

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | APRIL 6, 2018

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



**OPEN HOUSE: Sunday, April 8, 1:00 - 3:00 pm**

**16 Durie Close, Red Deer**

## **BACKYARD OASIS**

with extra oversized double garage plus additional RV parking! Come see for yourself this Sunday from 1-3 pm.

**\$714,900**

*For further info on this multiple listing service home, see page 5 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**



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



**\$226,900**

**MAXWELL HOUSE 402, 4610-47A AVE.**

- CENTRALLY LOCATED
- DOWNTOWN RED DEER
- U/GROUND PARKING
- METICULOUSLY KEPT 45+ BUILDING
- 2BEDROOM/2BATH



**\$334,999**

**19 SHAW CLOSE**

- EXECUTIVE 1/2 DUPLEX
- 3 BEDROOM / 2 BATH
- NO CONDO FEES



**\$269,500**

**OPEN HOUSE SAT/ APR. 7; 1-3 PM**

**58 WHITEROCK CLOSE, BLACKFALDS**

- WALKOUT BUNGALOW (FULLY FINISHED)
- LOCATED ON A QUIET CLOSE, 3 BEDROOM, 2 BATH



**NORM JENSEN**  
 403.346.8900



**Minutes to Red Deer**

Boasting 4 Bdrms, 2 Bths. Fully Finished, Family room with wet bar. Bsmt entry from backyard. RV Parking!



**ONLY 30 MINUTES to Red Deer!**

Close to Golf Course and Lake! Bungalow in Gated Community at Whispering Pines Resort.



**Fully Finished Bi-Level**

24x26 detached garage, 3 bedrooms, office, wet bar, huge family room!



**Adult Orientated!**

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



**Location, Location!**

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



**Garry Raabis**  
 403-340-6789



- 15 Min to Red Deer & 5 min to Blackfalds on pavement.
- Beautiful river views, park like landscape.
- 3 beds, 4 bath, walkout, w/ attached 4 car



- garage/workshop./hobby shop-heated/ bathroom
- Flexible possession



- Quality upgrades include - windows, shingles, bathroom, flooring, E/C, fireplace, sprinklers.
- Full basement, attached garage w/water
- NO condo fees, Immediate possession

CALL GARRY 403-340-6789

CALL GARRY 403-340-6789

www.yourcentralalbertarealtor.com



**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**



**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**



**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**



**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!

**YOURHOUSE YOUR HOME**

View our complete listings at

**www.yourhouseyourhome.com**



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



**Pat Christoph**  
403-357-4639

**JUST LISTED**



**9 GEORGE CRESCENT**  
Starter or revenue? 1050 sq ft.  
3 +1 bedrooms, 2 baths.  
**\$269,000**



**68 OLIVER AVENUE**  
Cabin or Serviced Lot. Cozy 2 bed, 1 bath cabin in Gull Lake - 75 x 200 lot.  
**\$225,000**



**93 WOODLAND DRIVE, LACOMBE**  
Great value in Lacombe! Beautiful Fully Finished Home with 26 x 24 detached garage. **\$329,000**



**Doug Wagar**  
403.304.2747



**CLASSY SUNNYSBROOK HOME!**  
Loads of renos. Huge pie lot, extra large heated shop. Wonderful location! **\$379,900**



**PENHOLD FIXER UPPER!**  
Fully developed bungalow, 28x26 double garage. **\$179,900**



**JUST LISTED ACREAGE!**  
10 acres, 2690 sq. ft. 2 storey with 8 beds, 4 baths, triple heated garage. **\$609,900**



**FULLY DEVELOPED**  
1022 sq. ft. bi-level, 4 beds, 2 baths, nice sized yard, excellent location in Blackfalds. **\$262,900**



**EXECUTIVE 1539 SQ. FT. DUPLEX**  
Quiet Anders close. Fully developed and shows super! **\$339,900**

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

**Bett Portelance 403-307-5581**



**JUST LISTED**  
**68 VANSON CLOSE**

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

**OPEN HOUSE SUNDAY, APRIL 8TH, 1-3 PM**

**HELPING YOU MAKE THE RIGHT MOVE**



**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)*

**Call Jamie at 403-309-5451**



# Five common moving mistakes to avoid at all costs

Planning a big move? To ensure everything goes smoothly, avoid making these five common mistakes:

**1. Hiring the wrong movers.** Make sure to do business with a reputable moving company. Avoid movers who only provide one phone number, for example.

**2. Bringing everything.** Moving is the perfect opportunity to sort through your belongings and get rid of anything unnecessary. You'll save so much time if you don't have to pack and unpack a bunch of things you no longer use.

**3. Using big boxes.** This might seem like a good idea, but don't forget that a big box filled

with pots or books will be heavy and hard to carry — a good way to get hurt on moving day.

**4. Forgoing the survival kit.** Seeing as you most likely won't have time to unpack everything the day you move into your new place, assemble a box of handy items you'll want to keep within reach (scissors, screwdriver, notepad, toilet paper, cleaning products, bedsheets, etc.).

**5. Being lazy with labels.** To avoid having to haul boxes from one room to another and back again (or opening 22 of them before finding what you need), clearly (and accurately!) label each box according to its contents and the room it's destined for.



# ROYAL CARPET REALTY LTD.

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**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 \$219,900 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.**



**SUNNYBROOK** Fully finished half duplex bungalow 3 bdrms plus den, 2 baths and a detached garage. **\$252,400. CALL NADINE AT 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.**



**COURT SALE** bilevel 1090 sq ft 2 bdrm/2 baths. **\$259,900 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.**



**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.**



**NEW LISTING**, 32x46 shop on pie lot with 5bdrm/3bath walkout bilevel. Total pkg great location in Anders **\$774,900 CALL NADINE 342-7700.**



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



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



**BRAND NEW WALKOUT** bilevel 3 bdrm on main floor/2 baths Quick possession. **\$334,900 CALL BRAD GRANLUND 342-7700.**



**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.**



**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 HOUSES THIS WEEK



**OPEN HOUSE SAT. 1-3 PM**  
**36 HERDER DRIVE**  
**SYLVAN LAKE** Bungalow backs onto park, updated fully finished 3bdrm/3 bath main floor laundry. **\$359,900 CALL JENNIFER 342-7700.**



**OPEN HOUSE SAT. 1-3 PM**  
**101 TURNER CRESCENT**  
**FULLY DEVELOPED** half duplex 4 bedroom 3 bath att'd garage shows like new. Timberlands. **\$379,900 CALL NADINE AT 342-7700.**



**OPEN HOUSE SUN. 1-3 PM**  
**43 DOAN AVENUE**  
**2 GARAGES** - Huge family home on a close in Deer Park. Upgraded 4bdrm+den /4bath extensive landscaping. **\$549,900 CALL NADINE 342-7700.**



**OPEN HOUSE SUN. 1-3 PM**  
**16 DURIE CLOSE**  
**2 DOUBLE GARAGES & EXTRA RV PARKING** Room for all your vehicles to park inside! Plus this superb 2096 sqft fully finished 2 storey home, on a large lot, in a close, 4 bdrms, 4 baths, **JUST REDUCED TO \$704,900 CALL JENNIFER 342-7700.**

**COLDWELL  
BANKER**

OnTrack Realty

**ONTRACK REALTY**

UNIT G, 2085—50<sup>TH</sup> AVE, RED DEER

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

**343-3344**

**COLDWELL  
BANKER**

OnTrack Realty



**Margaret  
Comeau**  
403-391-3399



**PRIDE OF OWNERSHIP  
\$324,500**

**11 NOLAN STREET**

Immaculate, open dining kitchen concept, 5 large bedrooms, 3 bathrooms, 1152 Sq. ft., 4 level split, gas fireplace, 3 season sun room, double 24x26 garage, fully fenced.



**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!



403.872.3350

**Peggy  
Lane**  
Associate  
Broker



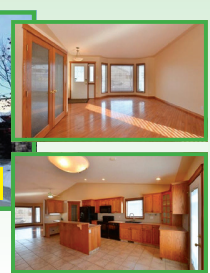
**5617-41 STREET, WEST PARK**

Legally Suited, Revenue Property guaranteed to make any owner smile with the Income. Upper suite has 3 bdrms. Lower suite has 2 bdrms, plus a single garage. Fully Occupied.



**50 RUTTAN CLOSE**

Proud you will be to call this Beauty Home. Gleaming hardwood flooring, soaring ceilings, south facing, 5 bdrms., 4 baths, plus oodles of extras.



**CALL PEGGY LANE AT 403-872-3350**

## 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).



**COLDWELL BANKER**

OnTrack Realty

# ONTRACK REALTY

UNIT G, 2085 — 50<sup>TH</sup> AVE, RED DEER

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**COLDWELL BANKER**

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**Dale Stuart**

403-302-3107

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

**IMMEDIATE POSSESSION FOR THIS GREAT STARTER HOME**

**\$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. Just painted throughout! Features laminate flooring on main floor & basement. 22x22 def'd garage.

**A GREAT STARTER HOME**

**\$149,900 NEW PRICE!**



**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.

**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.

**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.

**LOCATED ACROSS FROM LARGE PARK AND PLAYGROUND**

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

**LOCATED CLOSE TO FAWN MEADOWS GOLF COURSE**

**\$319,900**

**OPEN HOUSE**



**SUNDAY, APRIL 8, 1:30-4:00 PM**

**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.

**\$329,900**

**OPEN HOUSE**



**SATURDAY, APRIL 7, 1:30-4:00 PM**

**130 BOWMAN CIRCLE, SYLVAN LAKE**

Quality laminate flrg, 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.

**\$199,900**

**NEW PRICE!**



**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.



## TIRED OF RENTING?

Why pay someone else's mortgage?

Why live in someone else's house?

**WHY NOT LIVE ON YOUR OWN?**

.....  
If you are considering your own home but don't know where to start, contact one of the many knowledgeable realtors found in

**YOUR HOUSE YOUR HOME**

# YOUR HOUSE YOUR HOME SERVICE DIRECTORY



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**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

### SATURDAY, APRIL 7

### RED DEER

83 Timberstone Way.....	1:00 – 3:00 pm	Mike Snell.....	RE/MAX.....	352-9280.....	\$399,900.....	Timberstone
72 Walker Boulevard.....	1:00 – 3:00 pm	Barb McIntyre.....	RE/MAX.....	350-0375.....	\$449,900.....	Westlake
2 Silverberg Place.....	2:00 – 4:00 pm	Dale Russell.....	RE/MAX.....	343-3020.....	\$489,900.....	Sunnybrook South
50 Lanterman Close.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$309,900.....	Lonsdale
#411 5213 61 Street.....	11 am – 1 pm	Kim Fox.....	RE/MAX.....	506-7552.....	\$550,000.....	Highland Green Estates
68 Thompson Close.....	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552.....	\$639,000.....	Timberstone
14 Dumas Crescent.....	1:00 – 3:00 pm	Len Parsons.....	RE/MAX.....	309-2907.....	\$405,000.....	Deer Park Village
#304 6213 61 Street.....	11 am – 1 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021.....	\$389,900.....	Highland Green Estates
49 Parkside Drive.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$69,500.....	Normandeau South
50 Parkside Drive.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$30,000.....	Normandeau South
4213 53 Street.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533.....	\$319,900.....	Woodlea
5213 61 Street #210.....	11 am – 1 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE SOLUTIONS.....	318-7178.....	\$379,900.....	Highland Green Estates
101 Turner Crescent.....	1:00 – 3:00 pm	Nadine Marchand.....	ROYAL CARPET REALTY.....	342-7700.....	\$379,900.....	Timberlands
232 Van Slyke Way.....	1:00 – 4:00 pm	Tanyalie Charles.....	ROYAL LEPAGE NETWORK.....	598-1059.....	\$489,900.....	Vanier East

### SATURDAY, APRIL 7

### OUT OF TOWN

130 Bowman Circle.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107.....	\$329,900.....	Sylvan Lake
1 Elma Street.....	1:00 – 3:00 pm	Deanna Zunti.....	ROYAL LEPAGE NETWORK.....	396-9937.....	\$515,000.....	Lacombe
14 Regatta Way.....	1:00 – 3:00 pm	Debra Kerr.....	RE/MAX.....	597-9134.....	\$365,000.....	Sylvan Lake
68 Churchill Close.....	1:00 – 3:00 pm	Jessica Lebreton.....	RE/MAX.....	505-3569.....	\$364,900.....	Blackfalds
100 Lakeway Blvd #107.....	2:00 – 4:00 pm	Jay McDouall.....	CENTURY 21 ADVANTAGE.....	396-7355.....	\$234,900.....	Sylvan Lake
58 Whiterock Close.....	1:00 – 3:00 pm	Tracy Thody.....	ROYAL LEPAGE NETWORK.....	358-8605.....	\$269,500.....	Blackfalds
36 Herder Drive.....	1:00 – 3:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700.....	\$359,900.....	Sylvan Lake

### SUNDAY, APRIL 8

### RED DEER

93 Inglewood Drive.....	1:00 – 3:00 pm	Barb McIntyre.....	RE/MAX.....	350-0375.....	\$324,900.....	Ironstone
68 Vanson Close.....	1:00 – 3:00 pm	Bett Portelance.....	ROYAL LEPAGE NETWORK.....	307-5581.....	\$689,900.....	Vanier Woods
120 Dowler Street.....	2:00 – 4:00 pm	Carol Donovan.....	ROYAL LEPAGE NETWORK.....	350-5502.....	\$389,000.....	Deer Park Estates
97 Ellenwood Drive.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107.....	\$319,900.....	Eastview Estates
133 Castle Crescent.....	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552.....	\$399,000.....	Clearview Meadows
9 Caribou Crescent.....	11 am – 1 pm	Kim Fox.....	RE/MAX.....	506-7552.....	\$529,000.....	Clearview Ridge
12 Rutherford Drive.....	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552.....	\$429,900.....	Rosedale Estates
50 Ruttan Close.....	1:00 – 3:00 pm	Peggy Lane.....	COLDWELL BANKER ONTRACK.....	872-3350.....	\$499,500.....	Rosedale Meadows
224 Vanson Close.....	2:00 – 4:00 pm	Rob White.....	CENTURY 21 ADVANTAGE.....	346-0021.....	\$305,000.....	Vanier Woods
39 Dentoom Close.....	2:00 – 4:00 pm	Duane Berday.....	MID ALTA REALTY.....	358-1020.....	\$389,900.....	Davenport
43 Doan Avenue.....	1:00 – 3:00 pm	Nadine Marchand.....	ROYAL CARPET REALTY.....	342-7700.....	\$549,900.....	Deer Park Village
16 Durie Close.....	1:00 – 3:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700.....	\$714,900.....	Davenport

### SUNDAY, APRIL 8

### OUT OF TOWN

1 Emily Crescent.....	1:00 – 3:00 pm	Deanna Zunti.....	ROYAL LEPAGE NETWORK.....	396-9937.....	\$439,900.....	Lacombe
21 Rolling Hills Close.....	2:00 – 4:00 pm	Janice Resch.....	CENTURY 21 ADVANTAGE.....	302-0910.....	\$325,000.....	Blackfalds
6 Charlton Avenue.....	2:30 – 4:30 pm	Jay McDouall.....	CENTURY 21 ADVANTAGE.....	396-7355.....	\$398,500.....	Blackfalds
152 28126 Twp 411.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$650,000.....	Lacombe County

Find your **dream house** this weekend!

View our complete publication ONLINE at [www.yourhouseyourhome.com](http://www.yourhouseyourhome.com)



# Worry-free MOVING

## How to safely transport your fragile belongings

Transporting a garment bag is simple. Transporting houseplants, an aquarium or a piano, on the other hand, is a different story entirely. Here are some tips to ensure your fragile belongings arrive safe and sound on moving day.

### Houseplants

Before the big move, water your plants as usual, trim them, examine them for parasites and transplant them, if needed, in durable pots. Ideally, you'll want to pack them up individually in perforated boxes the morning of the move. Use tissue paper to protect the branches and foliage. Finally, pack your plants last in the passenger compartment of your car and unpack them first, paying careful attention not to expose them too quickly to the sunlight.

### Aquarium

As soon as you've booked a moving company, let them know that you have an aquarium to transport. Several weeks before the big move, reduce the amount of food you give to your fish, and stop feeding them altogether two days before your departure. Don't clean the filter, but continue to replenish the water supply. On moving day, unplug the

aquarium and transfer a portion of the water into travel crates (or bags) to preserve bacterial culture. Gather the fish, place them in the crates and add an oxygenating tablet. Uproot any aquatic plants and preserve them in a container filled with water. Remove the sand and wrap the aquarium. Transport your fish in the car, making sure they don't get too shaken up along the way. Upon arrival, reassemble the aquar-

ium without delay, acclimatize the fish and wait two days before feeding them again.

### Piano

When it comes to moving something as valuable as a piano, it's always best to entrust the job to a team of professional movers specialized in the transport of heavy items. Before the move, carefully inspect the piano and make note of any defects. If it comes equipped with a humidity regulator, unplug it, empty the reservoir and secure it inside the piano.

When moving day rolls around, make

sure to have the instrument's assessment form in hand and inspect the piano with the moving company's supervisor, who'll document any existing flaws. Furthermore, make sure to specify the piano's value in the contract before signing it.





# Advantage

21 photos of every property

## Parkland Mall, Red Deer



**Bob Wing**  
403-391-3583



**\$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.



**\$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.

**For details - call or text BOB WING today! (403)391-3583**

# Moving Checklist

## ONE MONTH BEFORE

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

## TWO WEEKS BEFORE

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

## ONE WEEK BEFORE

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

## MOVING DAY!

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

# Refresh your melamine cabinets in **five easy steps!**



Had enough of your worn-out — and outdated — melamine cabinets? Changing their colour is an affordable way to breathe new life into your kitchen. Before you get started, consider these five essential steps:

## 1. Clean

With the help of a damp soapy sponge, thoroughly wash your melamine cabinets from top to bottom to eliminate grime that's built up with time. Use an all-purpose degreaser to remove those stubborn oily stains.

## 2. Sand

Using fine sandpaper (or an electric sander, if you have one), lightly sand down your kitchen cabinets to obtain a nice smooth surface. Next, get rid of the resulting dust with a damp cloth.

## 3. Prep

Apply a uniform layer of primer to the inside and

outside of your cabinets. This step is critical to ensure the paint adheres to the surface. For optimal results, let the basecoat dry for 24 hours (or according to the manufacturer's recommended time) before moving on to the next step.

## 4. Paint

Opt for a type of paint specifically designed for melamine surfaces. Apply at least two generous coats of your colour of choice with a paintbrush and roller. Make sure to let the paint dry completely between coats.

## 5. Varnish

To prevent premature chipping and peeling, seal the deal with a quality varnish once the paint is fully dry. Depending on your preference, choose a varnish with a matte, satin or glossy finish, and apply several coats to better protect your cabinets from early wear.

Here's to a job well done!

# Ask Charles

***A few years ago I bought an infill duplex from a builder who had it listed as 2,000 sq. ft. I've decided to sell, but my real estate professional says they must advertise my place as 1,900 sq. ft. Why is my house smaller now?***

The truth is, your house isn't smaller. The difference in size is because of the measurement standards your real estate professional must follow versus how the builder measured the property when they built it and sold it to you.

The Real Estate Council of Alberta (RECA) requires licensed real estate professionals to measure and advertise the above grade area of residential properties using the Residential Measurement Standard (RMS). The RMS is a principles-based standard for determining floor area that ensures consistent measurement practices. When licensed real estate professionals measure using the same standard, consumers can make direct comparisons, and not have to worry that one listing includes the garage, a covered porch, or other feature, and another listing does not.

RECA doesn't license Alberta home builders, so they do not use the same measurement standard.

For attached or semi-detached properties, such as your duplex, the RMS requires real estate professionals to measure the floor area from "paint-to-paint." This means they take measurements from the interior walls at their longest points.



Builders often measure from the exterior foundation of a duplex, to the midway point of the common wall between the two duplex units. They're measuring the building they built, not just your living space from paint-to-paint.

For newly built properties, there is often a direct and proportional correlation between the property size and the sale price. The builder bases this correlation on the dollar amount per square foot of their costs. Thus, builders often base their asking and/or sale price directly on the property size. In resale properties, there isn't the same kind of direct and proportional correlation.

RECA believes measuring using the RMS provides a more accurate representation of the actual living space in your home. By including the thickness of the exterior walls and half of your common wall in their measurement, the builder advertises a slightly higher square footage. That's why they sold it to you as a 2,000 sq. ft. property, but your listing now has it measured at 1,900 sq. ft.

When representing a residential seller, the real estate profes-

sional has to use the property's RMS size, but a seller can also ask their real estate professional to include additional measurement information in the comments. If your real estate professional provides an additional size representation, they must ensure they disclose how they determined the size and what it includes, and it can't be misleading.

For example, if you have a fully developed basement that you feel adds a lot of value, your real estate professional can include that space in your listing as an additional measurement, as long as they first list the RMS area and disclose that the additional measurement includes below grade living area.

"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).



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<p style="text-align: center; background-color: #0070c0; color: white; margin: 0;"><b>49 PARKSIDE DRIVE</b></p>  <p style="text-align: center; background-color: #e91e63; color: white; margin: 0;"><b>OPEN HOUSE SAT, APR. 7, 2-4 PM</b></p>	<p style="text-align: center; background-color: #0070c0; color: white; margin: 0;"><b>IMMEDIATE POSSESSION</b></p> <p>Well maintained 3 bedroom + den mobile tucked away in treed lot with covered patio for privacy. Open concept with spacious master bedroom and lots of storage. <b>\$69,500</b></p>
<p style="text-align: center; background-color: #0070c0; color: white; margin: 0;"><b>#152, 28126 TWP 411</b></p>  <p style="text-align: center; background-color: #e91e63; color: white; margin: 0;"><b>OPEN HOUSE SUN, APR. 8, 2-4 PM</b></p>	<p style="text-align: center; background-color: #0070c0; color: white; margin: 0;"><b>VIEW OF GULL LAKE</b></p> <p>McLaurin beach 4 B/R walkout bungalow; year round living. 2 Garages. Open concept. Kitchen has granite island &amp; maple cabinets. Deck extends width of home facing lake. Bsmt 75% complete. <b>\$650,000</b></p>
<p style="text-align: center; background-color: #0070c0; color: white; margin: 0;"><b>50 PARKSIDE DRIVE</b></p>  <p style="text-align: center; background-color: #e91e63; color: white; margin: 0;"><b>OPEN HOUSE SAT, APR. 7, 2-4 PM</b></p>	<p style="text-align: center; background-color: #0070c0; color: white; margin: 0;"><b>IMMEDIATE POSSESSION</b></p> <p>Recently renovated 2 bedroom, 1 bath mobile with new screened patio. Lot is at the end of a treed area. <b>\$30,000</b></p>
<p style="text-align: center; background-color: #0070c0; color: white; margin: 0;"><b>1007 7050 GRAY DRIVE</b></p>  <p style="text-align: center; background-color: #e91e63; color: white; margin: 0;"><b>OPEN HOUSE THURS, APR. 12, 4-6 PM</b></p>	<p style="text-align: center; background-color: #0070c0; color: white; margin: 0;"><b>IMMEDIATE POSSESSION</b></p> <p>Spacious 3 bed, 1-1/2 bath mobile with open concept kitchen, living &amp; dining and bonus room addition. Backyard has large deck, complete fence and storage shed. Why rent when you can buy for less! <b>\$39,900</b></p>

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

# Spruce up your décor and optimize your storage with belly baskets

Combining style and function, belly baskets are among this year's interior design must-haves. Whether you place them in the entrance, kitchen, office, bathroom or bedroom, these stylish foldable baskets will make an attractive and practical addition to your interior.

Hand-woven from natural materials such as seagrass, belly baskets complement most popular design styles, from Scandinavian-inspired to boho-chic. While often left au naturel, these eco-friendly storage units are also available in different colours and can be embellished with pompoms, embroidery and

more.

In a nutshell, belly baskets are an ideal storage solution, with endless ways to use them around the home. In addition to storing blankets, toys and towels, these functional baskets can also serve as trendy potholders for your favourite houseplants!





**Al Sim**      **Lori Loney**      **Tim Maley**  
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**\$139,900**  
**#68 Piper Drive**  
 • Super affordable 2 bed condo  
 • Great starter, fireplace & large living room  
 • Laminate and carpet, renovated bath  
 • Sold "as is"  
**NEW LISTING**  
 Call Tim Maley 403-550-3533



**\$244,900**  
**#25, 73 Addington Drive**  
 • Fully Finished 2 storey condo  
 • Great Anders location  
 • IMMEDIATE POSSESSION  
**REDUCED**  
 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  
**NEW LISTING**  
 Call Al Sim 403-391-1771



**\$319,900**  
**195 Cedar Square Blackfalds**  
 • Beautiful bungalow  
 • Close to schools  
 • Open floor plan  
 • Fully finished  
**NEW LISTING**  
 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  
**REDUCED**  
 Call Tim Maley 403-550-3533  
 SAT. APR. 7, 1-3 P.M.



**\$359,900**  
**3 Charles Ave**  
 • fully developed 2 storey home  
 • master bedroom with 4pc ensuite  
 • fireplace  
 • walking distance to Clearview market  
**SOLD**  
 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  
**NEW LISTING**  
 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  
**REDUCED**  
 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  
**NEW LISTING**  
 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  
**NEW LISTING**  
 Call Tim Maley 403-550-3533



**\$525,000**  
**47 Ackerman Crescent**  
 • executive walk out bungalow  
 • hardwood floors  
 • main floor laundry, granite, 2 fireplaces  
**REDUCED**  
 Call Lori Loney 403-350-9700



**\$569,900**  
**26 Lowden Close**  
 • 1951 Sq 2 Storey  
 • 4 Bedroom  
 • 9 foot Ceilings  
 • Dark Laminate Flooring  
**NEW LISTING**  
 Call Al Sim 403-391-1771



**\$589,900**  
**40 Illingworth Close**  
 • walk out bungalow  
 • media room  
 • 5 piece ensuite  
**REDUCED**  
 Call Lori Loney 403-350-9700



**\$649,900**  
**86 Oaklands Crescent**  
 • backing on to park-like setting  
 • great bonus room  
 • walk out basement  
**REDUCED**  
 Call Lori Loney 403-350-9700



**\$749,900**  
**3 Voisin Close**  
 • Fabulous former show home  
 • Fully Finished with tons of extras  
 • 4 bedrooms, bonus room  
**REDUCED**  
 Call Lori Loney 403-350-9700



**\$763,689**  
**11 Towers Close**  
 • Large 2 storey home with 3700+ of living space  
 • 6 beds and basement summer kitchen  
 • Massive triple garage  
 • Beautiful ensuite  
**NEW LISTING**  
 Call Tim Maley 403-550-3533



**\$879,000**  
**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  
**NEW LISTING**  
 Call Tim Maley 403-550-3533

**CALL TODAY**  
 for more information  
 on any of our listings!



# Macramé design: the 70s décor trend is back!

In vogue since the 1970s, macramé is making a remarkable comeback in the interior design world. Today, this traditional practice of braiding and hand-knotting rope to create accessories for the home is being revisited to create trendy bohemian- and vintage-inspired designs.

Whether you make them yourself or scout for them in local artisanal shops, macramé designs are all unique in their own right. Eager to add a touch of macramé to your interior? Consider these potential creations for inspiration:

- Lampshades
- Potholders
- Table runners
- Pillows
- Wall decorations (dream catchers, tapestries, headboards, etc.)
- Hammocks
- Hanging baskets
- Hanging mirrors
- Curtains
- Carpets



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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



*Blackfoot*

**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



*Ponoka*

**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



*Blackfoot*

**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



*Ponoka*

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

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WHAT YOUR HOME  
IS WORTH?  
CALL FOR YOUR  
FREE MARKET  
EVALUATION  
TODAY!**