bi-level
- fully finished with 5 bedrooms
- open concept and private setting
- walk-out basement

Call Tim Maley 403-550-3533

**\$525,000****47 Ackerman Crescent**

- executive walk out bungalow
- hardwood floors
- main floor laundry, granite, 2 fireplaces

Call Lori Loney 403-350-9700

**\$499,900****52 Best Crescent**

- quality renos inside & out
- hardwood and granite
- custom Sadona cherry cabinets
- 3 beds and 4 baths

Call Tim Maley 403-550-3533

**\$329,500****19 Stirling Close**

- fabulous Sunnybrook bungalow
- excellent condition and large yard
- 4 beds and 2 baths
- double garage and fully finished

Call Tim Maley 403-550-3533

**\$369,500****3 Charles Ave**

- fully developed 2 storey home
- master bedroom includes 4pc ensuite
- fireplace and hardwood
- walking distance to Clearview market

Call Tim Maley 403-550-3533

**\$879,000****112 Garrison Circle**

- executive 2 storey home
- 4 bdrms, beautiful ensuite, top floor laundry
- open concept main flr w/chef's kitchen
- solar panels, zero scape landscaping

Call Tim Maley 403-550-3533

**\$329,900****52 Bettenson Street**

- 4 bedroom bungalow
- backs on to green space
- huge detached garage

Call Lori Loney 403-350-9700

**\$589,900****40 Illingworth Close**

- walk out bungalow
- media room
- 5 piece ensuite

Call Lori Loney 403-350-9700

**\$219,900****#158, 6220 Orr Drive**

- Immediate possession!
- 3 bedrooms upstairs
- gas fireplace

Call Lori Loney 403-350-9700

## Ways to make your house more saleable:

There are a lot of things that you can do to help which could make for a quicker sale at a better price. They are all little things that cost you little or nothing, but they can make a big difference in the prospect's first impression . . .

Call a member of the Red Deer Real Estate Board — their expertise in real estate can help you during the complex process of selling a home.



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**7135 HENNER'S RD**  
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**98 HATHAWAY LANE**  
**\$449,000**  
MLS CA#0119722



**18 PIONEER WAY**  
**\$399,900**  
MLS CA#0125952



**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



**4011 39 STREET**  
**\$469,000**  
MLS CA#0120181



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



**5627 53 AVENUE**  
**\$309,900**  
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



**6 TALISMAN CLOSE**  
**\$389,000**  
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**\$499,900**  
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**7 MORNING MEADOWS DR**  
**\$1,185,000**  
MLS CA#0118644

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WHAT YOUR HOME  
IS WORTH?**  
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EVALUATION  
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