

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | MARCH 30, 2018

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

**97 Ellenwood Dr
Red Deer**

FULLY FINISHED 1160 SQ FT BI-LEVEL
3 bedrooms and 3 baths, freshly painted,
with large covered rear deck and is
fully fenced. Many recent upgrades!

*For further info on this multiple listing service home, see page 7
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



Doug Wagar
 403.304.2747



SUNNY BROOK!
 Lovely home, huge heated shop/garage, extra large treed pie lot! Shows great! **\$389,900**



PENHOLD!
 4 bedroom, 1138 sq. ft. bungalow, 28x26 double garage, On a close. **\$179,900**



BLACKFALDS!
 Lovely 4 bedroom home, family room, 2 full baths, large lot! **\$262,900**



JUST LISTED!
 Royal Oaks executive condo with a loft. Top floor end unit, 2 large bedrooms, 2 heated parking spots. **\$254,900**



CLIVE!
 Beautiful little home. Vaulted ceiling, underfloor heat. Large lot, garage. **\$142,900**



ANDERS!
 Two storey 1539 sq. ft. fully developed executive duplex! Quiet location On a close! **\$339,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Gerald Doré
 403.872.4505

TAKE THE 3D TOUR OF MY PROPERTIES AT www.geraldlore.ca or call me at (403) 872-4505



Only \$234,900
358 DRUMMOND AVE
 3 beds 2 baths townhouse in quiet location, new vinyl plank floor, new paint, new app! 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 \$479,900
74 WILTSHIRE BLVD
 Classy 2 storey just off of the River trails close to everything! Many upgrades and perfect for the family into "Lifestyle". MLS#CA0116837



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 \$434,900
50 WILKINSON CIRCLE, SYLVAN LAKE
 4 beds, 3 baths, near the golf course, beach and marina, RV parking. MLS#CA0129384



350-5502
Carol Donovan



120 Dowler Street
OPEN HOUSE Sunday, Apr 8, 2-4 pm
 Immaculate! All the work is done! 3 beds up & 1 down. Spacious master bdrm supports 3 pc. ensuite. Third level features family room, fireplace, bath & another bdrm. Low maintenance back yard. Call for a list of upgrades this home has to offer. Excellent location close to elementary & high schools & close proximity to shopping.



17 Portway Close, Blackfalds
 Over 2200 sq. ft. with WALKOUT BASEMENT! You'll love this open concept design with the latest in colors and style. Bright kitchen great room with access to a huge deck. 3 bdrms up and 1 down. Downstairs features family room, wet bar & back yard access. All of this on a close location!. Open House March 24!



4922 Doncaster Avenue
 Convenient Adult Living! Move in & put your feet up! Landscaping & snow removal is done for you. The bright kitchen is open to the living area. There is plenty of counter space & a corner pantry. Recent upgrades include flooring & shingles. There is a 3 season room, perfect for relaxing. Call Carol for your personal tour!



106 3501 49 Avenue
 Corner Unit, Main Floor! Two bedroom and two bathrooms. one underground stall and one above ground stall. Open concept living area (fireplace) dining and kitchen. In suite laundry. Beautifully maintained building!



NORM JENSEN
 403.346.8900



30x28 DETACHED GARAGE!
New Listing in Penhold
 Boasting 4 Bdrms, 2 Bths. Fully Finished, Family room with wet bar. Bsm't entry from backyard. RV Parking!



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



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



LOTS OF AMENITIES!
Adult Orientated!
 Close to everything! Sierra Grand Condo! Boasting 2bdrms, 2bths, One Titled Underground Heated Parking Stall incl.



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

YOUR HOUSE YOUR HOME

403-309-5451

Call Jamie today for your advertising needs!

YOUR KEY TO REAL ESTATE ADVERTISING





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



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!**



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



50 JASPAR CRES
 Fully finished and ready to move into 1136 SqFt Bi-Level in Johnstone Crossing. 4 bedrooms, 3 baths, alder cabinets in the kitchen with a full tile backsplash, breakfast bar, pantry **Call Alex!**



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 wonderful location close to shopping and downtown. Private neighbourhood is well maintained and offers great living. **Call Alex!**



Les Anderson
 403.350.1932



NEW LISTING!
 2 Bedroom, 2 bath townhouse in excellent condition! Lots of upgrades, bright & open kitchen, corner fireplace, large master bedroom, lots of closets, south back yard **\$208,900**



NEW LISTING!
 Gorgeous condo backing on to golf course. Great open plan, 2bdrms, 2 baths, fireplace. Absolute mint condition. 2 underground parking stalls. **THIS IS A MUST SEE!! \$279,900**



\$15,000 REBATE! MELCOR SPRING PROMOTION
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. 8smi dev, 2 beds, family room & 4 piece bath. Nothing like a New Home! **\$394,900**



GREAT VALUE
 in this Canada West built 1514 sq. ft. modified bilevel. Fully dev, 5 bdrms, 3 baths with quality beyond compare! Open plan, vaulted ceilings, gorgeous kitchen, quartz counters throughout & incredible ensuite. 24x25 heated garage! A must see! **\$559,900**

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



Bett Portelance 403-307-5581



JUST LISTED
68 VANSON CLOSE

1643 SQ FT WALKOUT BUNGALOW
5 BDR, 3 BATH
ATTACHED TRIPLE CAR GARAGE

HELPING YOU MAKE THE RIGHT MOVE

ROYAL LePAGE



Call Jamie at 403-309-5451

YOUR HOUSE YOUR HOME

Central Alberta's Most Comprehensive Guide of Real Estate Listings

List with A Member Of the Central Alberta Realtors® Association and Have Your Home Shown to Over 34,000 Households in Central Alberta

(Blackfalds, Innisfail, Lacombe, Penhold, Red Deer & Sylvan lake)



What to consider when choosing a railing

Both decorative and functional, handrails should be chosen with care. Here are a few considerations to help you make a smart purchase.

Of course, to achieve visual harmony, you should choose a model that matches the style of your staircase and the surrounding area. But before thinking about aesthetics, it's important to consider the role of the railing as a safety barrier — especially if you have young children or share your home with anyone with limited mobility.

For example, as far as the handrail is concerned, it's a good idea to go with a

rounded shape to make it easier to grip. For the banister, avoid horizontal bars: children can easily climb them. Also, make sure that little ones aren't able to fit their heads or shoulders between the bars. There are various norms and regulations that govern things like minimum railing height — call in an expert to make sure everything is up to code.

Finally, when it comes to choosing a material for your railing — metal, wood, plexiglass — style is of course important, but also make sure to keep maintenance in mind.



ROYAL CARPET REALTY LTD.

SERVING RED DEER FOR OVER 40 YEARS
www.rcrrealestate.com

342-7700



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



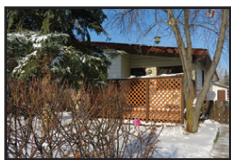
**ARIEL
DAVID**



\$5,000 CASH BACK TO BUYERS!
3 bdrm, 1.5 bath townhome, beside 2 parks, close to middle school & 2 min to hwy 11, separate fenced yard & 2 parking stalls. Bring your pets! **ONLY \$224,900 CALL NICOLE 342-7700.**



SYLVAN LAKE Bungalow backs onto park, updated fully finished 3bdrm/3 bath main floor laundry. **\$359,900 CALL NADINE 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.**



FULLY DEVELOPED half duplex 4 bedroom 3 bath att'd garage shows like new. Timberlands. **\$379,900 CALL BRAD GRANLUND AT 342-7700.**



COURT SALE bilevel 1090 sq ft 2 bdrm/2 baths. **\$259,900 CALL BRAD GRANLUND 342-7700.**



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.**



ROOM FOR A HUGE GARAGE 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 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$411,900 CALL JENNIFER AT 342-7700.**



BRAND NEW fully finished 4bdrm/3bathroom bilevel. Still time to make some choices. Blackfalds **\$324,900 CALL NADINE 342-7700.**



LEGAL SUITE in a large walkout bungalow on a huge pie lot with attached heated 26 x 26 garage. **\$499,900. CALL JENNIFER AT 342-7700.**



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



BRAND NEW WALKOUT bilevel 3 bdrm on main floor/2 baths Quick possession. **\$334,900 CALL BRAD GRANLUND 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.**



6 APPLIANCES INCLUDED!
Start off your Spring in this BRAND NEW modern, bright & stylish 2 bdrm, 2 full bath home, w/dropped living room & south facing backyard. **New LOWERED PRICE OF \$334,900 CALL NICOLE 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.**

For more info on our listings, check out www.rcrrealestate.com



Tips for first-time real estate investors

Real estate can be a good investment that helps build wealth and secure a financial future. According to Investopedia, average 20-year returns in commercial real estate hover around 9.5 percent, while residential and diversified real estate average returns of 10.6 percent.

Such figures may seem too good to ignore for many prospective real estate investors. But investing in real estate can be risky, and it's important that first-time investors consider a host of factors before deciding to delve into the real estate market.

Current finances

Real estate can potentially yield big returns, but these may only materialize after investors spend ample amounts of money refurbishing or even maintaining their investment properties. Prospective investors without the capital on hand to finance repairs or routine maintenance may find it difficult to make their properties appealing to potential tenants, which can make it harder to meet

mortgage payments. Prospective investors who already have sizable debts, be it consumer debt or existing mortgage payments, may want to pay down those debts before investing in real estate.

Down payments

According to Wells Fargo, mortgage insurance does not cover investment property, and loans typically require a minimum down payment of 20 percent of the value of the property. So prospective investors cannot count on mortgage insurance to finance their investments in real estate. Investors should not just make sure they can meet that 20 percent requirement, but also ensure they have enough capital left after making their down payments to address any repairs that need to be made. If not, they might have trouble attracting renters willing to pay enough in rent.

Interest rates

Prospective real estate investors may be surprised to learn that investment property loans are often subject to

higher interest rates than those for home buyers borrowing to purchase a primary residence, says Quicken Loans. Investors should not count on getting the same or better interest rates for their investment properties that they did when buying the homes they currently live in.

Financial reserves

Some lenders may require that prospective investors have sizable financial reserves before they will lend them money to invest in real estate. Some may require that borrowers have several months' worth of reserves to finance both their personal lives and their investments. If a 20 percent down payment would make that impossible, then prospective investors may want to wait a little longer to invest and save more money until their financial reserves would prove more acceptable to lenders.

Investing in real estate can yield big returns. But first-time investors should know that such investments are vastly different than investing in a home for oneself.

**COLDWELL
BANKER**

OnTrack Realty

OnTrack REALTY

UNIT G, 2085—50TH AVE, RED DEER

www.coldwellbankerreddeer.ca

343-3344

**COLDWELL
BANKER**

OnTrack Realty



403.350.4919

**Carol
Clark**
Associate
Broker



\$595,900
10 DENISON CRES, RED DEER

4 Beds 4 Baths SF: 2,151
Beautiful 2 Storey in Deer Park. Kitchen has granite counter tops, formal dining and big windows giving lots of natural light. Bathrooms have been renovated and have fresh paint. This property also has a big backyard that backs onto a greenspace! MLS# CA0130143



\$399,900
6 DAVISON DRIVE, RED DEER

4 Beds 4 Baths SF: 1,814
Pie Shaped Lot Anyone? Deer park is a great community and this house is sure to impress with hardwood flooring throughout, vaulted ceilings and Air Conditioning. MLS# CA0126485



\$430,000
79 RUTAN CLOSE, RED DEER

6 Beds 3 Baths SF: 1,446
Tile entryway, hardwood flooring, vaulted ceilings, island with eating bar, main floor laundry, master has ensuite and large walk in closet with built-in cabinets, tons of quality here. It is also nicely landscaped with brick patio and dura-decking. MLS# CA0119653



\$1,580,900
38019 Rge Rd 270, RD COUNTY

5 Beds 3 Baths SF: 2,723
~ Luxurious fully developed Bungalow on 4.5 Acres ~ 40x80 heated Shop. Open concept main floor with 10-12ft ceilings, chef inspired kitchen, very high end appliances, dreamy master suite with spa like ensuite, Custom Projection tv/theatre room with wet bar and equipped to cook up snacks for movie night. MLS# CA0110833

CALL CAROL CLARK AT 403-872-3350



**Dale
Stuart**
403-302-3107

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

**IMMEDIATE POSSESSION
FOR THIS GREAT STARTER HOME**



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.

**IMMEDIATE POSSESSION,
FULLY FINISHED RAISED BUNGALOW**



**5514-53 AVE
LACOMBE**

5 bdrms, 2 full baths, hardwood floors, many upgraded & renovated features. Has a suited style bsmt with private entry. A large & nicely landscaped yard with 24x26 heated garage.

A GREAT STARTER HOME



**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.

**UPPER LEVEL CONDO UNIT IN
SUNNYBROOK!!**



#10 - 7 STANTON STREET

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

**LOCATED ACROSS FROM LARGE
PARK AND PLAYGROUND**



97 ELLENWOOD DRIVE

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.

**THIS IMMACULATE BI-LEVEL HAS
AN OPEN FLOOR PLAN**



130 BOWMAN CIRCLE SYLVAN LAKE

Quality laminate fltg, 2 large bdrms up & 1 down (4 pce ens off the master). Has 9' ceilings up & down with underslab heat in bsmt (partly fin'd). Has a 24x24 underslab htd garage. Backyard is finished with paving stones & gravel. Raised garden boxes.

**LOCATED CLOSE TO FAWN
MEADOWS GOLF COURSE**



2109 - 19 AVENUE, DELBURNE

This 1796 sq. ft. 2003 doublewide modular is on it's own 60x150 lot. Has vaulted ceilings, gas fireplace, 3 large bdrms, 2 full baths, Jacuzzi tub, country kitchen, formal dining, 30x30 heated garage, large paved driveway.



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

YOUR HOUSE YOUR HOME

SERVICE DIRECTORY



Since **1997**
Renovation Professionals
facebook.com/CounterscapesRD

info@counterscapes.ca
403.347.2115
9-4608 62nd Street
Red Deer, AB



**Countertops | Quartz | Laminate
Sinks | Faucets | Tile Backsplash
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

FRIDAY, MARCH 30

RED DEER

95 Ackerman Crescent.. **1:00 – 3:00 pm** Kim Fox RE/MAX..... **506-7552**..... \$475,000..... Aspen Ridge

SATURDAY, MARCH 31

RED DEER

6 Davison Drive **2:00 – 4:00 pm** Carol Clark..... COLDWELL BANKER ONTRACK..... **350-4919** \$399,900..... Deer Park Estates
64 Jenkins Drive..... **2:00 – 4:00 pm** Ivan Busenius..... RE/MAX..... **350-8102** \$399,900..... Johnstone Park
236 Kingston Drive **11:00 – 1:00 pm**..... Kim Fox RE/MAX..... **506-7552** \$415,000..... Kentwood
11 Tobin Gate..... **2:00 – 4:00 pm** Kim Fox RE/MAX..... **506-7552** \$575,000..... Timberlands
90 Eversole Crescent **2:00 – 4:00 pm** Rob White CENTURY 21 ADVANTAGE..... **350-1070** \$274,900..... Eastview Estates
12 Rutherford Drive..... **12:00 – 2:00 pm**..... Kim Fox RE/MAX..... **506-7552** \$429,900..... Rosedale Estates

SUNDAY, APRIL 1

OUT OF TOWN

54 Woodbine Avenue..... **2:00 – 4:00 pm** Scott Wiber ROYAL LEPAGE NETWORK..... **505-3815** \$514,900..... Blackfalds



Happy Easter!

Find your
dream
house
this
weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

	<h2 style="text-align: center;">Advantage</h2> <p style="text-align: center;">21 photos of every property</p>		<h3 style="text-align: center;">Parkland Mall, Red Deer</h3>
			
<p>Bob Wing 403-391-3583</p>	<p>\$269,900! 29 Mitchell Avenue MODERNIZE IN MORRISROE! Solid, 5 bedroom bi-level with a country kitchen, huge MF family room, heated 2 car garage, close to schools & shopping.</p>	<p>\$379,900! 15 Inglis Crescent INGLEWOOD WALKOUT! Excellent 4 bedroom, 3 bath bi-level with vaulted ceilings, 3 sided FP, MF laundry, 21x26 heated garage, RV gate, fruit trees.</p>	
<p style="text-align: center;">For details - call or text BOB WING today! (403)391-3583</p>			

Which renovations are worth an investment?

The cost of remodeling a home is easier to stomach when homeowners can expect to recoup a sizable percentage of the costs of the renovation. While basing renovations on their potential impact on resale value may be unwise, return on investment is something homeowners must consider when mulling renovation projects.

Many homeowners wonder which renovations will resonate most strongly with potential buyers when a home is put up for sale. According to Remodeling magazine, homeowners are less likely to recoup their investment in a major kitchen or bathroom remodel than they would with basic home maintenance, such as new siding. That's because buyers are most interested in how the bones of the house — or those elements that keep the house protected and can be costly to fix — were maintained.

Each year Remodeling magazine issues its "Cost vs. Value Report," which highlights the projects that offer the most return on investment. In 2016, the No. 1 project was the installation of fiberglass attic insulation, which could produce 116.9 percent recouped cost and a resale value of \$1,482. Rounding out the top five were manufactured stone veneer for the exterior, a standard new garage door, a steel entry door, and an upscale garage door.

Projects with the least return on investment tended to be more expensive undertakings that offered returns of roughly 57 percent. Such projects included bathroom additions, upscale



bathroom additions, upscale master suite additions, upscale bathroom remodels, and deck additions.

For those considering more expensive renovations, keep these figures in mind, courtesy of Forbes.

- A major remodel of a 200-square-foot kitchen can cost around \$113,000, with homeowners recouping 60 percent.
- Replacing 1,250-square feet of siding with new fiber siding can cost \$13,000, but homeowners can expect to recoup 80 percent of that cost at resale.
- Replacing 10 existing double-hung windows with vinyl low-e glass windows is valued at \$14,000, and the return can be between 68 and 73 percent.

There are even renovations that seem like good ideas but can actually hurt the resale value of a home. MSN Money lists these projects as money-wasters for those who want to sell soon.

- Lavish lighting fixtures can look dated in a few years when trends change.

- Wallpaper or textured walls can be notoriously hard to change, and buyers know that.

- Kitschy renovations, such as 1950s diner tiles, may appeal to only a select number of people. Neutral renovations are better if resale is the goal.

- Many real estate experts warn against converting a bedroom into anything other than a bedroom — even for the purposes of a home office. Such conversions can immediately devalue the property. The same can be said about combining two small bedrooms into one larger space.

Homeowners should investigate potential renovations before committing the time and money to something that may offer little value at resale.



Advantage

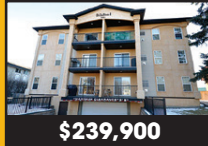
Smarter, Bolder, Faster



Asha Chimiuk
403-597-0795



NEW LISTING
\$135,000
#4515-53 Street #204. "Woodlea Estates"
Nestled in historic Woodlea, steps away from Coronation Park is this hidden gem! 1 bdrm condo situated on the 2nd floor facing South. Beautifully renovated & freshly painted throughout, is ready to move in! Squeaky clean building, is a pleasure to show. Close distance to downtown makes this a desirable building. Elevator and parking space on site.



\$239,900
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!



\$257,990
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!



REDUCED
\$314,900
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.



\$585,000
#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.



CONDITIONAL
\$328,900
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!



SOLD
\$409,900
83 Issard Close
Are you looking for a lge home with lge bdrms? Look no more & come see this one! I am not sure where to start. This home is very roomy everywhere you go! Good sized entry, main floor laundry combined with boot room leading to lge garage that will fit 2 lge vehicles. 4 lge bdrms & 3 baths. Kitchen with lge breakfast bar all open to dining area & living room. Bsm't wide open with 9' ceilings & built in bar. Enjoy your coffee on a 3 tier deck with the top one covered to keep you sheltered from sun & rain. Pie shaped lot backing onto a green space! Check Realtor's website for more information.



SOLD
\$208,500
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.



JUST SOLD
\$114,990
Lot in Gull Lake Area
2.87 Acres just east of Gull Lake surrounded by newer subdivisions. Only minutes from the lake. At the end of the close, with gas and power on the road. Nice flat site bordered by mature trees to the south and farm land to the east. Priced to sell at \$114990! Don't hesitate, call today!



JUST SOLD
\$278,800
4422-54A Ave Cres Innisfail
In a family oriented & safe neighbourhood couple of blocks from school. Immaculate & painted in modern colors! Bright & full of natural light, main floor has open design. Kitchen is spacious, & open to dining area & living rm. 4 bdrms, 2 baths. Bsm't bath was just redone in modern colours & fixtures. Bsm't offers big windows. Large fenced yard faces East & comes w/ shed, fire pit, sunny deck, dble det'd garage.



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

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.

Exploring **condos and townhouses**



Individuals have many options when seeking places to call home. Among those options are condominiums and townhouses. While quite similar, condos and townhouses are different. Learning what sets these residences apart can help people find the right fit for them.

Condominiums

Condos are private residences owned by an individual or family in a private building. According to Realtor.com, condos are similar to apartments. However instead of paying rent, condo dwellers own the space. Condos share common areas, such as pools, recreation rooms, gyms, and outdoors spaces.

People may be attracted to condos because there is very little maintenance involved. Condos can be in large buildings similar to apartment buildings, and living spaces may be confined to one floor. High-rise condominiums may resemble skyscrapers, offers Coldwell Banker, which notes that a condo owner shares ownership of the land, the roof, the

staircases, and the exterior of the condominium complexes. The only thing the condo owner may own outright is his or her individual living space.

Condo owners typically rely on maintenance companies and other contractors to handle the repairs and upkeep of the spaces outside of the interior of one's specific condo. Residents typically pay condominium fees to a condo board to manage and cover these expenses. Because of the multiperson ownership, condos place strict restrictions on what can and can't be done to the property.

Townhouses

Townhouses are usually multileveled attached properties. Townhouses may fall within a row of other homes or be an end unit where only one side is attached.

Many people are drawn to townhouses because of their various levels and architectural styles. Some also feel that townhouses provide more of a traditional home feel than

condominiums. Townhouses may come with a small parcel of land, a driveway or a private garage.

Although there may be some community amenities accessible to owners of townhouses, such amenities are rare. However, because townhouse communities do not handle as much maintenance — exterior repair and roof maintenance may be the responsibility of the townhouse owner — homeowners association fees tend to be less expensive than those incurred by condo owners.

Townhouse owners typically take ownership of the home, the roof and the land that lies below it. However, both townhouse and condo owners are urged to read the bylaws of their communities, which should specifically list responsibilities of the owner versus the homeowner's association or condo board.

Condos and townhouses have similarities and differences, but both can be ideal places to live for those who desire help with maintenance and worry-free living.

Ask Charles

I listed my house with a real estate agent after seeing their ads all over my community, but my showings and correspondence are always with another member of the real estate agent's 'team.' Is that allowed? I thought I was hiring the person in the advertising.

On the surface of it, there's nothing wrong with what you've described, but it's important that the agent didn't mislead you into thinking you were hiring just them.

When you list your home with a real estate professional, you're actually listing your home with their brokerage; the company they work for. The agent you deal with is the person working on your behalf as the representative of the brokerage.

If the brokerage is a common law brokerage, it technically means that all of the individuals within that brokerage are working on your behalf, and the law assumes they all have the same information about you and your property. If you're working with an individual from a common law brokerage, then yes, other real estate professionals within that brokerage work for you as well, and can take care of your showings, provide services to you, and negotiate on your behalf.

If the brokerage is a designated agency brokerage, the real estate professional you're working directly with needs to be named in the listing agreement as a designated agent. Additional individuals can also be named and they jointly will



be your "designated agents." They will be your representative(s) in your transaction on behalf of the brokerage. Other individuals in the brokerage who are not named in the listing agreement do not have a working relationship with you or your listing. Your agent(s) cannot share your information with other individuals within the brokerage, and they will not provide services to you or work on your behalf.

Whether you're working with a common law or designated agency brokerage, when you sign your listing agreement – be clear with your real estate professional about who you want to be directly working with. If you want to only deal with the individual, you're meeting with, tell them, and see what they have to say. Some real estate professionals will only work as part of a team and won't be prepared to offer such a guarantee.

Don't sign anything you're not comfortable with. If you ex-

pect to work with the individual whose face is in all the advertising, make sure you make that clear in writing and discuss it with them before you hire them.

If the person in the advertising says you'll be communicating and working with only them, and it turns out you deal with their team or others within the brokerage, and never see or hear from them again, there could be grounds for a complaint if they misled you about your working relationship.

"Ask Charles" is a question and answer column by Charles Stevenson, Registrar with the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.



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



\$244,900

REDUCED

#25, 73 Addington Drive

- Fully Finished 2 storey condo
- Great Anders location
- IMMEDIATE POSSESSION

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



\$319,900

NEW LISTING

195 Cedar Square Blackfalds

- Beautiful bungalow
- Close to schools
- Open floor plan
- Fully finished

Call Al Sim 403-391-1771



\$319,900

- 4213 53 Street
- fantastic location backing onto treed reserve
- charming character bungalow, many upgrades
- double detached garage
- very private park-like setting

Call Tim Maley 403-550-3533



\$763,689

NEW LISTING

- 11 Towers Close
- Large 2 storey home with 3700+ of living space
- 6 beds and basement summer kitchen
- Massive triple garage
- Beautiful ensuite

Call Tim Maley 403-550-3533



\$139,900

NEW LISTING

#680 Piper Drive

- Super affordable 2 bed condo
- Great starter, fireplace & large living room
- Laminate and carpet, renovated bath
- Sold "as is"

Call Tim Maley 403-550-3533



\$359,900

NEW LISTING

- 3 Charles Ave
- fully developed 2 storey home
- master bedroom includes 4pce ensuite
- fireplace and hardwood
- walking distance to Clearview market

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



\$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



\$439,500

- #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

Call Tim Maley 403-550-3533



\$439,900

- 105 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



\$484,900

REDUCED

52 Best Crescent

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

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



\$569,900

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

Call Al Sim 403-391-1771



\$589,900

40 Illingworth Close

- walk out bungalow
- media room
- 5 piece ensuite

Call Lori Loney 403-350-9700



\$649,900

REDUCED

- 86 Oaklands Crescent
- backing on to park-like setting
- great bonus room
- walk out basement

Call Lori Loney 403-350-9700



\$749,900

REDUCED

- 3 Voisin Close
- Fabulous former show home
- Fully Finished with tons of extras
- 4 bedrooms, bonus room

Call Lori Loney 403-350-9700



\$879,000

NEW LISTING

112 Garrison Circle

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

Call Tim Maley 403-550-3533

**YOUR HOUSE
YOUR HOME**

**Your House Your Home
Is ONLINE!**

View our complete publication online at www.yourhouseyourhome.com



Mitzi Billard
Associate
403.396.4005
mitzibillard@remax.net



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

105, 4904 54 STREET



Main floor, 2 bed 1 bath condo unit located downtown Red Deer near shopping and public transit. New laminate floor & paint. In-suit laundry. Patio & fenced in grass area. **Priced to sell! \$110,000**

5651 76 STREET



Newly renovated & fully finished 5 bed, 2-1/2 bath bungalow with sun-room & double detached garage in mature neighborhood. Wood burning fireplace in living room, basement has wet bar. **\$374,900**

20 JOA AVENUE



PRIVATE WEST FACING YARD
Immaculate, fully finished 5 bed, 3 bath bi-level with 3-tier deck backing onto treed reserve. Gas fireplace on main, wood stove with stone surround downstairs. Theater room, in-floor heat, custom heated 24x24 garage. **\$419,900**

7 STEPHENSON CRESCENT



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



5 ways to get acquainted with a new neighborhood

Across the country, people are packing boxes, hiring trucks and moving short and long distances. The U.S. Census Bureau says that around 12 percent of the population moves each year. According to a survey by DuProprio, a Quebec-based real estate advice site, 28 percent of Canadians feel the need to move every five years. Surprisingly, DuProprio also found that 14 percent of owners wish they could move every year.

The main reasons people move are expansion of the family, a career change, retirement, empty nest situations, or when moving is more practical than large-scale home renovations. While some people stick close to previous home locations, a 2015 American Community Survey found approximately 16.9 million people moved to a different county in 2015.

Whether a move is across county lines or overseas, it can take some time to acclimate to a new neighborhood. These tips can help anyone get acquainted with their new surroundings and make friends in the process.

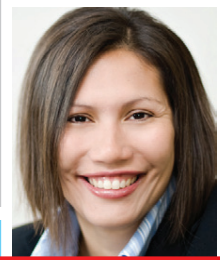
1. Host a housewarming party. Get to know immediate neighbors by hosting a party. After some unpacking is done, host a simple get-together for people who live nearby. Ask if neighbors can help out by bringing chairs. Offer light refreshments and some type of activities for children. The event doesn't have to be extensive, just long enough to engage in some conversation and introduce yourself.

2. Walk and drive around. Scout out the area by driving around and making note of shopping centers, parks and places of interest. Schedule times when you will get out of the car and walk around on foot, which makes it easier to take everything in. Use a website like Walkscore.com to find places within walking distance of your new home. Bring the dog along. Dogs can be great ice breakers with new neighbors.

3. Check out community blotters. Community events may be posted in print and distributed through a local newspaper and also on municipal websites. Find out where the locals go on weekends or during the week. Communities may take pride in certain activities. It's easier to get a feel for the neighborhood by spending time with the locals.

4. Become active in the community. Find a volunteer organization or join a local house of worship. Check with the local chamber of commerce for ways to get involved or clubs to join. Like-minded people can make living in a new locale more enjoyable.

5. Dine out once a week. If budget allows, try a new neighborhood eating establishment each week to get a lay of the land. You'll identify hot spots and hidden gems and will also be able to mingle with the community. An app such as Open Table can help you find places to eat nearby.



LISA SUAREZ
Realtor®



Royal LePage Lifestyles Realty

5820A Highway 2A, Lacombe, AB T4L 2G5

www.familyfriendlyhomes.ca

lisasuarez@royallepage.ca

Protecting Your Best Interests
403-782-3171



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



Lacombe

5627 53 AVENUE

\$304,900

MLS CA#0115290



Lacombe

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

7 MORNING MEADOWS DR

\$1,185,000

MLS CA#0118644

**WONDERING
WHAT YOUR HOME
IS WORTH?**

**CALL FOR YOUR
FREE MARKET
EVALUATION**

TODAY!