

# YOUR HOUSE YOUR HOME

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

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

## 7 Morning Meadows Drive, Ponoka

### YOUR SEARCH ENDS HERE!

Gorgeous property with panoramic country views, a spacious 1990 sq. ft. walkout bungalow and huge shop on 4.2 acres.

**\$1,185,000**

*For further info on this multiple listing service home, see page 16 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**



**Steve  
Cormack**  
 403.391.1672



**OPEN HOUSE**  
**4 Birch Meadows,**  
**Gull Lake**  
**Saturday, March 10, 2-4 pm**  
 1481 sq ft, bungalow with triple  
 attached garage, & double detached  
 garage. Huge sunroom and lake  
 view. Property is in pristine condition.  
**\$689,900**



**Gerald  
Doré**  
 403.872.4505

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



**Only \$234,900**  
**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



**Only \$254,900**  
**213 OVERDOWN DRIVE**  
 Stunning renos for this 4  
 bed, 2 bath duplex across  
 from a green space. Tons of  
 parking and huge MB closet.  
 MLS#CA0127013



**Only \$699,900**  
**421066 RR 260**  
**PONOKA ACREAGE**  
 Over 6 acres & 1956 sq. ft. bung. fully  
 reno'd with a secluded location in the  
 spruce trees. Mins to Ponoka, Lacombe  
 and 30 min. to RD. MLS#CA0127018



**Only \$699,900!**  
**19 VOISON CLOSE**  
 Loaded 1526 sq. ft. Executive  
 bung. with A/C, triple heated  
 gar., too many features to list!  
 MLS#CA0125955



**Only \$399,900**  
**11 PARKLAND PLACE**  
 Cedar cottage minutes  
 to beach and Marina on  
 a green space.  
 Full basement and many  
 upgrades. MLS#CA0124790



**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 \$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



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



**122 EVERSOLE CRESCENT**  
 Modified bi-level with dbl detached  
 heated garage. Home includes a  
 bright open floor plan with cathe-  
 dral ceilings. This 5 bdrm, 3 bth  
 home also includes many recent  
 updates! **Call Alex to view!**



**187 MORRIS COURT**  
**Just listed!** Large modified  
 bi-level located in the heart of  
 Blackfalds features 4 BDRMS  
 & 3 bthrms. Walkout with suite!  
**Call Alex.**



**50 JASPAR CRESCENT**  
 Fully finished! 1136 Sq Ft Bi-Level  
 in Johnstone Crossing. 4 bdrms, 3  
 bths, alder cabinets in the kitchen  
 with a full tile backsplash, break-  
 fast 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**



**26 KERRY WOOD MEWS**  
 Cozy and efficient! Super won-  
 derful location close to shopping  
 and downtown. Private neigh-  
 bourhood is well maintained and  
 offers great living. **Call Alex!**

# Why use a Realtor?

## Your Realtor can help close the sale of your home

Between the initial sales agreement and closing (or settlement), questions may arise. For example, unexpected repairs are required to obtain financing or a cloud in the title is discovered. The required paperwork alone is overwhelming for most sellers. Your Realtor is the best person to objectively help you resolve these issues and move the transaction to closing (or settlement).





# What type of home suits you?

Would you love to buy your own home? An important investment like this should never be undertaken lightly. Not only do you have to take the time to choose your new home and neighbourhood carefully, but you must first decide which type of property best suits your needs, both now and in the future. Single family, semi-detached, condo or home with a rental property — they all have their advantages and disadvantages.

- **Single family home.** Single-family homes are very popular and have many advantages, including more privacy. You can also build and modify at will, inside and outside. In other words, you can knock down walls, build a garage or plant a vegetable garden. A single-family home may not be the best option for you if you don't have the time or inclination to mow the lawn, shovel snow, maintain the roof and clean the gutters.

- **Semi-detached.** Usually cheaper than a single-family home, a semi-detached has some of the advantages of the latter, including privacy. However, since two properties are built on the same land, you have less space outside. On the other hand, there is less maintenance work. If you buy a semi-detached home, make sure the dividing wall is thick enough to block any noise from the neighbouring unit.

- **Condominium.** A condo is great for people who don't want the hassle of looking after a yard. Some condominiums provide special facilities, such as a swimming pool or gym, which you wouldn't be able to afford otherwise. Keep in mind that you'll pay condo fees accordingly. On the downside, a

condo is a lot less private than a house. You must also be careful to choose a building where the other owners have a similar lifestyle to your own. In addition, sharing common areas will often mean that you have to agree with them on how the building is maintained and managed.

- **Homes with rental units.** Buying a home that includes a rental unit may allow you to access the property market more easily; the rent you receive will help

you pay your mortgage. A lot of your expenses will also be tax deductible. However, a rental unit requires you to be available, as tenant emergencies can occur at any time. You should also be good with your hands for maintenance jobs.

Of course, there are other types of homes that may suit you, such as attached homes. Your real estate agent will be able to help you find the right property for your requirements.



# YOUR HOUSE YOUR HOME

[www.yourhouseyourhome.ca](http://www.yourhouseyourhome.ca)



Call Jamie at  
**403-309-5451**  
for your advertising needs!

*We are located at 121-5301 43 Street*

[sales@yourhouseyourhome.ca](mailto:sales@yourhouseyourhome.ca)



**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

**Margaret  
Comeau**  
403-391-3399**LUXURY PLUS \$665,000**

5.76 acres, hardwood floors, granite, formal dining, 2 bedrooms on main and 1 in lower level. 3 baths, main floor family room and laundry, in-floor heat, 12x35 deck, 30x50 heated shop, 21x24 att. garage, half hour to Red Deer. Ask to see soon!

**EASY LIVING \$335,000****18 ODELL GREEN**

Bungalow lifestyle, 3 bedrooms, 2 baths, vaulted ceilings, formal dining, wood burning fireplace, main floor laundry and family room, 20x20 deck, faces green, single attached garage, large lot. Be sure to see it!

**ONLY THE BEST \$314,900**

Spacious 1434 sq. ft., 2 bedrooms, his and hers closets, 2 baths, open dining, kitchen, living room concept, windows galore! In-suite laundry, gas fireplace, two large decks, single garage, very private and quiet. Act quick!

**INVESTMENT PICKUP****\$359,000**

8.85 acres, 3 bedrooms, 2 baths, main floor laundry, 980 sq. ft. mobile with additions. Total 1401 sq. ft. Tall mature trees. 3 kms east of Blackfalds on Hwy 597 (zoning AG). Call to set up a viewing!

**Dale  
Stuart**

403-302-3107

**IMMEDIATE POSSESSION  
FOR THIS GREAT STARTER HOME****\$309,900****OPEN  
HOUSE****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. Just painted throughout! 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,  
FULLY FINISHED 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****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

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

**LOCATED ACROSS FROM LARGE PARK AND PLAYGROUND****\$319,900****OPEN  
HOUSE****97 ELLENWOOD DR**

Fully finished 1160 sq ft Bi-Level with 3 bedrooms and 3 baths. Freshly painted walls throughout, new low flow toilets. newly tiled entry. Large covered rear deck, nicely landscaped, well treed, and fully fenced.

Call DALE 403-302-3107

*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.*

# Some terms to know when purchasing a home



A pre-approved mortgage guarantees that you can borrow the amount needed to purchase a property. It is obtained from a lender after an analysis of your financial situation and borrowing capacity. You can give this to the seller together with the purchase offer in order to demonstrate how serious you are. Once the purchase offer has been signed, all you need to get is a loan commitment or mortgage approval, a document confirming that your loan application has been approved. Having a pre-approved mortgage speeds up this process.

Mortgage loan insurance is usually required by the lender when the amount of the down payment is less than 20 per cent of the purchase price of the property. This isn't to be confused with mortgage life insurance, which covers your family if you die before paying off your mortgage.

A purchase offer is a written agreement setting

the terms under which you agree to buy a particular property. If the seller accepts it, he or she agrees to sell their property in accordance with these conditions. The seller can also refuse it and make a counteroffer, which amends or clarifies certain conditions of the previous offer, such as the price or the date of transfer of ownership (the closing date of the transaction and on which you take possession of the property). You will be given a specific deadline for accepting or refusing the counteroffer, to which you can, in turn, make a counteroffer, and so on. If you have to sell your home before buying a new one, you can make a conditional offer. This means you agree to purchase the property only if certain conditions are met first.

A purchase agreement is a legal document signed by both the buyer and the seller to formalize the transfer of ownership. It is a proof of ownership.





# ROYAL CARPET REALTY LTD.

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BROKER**



**NADINE  
MARCHAND**



**NICOLE  
DUSHANEK**



**JENNIFER  
O'SHEA**



**ARIEL  
DAVID**



**BRING YOUR PET!** 3 bdrm, 1.5 bath townhome, beside 2 parks, close to middle school & 2 min to hwy 11, separate fenced yard & 2 parking stalls in front of your door. **ONLY \$224,900**  
**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 half duplex bungalow 3 bdrms plus den, 2 baths and a detached garage. **\$252,400. CALL NADINE AT 342-7700.**



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



**SOUTHBROOK** 3 bdrm/4 bath fully finished att'd garage, extensive landscaping. **\$329,900**  
**CALL NADINE 342-7700.**



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



**\$359,900!** Bungalow with 3 bdrms 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 AT 342-7700.**



**2 GARAGES** - Huge family home on a close in Deer Park. Upgraded 4bdrm+den /4bath extensive landscaping. **\$549,900**  
**CALL NADINE 342-7700.**



**ASSET BUILDERS SHOWHOME!** Beautiful 2 storey, 3 bdrms, 3 baths, upper laundry & bonus room, with Special Extras That YOU ONLY GET IN A SHOWHOME! Immediate Poss., **\$574,900.**  
**CALL JENNIFER 342-7700.**



**BACKING ONTO PARK**, close to school, 4 bdrms upstairs plus a bonus room. undeveloped basement. Great family home in Timberstone. **\$579,900 CALL BRAD 342-7700.**



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



**LOCATION LOCATION!** 80 acres just 5 mins south of Red Deer. 1893 sq ft Bungalow + loft. 3 bedrooms/3 baths. Detached shop, mountain view. Call for information package **\$1,599,000**  
**CALL NADINE 342-7700.**

## OPEN HOUSES THIS WEEK



**OPEN HOUSE SUN. 1-3 PM**  
**52 IVERSON CLOSE**  
**LEGAL UP/DOWN DUPLEX** in Inglewood with separate utilities. Upper 3 bed/2 bath, lower 2 bed/1 bath. **\$409,000 CALL JENNIFER 342-7700.**



**OPEN HOUSE SUN. 1:30-3:30 PM**  
**178 LALOR DRIVE**  
**NEW LISTING** New Floor Plan, Stunning 2 storey, 6 appliances incl., 3 bdrms, 3 baths, upper floor laundry, fireplace, quartz & more! **\$519,900**  
**CALL NICOLE 342-7700.**



**OPEN HOUSE SAT., 1-4**  
**5 LARRATT CLOSE, RED DEER**  
**SHOWHOME** Upgrades galore 3 bdrm/3 bath 2 storey, extensive tile, high gloss cabinets, spa like ensuite. **\$609,900.**  
**CALL JENNIFER 342-7700**

# YOUR HOUSE YOUR HOME

## SERVICE DIRECTORY



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Cabinets | Complete Renovations**

# 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**

# YOUR HOUSE YOUR HOME





# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, MARCH 10

### RED DEER

11 Revie Close.....**2:00 – 4:00 pm**..... Cordell Nielsen..... MAXWELL REAL ESTATE SOLUTIONS . **318-5478**..... \$579,900..... Rosedale Meadows  
84 Ingle Close ..... **1:00 – 3:00 pm** ..... Kim Fox ..... RE/MAX..... **506-7552**..... \$410,000..... Inglewood  
7 Stephanson Crescent.. **2:00 – 4:00 pm** ..... Mitzi Billard..... RE/MAX..... **396-4005**..... \$429,900..... Sunnybrook South  
5 Larratt Close..... **1:00 – 4:00 pm** ..... Jennifer O'Shea..... ROYAL CARPET REALTY..... **342-7700**..... Laredo  
7 Pearson Crescent..... **2:00 – 4:00 pm** ..... Chad Jensen..... ROYAL LEPAGE NETWORK ..... **318-0510**..... \$289,900..... Pines  
116 Jordan Parkway..... **1:30 – 4:00 pm** ..... Dale Stuart..... COLDWELL BANKER ON TRACK... **302-3107**..... \$309,900..... Johnstone Crossing

### SATURDAY, MARCH 10

### OUT OF TOWN

187 Morris Court.....**2:00 – 4:00 pm**..... Alex Wilkinson..... ROYAL LEPAGE NETWORK ..... **318-3627**..... \$429,900..... Blackfalds  
4603 Stanley Street..... **1:00 – 3:00 pm** ..... Marcella Barthel..... RE/MAX..... **597-5563**..... \$285,000..... Blackfalds  
4 Birch Meadows ..... **2:00 – 4:00 pm** ..... Steve Cormack ..... ROYAL LEPAGE NETWORK ..... **391-1672**..... \$689,900..... Gull Lake

### SUNDAY, MARCH 11

### RED DEER

11 Revie Close.....**2:00 – 4:00 pm**..... Cordell Nielsen..... MAXWELL REAL ESTATE SOLUTIONS . 318-5478..... \$579,900..... Rosedale Meadows  
#113 260 Duston Street.. **2:00 – 4:00 pm** ..... Mitzi Billard..... RE/MAX..... **396-4005**..... \$149,900..... Devonshire  
52 Iverson Close..... **1:00 – 3:00 pm** ..... Jennifer O'Shea..... ROYAL CARPET REALTY..... **342-7700**..... \$409,000..... Inglewood West  
178 Lalor Drive ..... **1:30 – 3:30 pm** ..... Nicole Dushanek ..... ROYAL CARPET REALTY..... **342-7700**..... Laredo  
97 Ellenwood Drive..... **1:30 – 4:00 pm** ..... Dale Stuart..... COLDWELL BANKER ON TRACK... **302-3107**..... \$319,900..... Eastview Estates



Find your  
**dream  
house**  
this  
weekend!

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# *Selling your home:* **how to determine the asking price**

Before deciding on a selling price, compare your home with similar properties that have sold recently in your neighbourhood.



**FOR  
SALE  
SOLD**

Have you decided to sell your home? To attract buyers, you will have to advertise a competitive and realistic selling price. If you ask too much, you may lose potential visitors. And while it's good to keep a margin for negotiating, keep in mind that buyers often shop by price range. This means that if you want to sell for \$200,000, you'll attract more visitors by advertising your home at \$225,000 than at \$275,000. In addition, buyers who are ready to pay \$275,000 will quickly realize that other properties offer better value for the price. On the other hand, you shouldn't undervalue

your property and lose the chance to make a profit. So, how does one find the right balance? The best way is to compare your home with similar properties that have sold recently in your area. This will give you a good idea of the amount buyers are willing to pay for a home like yours. When setting the price, you should also take into account the current market and how much time you can wait before needing to sell or move (you may have to ask for less if you're in a hurry to sell). Talk about your ideas with your real estate agent or a licensed appraiser; he or she will help you determine the right price for the situation.



# A step-by-step guide to *home buying*



- 1.** Get a pre-approved mortgage.
- 2.** Determine which type of dwelling suits your lifestyle, taste and budget (condo, detached or semi-detached).
- 3.** Inquire about any affordable-home-ownership programs in your city.
- 4.** Select a real estate agent with good references and who you know you can trust.
- 5.** Begin your search for the home of your dreams and start visiting. Your real estate agent will help set that up for you.
- 6.** Make an offer to purchase when you find the home you want to buy and establish any purchase conditions.
- 7.** Have the home inspected by a professional home inspector.
- 8.** Buy home insurance.
- 9.** Finalize the transaction.
- 10.** Move in and make this house your home.





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

YOUR HOUSE YOUR  
**HOME**

**Call Jamie at 403.309.5451 to advertise**  
**[sales@yourhouseyourhome.ca](mailto:sales@yourhouseyourhome.ca)**



# Ask Charles



***My partner and I are separating. We have decided to list our house for sale but cannot agree on a real estate brokerage. Can we have more than one real estate brokerage list our home?***

Yes, you and your partner can hire more than one real estate brokerage to list your property; however having multiple brokerages can make things more complicated, so it is important to understand everything before moving forward.

Co-listing or co-brokering is when you hire more than one real estate brokerage to list your property. You will have two listing agreements (one with each brokerage), two brokerages will have to keep a file, and there is an increased potential for conflict, such as which brokerage will hold the deposit or do the conveyancing.

Because you and your partner jointly own the property, you are both sellers, and both of your names need to be included on the listing agreements with each brokerage. Each of the listing agreements should reference the other listing agreement, and both listing agreements need to be clear about how the two brokerages will split the commission.

When you begin speaking with real estate brokerages about selling your property, be upfront with them that you want to hire two brokerages to list your property. Some brokerages may not agree to sharing a listing with another brokerage. As I said, it can certainly create additional conflict, and typically, the commission will be split between the two listing brokerages.

Co-listing arrangements can proceed without any problems but it's important that expectations, obligations, and responsibilities are clearly set out in the listing agreements, and all parties understand them. I also can't over-emphasize how important good communication will be in such a listing arrangement. Because the actual tasks associated with listing and selling your home will be completed by two separate brokerages, the possibility of duplicating the work – or something being missed and not done – could be higher.

Each of the brokerages represents both of the two sellers. Just because you wanted one brokerage and your partner wanted to hire the other, the brokerages are responsible to both of you equally as you're both sellers. It's not that one brokerage represents you and one brokerage represents your partner; both brokerages represent you and your partner together.

A co-brokering agreement may or may not meet your needs. The brokerages that you consider hiring should be explaining the benefits and drawbacks of what you want to do, but it's up to you and your partner to decide how to proceed.

"Ask Charles" is a question and answer column by Charles Stevenson, Registrar with 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 [askcharles@reca.ca](mailto:askcharles@reca.ca).



## Buying a home: how much can you afford?

You'd like to set a budget in order to purchase a condominium, house or any other type of home, but you don't know where to start? The maximum purchase price you can pay depends on several factors. Here are some guidelines to help you.

First, calculate all your monthly household expenses, including housing, communications, entertainment, savings, insurance, healthcare and transportation. The more realistically you record your expenses, the better your idea of what you can pay towards a house.

Next, you need to determine the exact amount of all your debts. Mortgage lenders will ask you for this information, so be prepared. Now note all the costs of buying and owning a property, such as a home inspection, transfer tax and a notary or lawyer's fees. Calculate how much of a down payment can you come up with.

Keep in mind the federal guideline that says you shouldn't let your monthly housing costs (mortgage, interest, taxes and heating) exceed 28 per cent of your average gross monthly income. Generally, your debt-to-income ratio (the total amount you spend each month to repay all your debts, including housing) shouldn't exceed 36 per cent of your average gross monthly income.

If you would like to have more information about your mortgage eligibility or about your ability to pay, visit the website of the Canada Mortgage and Housing Corporation.



## Add a touch of spring to your dining room

Would you like to celebrate the arrival of spring by adding some pep to your dining room? Here are three suggestions.

**1. Flowers** A great way to bring spring into your home is with a centrepiece for your dining table. Fill a favourite vase with spring flowers — think tulips, lilies, gerbera, lilacs, daffodils or hyacinths. For a truly stunning arrangement, consult a florist.

**2. Birds** It is true: "One swallow does not a summer make." However, for a spring-like touch, you can use some decorative elements inspired by our feathered friends. Try a tablecloth with a bird pattern, a vintage-style metal birdcage or a slim vase filled with a few long feathers.

**3. Colour** Welcome spring's freshness into your dining room by opting for pastel (mint green) or citrus colours (lemon yellow).





**Mitzi Billard**  
Associate  
**403.396.4005**  
mitzibillard@remax.net

**RE/MAX**  
real estate central alberta  
4440 - 49 ave., red deer  
403.343.3020

**#113, 260 DUSTON STREET**

**BIG Reduction!**



**OPEN HOUSE SUNDAY, MARCH 11, 2-4 PM**

**IMMEDIATE POSSESSION**  
1 bed, 1 bath + den main floor condo unit with secure indoor heated parking and storage! Open concept w/gas fireplace in living room, eat-up bar in kitchen. Patio has gas hookup for BBQ. **NOW \$149,900**

**7 STEPHENSON CRESCENT**



**OPEN HOUSE SATURDAY, MARCH 10, 2-4 PM**

**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**



**MALEY  
LONEY  
SIM**  
REALTY TEAM



**Al Sim**  
403.391.1771

**Lori Loney**  
403.350.9700

**Tim Maley**  
403.550.3533

**RE/MAX**  
real estate central alberta  
4440 - 49 ave. red deer  
403.343.3020

<p><b>\$249,000</b></p> <p><b>#405 5211 39 Street</b></p> <ul style="list-style-type: none"> <li>• south hill condo steps from the hospital</li> <li>• 2 bedrooms and an upper level loft</li> <li>• ensuite and laundry</li> <li>• fireplace and perfect condition</li> </ul> <p>Call Tim Maley 403-550-3533</p>	<p><b>\$219,900</b></p> <p><b>#158, 6220 Orr Drive</b></p> <ul style="list-style-type: none"> <li>• Immediate possession!</li> <li>• 3 bedrooms upstairs</li> <li>• gas fireplace</li> </ul> <p>Call Lori Loney 403-350-9700</p>	<p><b>\$284,900</b></p> <p><b>#205 30 Carleton St</b></p> <ul style="list-style-type: none"> <li>• 1117 Sq ft 2 Storey Condo</li> <li>• Stainless Steel appliance</li> <li>• Granite Counter Tops</li> <li>• 2 Master Bedrooms with Ensuites</li> </ul> <p>Call Al Sim 403-391-1771</p>
<p><b>\$319,900</b></p> <p><b>195 Cedar Square Blackfalds</b></p> <ul style="list-style-type: none"> <li>• Beautiful bungalow</li> <li>• Close to schools</li> <li>• Open floor plan</li> <li>• Fully finished</li> </ul> <p>Call Al Sim 403-391-1771</p>	<p><b>\$329,500</b></p> <p><b>19 Stirling Close</b></p> <ul style="list-style-type: none"> <li>• fabulous Sunnybrook bungalow</li> <li>• excellent condition and large yard</li> <li>• 4 beds and 2 baths</li> <li>• double garage and fully finished</li> </ul> <p>Call Tim Maley 403-550-3533</p>	<p><b>\$329,900</b></p> <p><b>52 Bettenson Street</b></p> <ul style="list-style-type: none"> <li>• 4 bedroom bungalow</li> <li>• backs on to green space</li> <li>• huge detached garage</li> </ul> <p>Call Lori Loney 403-350-9700</p>
<p><b>\$369,500</b></p> <p><b>3 Charles Ave</b></p> <ul style="list-style-type: none"> <li>• fully developed 2 storey home</li> <li>• master bedroom includes 4pc ensuite</li> <li>• fireplace and hardwood</li> <li>• walking distance to Clearview market</li> </ul> <p>Call Tim Maley 403-550-3533</p>	<p><b>\$384,900</b></p> <p><b>4105 45 ave Sylvan Lake</b></p> <ul style="list-style-type: none"> <li>• open concept bungalow</li> <li>• 4 bedrooms &amp; main floor laundry</li> <li>• hardwood floors &amp; 3 sided fireplace</li> <li>• finished basement with infloor heat</li> </ul> <p>Call Tim Maley 403-550-3533</p>	<p><b>\$429,500</b></p> <p><b>4766 Aspen Lakes Blvd Blackfalds</b></p> <ul style="list-style-type: none"> <li>• Eagle Ridge show home</li> <li>• hardwood, quartz counters, open layout</li> <li>• main floor master bedroom</li> <li>• 3 beds and 3 baths</li> </ul> <p>Call Tim Maley 403-550-3533</p>
<p><b>\$439,900</b></p> <p><b>105 Ash Close, Blackfalds</b></p> <ul style="list-style-type: none"> <li>• Mint condition bi-level</li> <li>• fully finished with 5 bedrooms</li> <li>• open concept and private setting</li> <li>• walk-out basement</li> </ul> <p>Call Tim Maley 403-550-3533</p>	<p><b>\$449,500</b></p> <p><b>#17 5202 Farrell Ave</b></p> <ul style="list-style-type: none"> <li>• premier gated adult community</li> <li>• 3 bedroom with walkout basement</li> <li>• landscaping and snow removal inc</li> <li>• short walk to Bower Ponds &amp; walking trails</li> </ul> <p>Call Tim Maley 403-550-3533</p>	<p><b>\$489,900</b></p> <p><b>23 Tory Close</b></p> <ul style="list-style-type: none"> <li>• brand new condition</li> <li>• 2 storey with 3 beds &amp; bonus room</li> <li>• quartz counters, A/C, open design</li> <li>• fenced and landscaped</li> </ul> <p>Call Tim Maley 403-550-3533</p>
<p><b>\$489,900</b></p> <p><b>52 Best Crescent</b></p> <ul style="list-style-type: none"> <li>• quality renos inside &amp; out</li> <li>• hardwood and granite</li> <li>• custom Sadona cherry cabinets</li> <li>• 3 beds and 4 baths</li> </ul> <p>Call Tim Maley 403-550-3533</p>	<p><b>\$525,000</b></p> <p><b>47 Ackerman Crescent</b></p> <ul style="list-style-type: none"> <li>• executive walk out bungalow</li> <li>• hardwood floors</li> <li>• main floor laundry, granite, 2 fireplaces</li> </ul> <p>Call Lori Loney 403-350-9700</p>	<p><b>\$569,900</b></p> <p><b>26 Lowden Close</b></p> <ul style="list-style-type: none"> <li>• 1951 Sq 2 Storey</li> <li>• 4 Bedroom</li> <li>• 9 foot Ceilings</li> <li>• Dark Laminated Flooring</li> </ul> <p>Call Al Sim 403-391-1771</p>
<p><b>\$589,900</b></p> <p><b>40 Illingworth Close</b></p> <ul style="list-style-type: none"> <li>• walk out bungalow</li> <li>• media room</li> <li>• 5 piece ensuite</li> </ul> <p>Call Lori Loney 403-350-9700</p>	<p><b>\$649,900</b></p> <p><b>86 Oaklands Crescent</b></p> <ul style="list-style-type: none"> <li>• backing on to park-like setting</li> <li>• great bonus room</li> <li>• walk out basement</li> </ul> <p>Call Lori Loney 403-350-9700</p>	<p><b>\$879,000</b></p> <p><b>112 Garrison Circle</b></p> <ul style="list-style-type: none"> <li>• executive 2 storey home</li> <li>• 4 bdms, beautiful ensuite, top floor laundry</li> <li>• open concept main flr w/chef's kitchen</li> <li>• solar panels, zero scape landscaping</li> </ul> <p>Call Tim Maley 403-550-3533</p>

## 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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5.04 Acres

39403 RANGE ROAD 222  
**\$398,000**  
MLS CA#0124377



Lacombe

98 HATHAWAY LANE  
**\$449,000**  
MLS CA#0119722



Blackfalds

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



Lacombe

5606 49 AVENUE  
**\$319,000**  
MLS CA#0119272



Lacombe

#19-15 MACKENZIE RANCH WAY  
**\$69,900**  
MLS CA#0128768



Lacombe

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



Wolf Creek Village

207 SAND BELT DRIVE  
**\$759,000**  
MLS CA#128676



Penoka

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



Lacombe

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



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5627 53 AVENUE  
**\$304,900**  
MLS CA#0115290



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



5.98 Acres

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



19.99 Acres

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



4.52 Acres

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



Blackfalds

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



Lacombe

6 TALISMAN CLOSE  
**\$389,000**  
MLS CA#0110990



18.5 Acres

422015 RANGE ROAD 20  
**\$735,000**  
MLS CA#0127575



Clive Acreage

4714 48 AVENUE  
**\$499,900**  
MLS CA#0128750



Penoka

Feature Home

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

WONDERING  
WHAT YOUR HOME  
IS WORTH?

**CALL FOR YOUR  
FREE MARKET  
EVALUATION  
TODAY!**