

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | APRIL 13, 2018

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



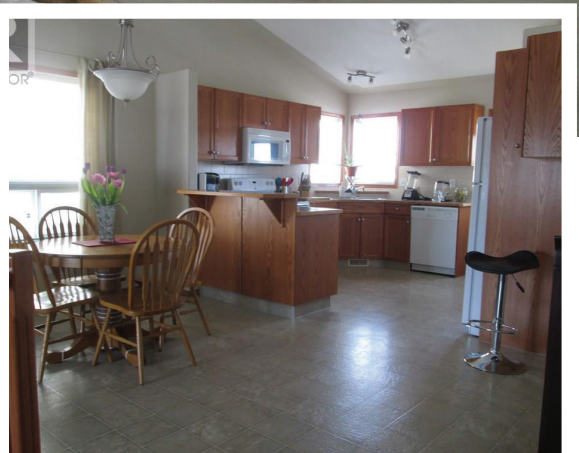
OPEN HOUSE: Saturday, April 14, 2:00 - 4:00 pm

**15 Inglis Crescent,
Red Deer**

GORGEOUS, FULLY FINISHED
family home with a bright, open floor
plan, 4 bedrooms, 3 full baths, walkout
basement and oversized heated garage.

COME AND SEE!

*For further info on this multiple listing service home, see page 10
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



OPEN HOUSE SUN. APR. 15, 2-4 PM
3 STANLEY CRESCENT, RED DEER
PERFECT HOME FOR SPRING!
 Classy Sunnybrook upgraded home, huge pie lot, heated shop!
\$365,900



ANDERS - ON A CLOSE
 1539 sq. ft. executive duplex, gas fireplace, double garage!
\$339,900



BLACKFALDS VALUE!
 Nice bright fully developed bi-level, 4 beds, 2 baths, pie lot, 5 appliances, central air!
\$262,900



TOP FLOOR ROYAL OAKS CONDO
 25+ age restriction. 2 beds, 2 baths. Gas fireplace, close to hospital.
\$254,900



INNISFAIL!
 2 storey townhome, 3 beds, 2 baths. Super revenue opportunity!
\$99,900



RED DEER!
 Super downtown condo, really nice condition, in-suite laundry, balcony.
\$94,900

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



350-5502
Carol Donovan



120 Dowler Street

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

OPEN HOUSE Sat., Apr 14, 2:00-4:30 pm
 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 (fireplace) dining and kitchen. In suite laundry. Beautifully maintained building!



NORM JENSEN
 403.346.8900



30x28 DETACHED GARAGE!

Minutes to Red Deer

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



ON GAETZ AVE SOUTH!

Commercial Bay for Lease!

Prime location with great exposure! Currently used as a Flower Shop. Front Parking! Great Retail Opportunity!



GREAT LOCATION!

Fully Finished Bi-Level

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



GREAT EXPOSURE!

Large Office Space for Lease

In Prime Location in Red Deer, upper level of building. Reception area, 7 offices, meeting room, large storage & bathroom. On Gaetz Ave.



IMMEDIATE POSSESSION

Location, Location!

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



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



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!



OPEN HOUSE SUN. APR 15, 2-4 PM

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!**



19 LAUREL ROAD

Fully developed bungalow designed with style!! OVERSIZED DOUBLE GARAGE!!!! This open concept home backing onto green space is loaded with extras. **Call Alex**



OPEN HOUSE SAT. APR 14, 2-4 PM

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!**

YOUR HOUSE YOUR HOME

View our complete listings at

www.yourhouseyourhome.com



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



Gerald Doré
403.872.4505

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

Only \$234,900
OPEN HOUSE SUN 2-4 PM

358 DRUMMOND AVE
 3 beds 2 baths townhouse in quiet location, new vinyl plank floor, new paint, new appl! Gas 1/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 \$494,900

NEW LISTING 125 DUNCAN CRES.
 Over 2100 sq. ft. with 4 beds, 4 baths. Large MB with 5 pce. ensuite, many upgrades with flooring, paint, windows, shingles and more. MLS# CA0132507

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, hwd, 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

Only \$249,900

WHY RENT? 7359 59 AVENUE
 917 sq. ft. bi-level with 4 beds, 2 baths. Spotlessly clean with a large yard for garage, many upgrades - a must see for this price! MLS #CA0132508



Janice Mercer
403.598.3338



9 PORTWAY CLOSE
\$438,900
OPEN HOUSE SAT., APR. 14, 2:00-4:30 PM
 Fully dev'd Exec 2 storey Walk out, Granite countertops, open concept, bonus room over garage Move in Ready! MLS #CA0126989



#105 4902 37 STREET
\$229,500
 6 MONTHS FREE CONDO FEES!! 1370 sq ft 3 bdrm 2 bath condo. Fees include everything but phone & cable. MLS #CA0132322



5830 45 AVENUE
 Unique 2273 Executive 2 storey in desirable WASKASOO
 MLS #CA0132321

CALL OR TEXT JANICE AT 403-598-3338 OR VISIT MY WEBSITE jmercer.ca FOR ALL LISTINGS AND 3D TOURS



Garry Raabis
403-340-6789



\$699,000
CLOSE IN ACREAGE
 - 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
CALL GARRY 403-340-6789

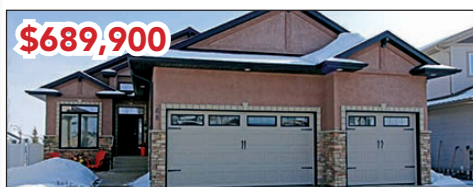


\$269,000
SPOTLESS ADULT TOWNHOME
 - Quality upgrades include - windows, shingles, bathroom, flooring, A/C, fireplace, sprinklers.
 - Full basement, attached garage w/ water
 - NO condo fees, Immediate possession
CALL GARRY 403-340-6789

..... www.yourcentralalbertarealtor.com



Bett Portelance 403-307-5581



\$689,900
68 VANSON CLOSE
 1643 SQ FT WALKOUT BUNGALOW. 5 BDR, 3 BATH, ATTACHED TRIPLE CAR GARAGE



\$342,900
OPEN HOUSE SUNDAY, APRIL 15, 1-3 PM
148 DOWNING CLOSE
 1258 SQ FT BI-LEVEL, 5 BDR, 3 BATH

HELPING YOU MAKE THE RIGHT MOVE

ROYAL LePAGE

IT'S NO SECRET
 YOURHOUSE
 YOUR **HOME**



CALL JAMIE AT 403-309-5451 TO ADVERTISE • SALES@YOURHOUSEYOURHOME.CA

Welcome HOME!

CALL JAMIE TODAY
for all of your advertising needs!

YOUR HOUSE YOUR HOME

403-309-5451



OPEN HOUSE Sat. April 14, and 15, 1:00 - 3:00 p.m.
133 ROLLING HILLS RIDGE, BLACKFALDS, AB



NEWLY OFFERED - Over 1300 sq. ft. two storey, fully finished, 3 bdrms, 4 baths on a quiet cres in Blackfalds, pie lot with oversized 24x24 detached garage.
Come see what we can offer at \$339,000.00.



Call Barb Munday
for further details
403-598-7721



Call me "Munday": Call me "Anyday"



How to use chalkboard paint around the home

Adding a coat of chalkboard paint is an easy way to refresh a space and give it personality without breaking the bank. Here are three rooms in the home where you can let your creativity run free!

The kitchen

Apply chalkboard paint to the walls, the refrigerator or the pantry. Feel

free to write out the week's dinner menu, your grocery list, a delicious recipe or an inspiring quote!

The office

Are you self-employed or in school? Chalkboard paint can help you keep your workspace organized. How? Create a giant calendar, record your appointments or make

a list of daily tasks, for example.

The playroom

Chalkboard paint is ideal if you wish to decorate your children's playroom in a fun and original way. Paint an entire wall or trace big shapes (clouds, animals, castles, etc.), and let your toddlers colour to their heart's content!



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GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



JUST LISTED

2bdrm/2bathroom top floor corner unit with underground parking, elevator, adult building. **\$194,900 CALL NADINE 342-7700.**



BUY 2 UNITS SIDE BY SIDE Perfect Investment! Opportunity to buy more than 1 easy to maintain properties! Low condo fees, great location, & \$5000 cash back to buyers for any renos. Each unit **ONLY \$219,900 CALL NICOLE 342-7700.**



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



FULLY FINISHED 4 bdrms, 2 bath, great floor plan, 6 appl, fenced yard, oversized shed **\$289,900 CALL NICOLE 342-7700.**



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



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



SYLVAN LAKE Bungalow backs onto park, updated fully finished 3bdrm/3 bath main floor laundry. **\$359,900 CALL NADINE 342-7700.**



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



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.**



LAREDO SHOWHOME with immediate possession. All the extras, fenced yard, 6 upgraded appliances, fireplace, bonus room & more **CALL NICOLE 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.**



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 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.**

OPEN HOUSES

THIS WEEK



**OPEN HOUSE SAT. 1-3 PM
26 STEWART STREET**

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

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

Renovating your kitchen?

Consider thermoplastic cabinetry



Are you in the midst of renovating your kitchen? If you're looking for a durable and attractive material for your kitchen cabinets, thermoplastic is an excellent option to consider. Read on to find out more about this unique synthetic material!

Manufactured from medium-density fibreboard (MDF) panels and covered in a heat-set film, thermoplastic cabinets stand out by their ultra smooth finish and invisible joints. The numerous advantages associated with thermoplastic make it a popular choice among homeowners looking to create a modern and durable kitchen. For example, thermoplastic cabinets are:

- Moisture tolerant
- Available in a variety of finishes (textured, glossy, etc.) and an even greater variety of colours
- Easy to maintain
- Very affordable
- Scratchproof

Re-introducing velvet!



Noble and sophisticated by nature, velvet has always been considered a stately fabric. It's making its way back into our homes to create an atmosphere best described as cozy chic.

Whether used sparingly or abundantly, velvet always makes a statement. For a beautiful interior that's in with the times, opt for darker colours like purple, forest green, burgundy or indigo. Remember, the richer the better!

Between couches, armchairs, benches, carpets, curtains and headboards, there are so many ways to add a little (or a lot of) velvety softness to your home!

**COLDWELL
BANKER**

OnTrack Realty

ONTRACK REALTYUNIT G, 2085—50TH AVE, RED DEERwww.coldwellbankerreddeer.ca**343-3344****COLDWELL
BANKER**

OnTrack Realty



403.350.4919

**Carol
Clark**
Associate
Broker**10 DENISON CRES, RED DEER**

\$595,900

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. Call Carol @ 403-350-4919

**6 DAVISON DRIVE, RED DEER**

\$399,900

OPEN HOUSE Sat., Apr. 14, 2-4 pm

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. Call Carol @ 403-350-4919

**79 RUTTAN CLOSE, RED DEER**

\$430,000

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. Call Carol @ 403-350-4919

**4 SILVERBERG PLACE, RED DEER**

OPEN HOUSE Sun., Apr. 15, 2-4 pm

2 beds, 2 baths SF: 1350
Luxurious 50+ Duplex in Brookside Villa's Former Show home has all the extras 9 Ft ceilings, Maple Harwood Flooring, Granite throughout, Upgraded stainless steel appliances full tile backsplash. You don't want to miss out on this one. MLS # CA0132162. Call Carol @ 403-350-4919.

CALL CAROL CLARK AT 403-350-4919**Dale
Stuart**
403-302-3107**"DALE OFFERS
YOU QUALITY
SERVICE
AND A VERY
COMPETITIVE
COMMISSION
RATE"****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.

**THIS IMMACULATE BI-LEVEL
HAS AN OPEN FLOOR PLAN****\$329,900****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 24x24 underslab htd garage. Backyard is finished with paving stones & gravel. Raised garden boxes.

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.

**LOCATED ACROSS FROM LARGE PARK
AND PLAYGROUND****\$319,900****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.

**LOCATED CLOSE TO
FAWN MEADOWS GOLF COURSE****\$199,900****NEW PRICE!****2109 - 19 AVENUE,
DELBURNE**

This 1796 sq. ft. 2003 double-wide 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.

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YOUR**HOME**CALL JAMIE AT 403-309-5451 TO ADVERTISE • SALES@YOURHOUSEYOURHOME.CA

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Cabinets | Complete Renovations**

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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 14

RED DEER

26 Kerry Wood Mews	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$215,000	Riverside Meadows
38 Abraham Close	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$449,900	Anders South
15 Inglis Crescent	2:00 – 4:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$379,900	Inglewood West
148 Doran Crescent	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$299,900	Deer Park Village
73 Addington Drive #25	1:00 – 3:00 pm	Lori Loney	RE/MAX	350-9700	\$244,900	Aspen Ridge
33 Selkirk Boulevard	1:00 – 3:00 pm	Marcella Barthel	RE/MAX	597-5563	\$499,900	Sunnybrook
5651 76 Street	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$374,900	Normandeau North
26 Stewart Street	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$252,400	Sunnybrook
18 Village Crescent	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$365,000	Vanier East
6 Davison Drive	2:00 – 4:00 pm	Carol Clark	COLDWELL BANKER ONTRACK	350-4919	\$399,900	Deer Park Estates
5341 43 Avenue	1:00 – 3:00 pm	Peggy Lane	COLDWELL BANKER ONTRACK	872-3350	\$259,000	Woodlea
95 Voisin Close	2:00 – 4:00 pm	Gord Phillips	MAXWELL REAL ESTATE SOLUTIONS	357-7720	\$624,900	Vanier East
232 Van Slyke Way	11:30 am – 2 pm	Tanyalie Charles	ROYAL LEPAGE NETWORK	598-1059	\$489,900	Vanier East

SATURDAY, APRIL 14

OUT OF TOWN

27240 Twp Rd 392 #211	1:00 – 3:00 pm	Alison Richardson	CENTURY 21 ADVANTAGE	358-1557	\$874,900	Red Deer County
27264 Twp Rd 392 #49	12:00 – 3:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$585,000	Red Deer County
27240 Twp Rd 392 #215	1:00 – 3:00 pm	Len Parsons	RE/MAX	350-9227	\$619,900	Red Deer County
28342 Twp Rd 384 #113	1:00 – 3:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	596-3909	\$644,900	Red Deer County
17 Portway Close	2:00 – 4:30 pm	Carol Donovan	ROYAL LEPAGE NETWORK	350-5502	\$437,000	Blackfalds
1 Adina Close	1:00 – 3:00 pm	Debra Kerr	RE/MAX	597-9134	\$463,900	Blackfalds
18 Pioneer Way	1:00 – 3:00 pm	Lisa Suarez	ROYAL LEPAGE LIFESTYLES	782-3171	\$399,900	Blackfalds
56 Cranna Cove	12:00 – 2:00 pm	Jamie Berg	ROYAL LEPAGE NETWORK	392-3732	\$499,900	Lacombe
9 Portway Close	2:00 – 4:30 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$438,900	Blackfalds
133 Rolling Hills Ridge	1:00 – 3:00 pm	Barb Munday	HELP-U-SELL	598-7721	\$339,000	Blackfalds
#402 4500 45 Avenue	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$175,000	Innisfail

SUNDAY, APRIL 15

RED DEER

50 Jaspar Crescent	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$329,000	Johnstone Crossing
358 Drummond Ave.	2:00 – 4:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$234,900	Davenport
64 Jenkins Drive	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$399,900	Johnstone Park
68 Thompson Crescent	1:00 – 3:00 pm	Jessica LeBreton	RE/MAX	506-3569	\$625,000	Timberstone
148 Vincent Close	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$699,900	Vanier Woods
86 Duston Street	2:00 – 4:00 pm	Sena Walker	ROYAL LEPAGE NETWORK	358-0077	\$279,900	Deer Park Estates
4 Silverberg Place	2:00 – 4:00 pm	Carol Clark	COLDWELL BANKER ONTRACK	350-4919	\$469,900	Sunnybrook South
148 Downing Close	1:00 – 3:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$342,900	Devonshire
3 Stanley Crescent	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$365,900	Sunnybrook
50 Ruttan Close	1:00 – 3:00 pm	Peggy Lane	COLDWELL BANKER ONTRACK	872-3350	\$499,500	Rosedale Meadows
95 Voisin Close	2:00 – 4:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS	506-7171	\$624,900	Vanier East

SUNDAY, APRIL 15

OUT OF TOWN

114 Morris Court	2:00 – 4:00 pm	Alison Richardson	CENTURY 21 ADVANTAGE	358-1557	\$299,000	Blackfalds
1 Adina Close	1:00 – 3:00 pm	Dustin Henfrey	RE/MAX	358-6979	\$463,900	Blackfalds
54 Woodbine Avenue	2:00 – 4:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$489,900	Blackfalds
93 Woodland Drive	1:00 – 3:00 pm	Pat Christoph	ROYAL LEPAGE NETWORK	357-4639	\$329,000	Lacombe
133 Rolling Hills Ridge	1:00 – 3:00 pm	Barb Munday	HELP-U-SELL	598-7721	\$339,000	Blackfalds



Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**
403-391-3583



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.



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.

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

RED DEER COUNTY \$874,900



SAT, APR. 14, 1-3 PM
C & E North to Twp Rd 392
#211, Red Deer County

2 Acres, Fully developed bungalow, triple garage PLUS a 32' X 50' dream shop! Great family acreage with room for the whole family! Only 5 km from Red Deer.

BLACKFALDS \$299,000



SUN, APR. 15, 2-4 PM
114 MORRIS COURT

Brand New Bi-level for \$299,000! 1146 sq ft, 2 bedrms, 2 baths, Quartz counter tops, 4 appliances included, ICF foundation. Immediate possession! GST included plus New Home Warranty!

BLACKFALDS \$444,900



Immaculate 1731 sq ft modified bi-level in Blackfalds that shows like new! Open floorplan, hardwood, tile, huge master with massive W/I closet. West Facing back yard.



Alison Richardson
403-358-1557



**Are YOUR Advertising Dollars
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If your business provides a service or product that would be of value to those **buying or selling a home**, you can advertise in the

**YOUR HOUSE YOUR
HOME**

CALL 403.309.5451 TODAY FOR DETAILS!

* GST not included. Some restrictions apply. Rate quoted is for 1/8 page ad.

Century 21 Advantage

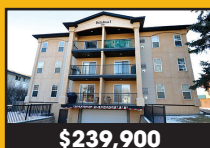
Smarter, Bolder, Faster



Asha Chimiuk
403-597-0795



\$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!



\$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 are lot with mature trees in 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.



\$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!



\$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.



\$208,500
137, 6 Michener Blvd.
Welcome to Sierras in Michener Hill! Adult condo complex with long list of amethistries: 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.



\$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!



\$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

Black stainless steel appliances are all the rage

Appliances with a dark stainless steel finish combine elegance and practicality. Are you looking to enhance your kitchen's appeal with a luxurious new fridge, stove or dishwasher? Read on to find out more about the latest trend in kitchen design!

With their sleek and satiny finish, black stainless steel appliances harmonize well with numerous materials and add a contemporary touch to virtually any style of décor. They're especially perfect for adding character to modern, industrial and contemporary kitchen designs.

What's more, many black stainless steel appliances are stain-resistant and therefore camouflage the appearance of unsightly fingerprints (hallelujah!). They're also very easy to clean: a quick wipe with a dry or damp cloth is enough to restore the surface's magnificent shine!



It's all about the copper!



A versatile metal, copper is widely used in numerous industries (agriculture, transportation, telecommunications, healthcare, architecture, art, design, etc.). Equally popular in interior design, copper is favoured for its authentic character that can be either minimalist or glamorous in style. Read on to find out how to bring this sophisticated metal into your home!

Furniture and accessories

Copper (or copper alloy) is used in the manufacturing of countless décor items and practical household objects. By visiting speciality retailers in your region, you can find light fixtures, mirrors, clocks, potholders, kitchen utensils and office equipment, among a myriad of other items, that feature the metal with varying prominence. In terms of furniture, your options are just as varied. Copper-accented end tables, chairs, shelves and stools, for example, add warmth to any interior. Are you crazy for copper? Opt for copper handles on your bathroom or kitchen cabinets, and install a faucet with a matching finish.

Lustrous or oxidized?

Since copper has a tendency to tarnish with time, your favourite décor items may become discoloured as the years go by. If you like the old-fashioned look of vintage designs - which happen to be in vogue this year - then all the better! However, if you'd prefer to restore your copper accessories' original lustre, simply sprinkle a lemon wedge with salt and gently rub it against your tarnished items. Rinse well with lukewarm water, and you're done!

Ask Charles

The house I'm putting up for sale has a suite in the basement that I've rented out for years, but my real estate agent says she has to advertise it as an illegal suite. Is this true?

It depends on the status of the suite. If your municipality considers your suite illegal, your real estate agent must advertise it as such. Omitting the fact that the suite is illegal is the same as saying it's legal. Your agent cannot use misleading advertising to attract buyers.

When it comes to suites, illegal typically refers to a suite that a municipality has not approved; it doesn't refer to criminal behaviour. Hopefully, any real estate professionals representing buyers who view your home will discuss this terminology with their buyers.

There are many illegal suites in Alberta. Some property owners don't want to go through whatever process their municipality has to formally approve and make a suite "legal." Illegal suites may meet all of the safety, construction, and amenities requirements of a legal suite, but a municipality will typically classify a suite as illegal until they inspect and approve it.

Before you list your property, you need to determine the status of your suite.

In addition to legal and illegal suites, some older suites may be referred to as "non-conforming." This wording would typically refer to a suite that



was built before current bylaws were in place. While such a suite may have been a legal, approved suite at one point, if bylaws or standards were changed over the years, the suite may no longer conform to the bylaws and therefore, the municipality may refer to it as non-conforming. This is also information you would have to share with potential buyers.

If you're selling a property with a suite, you need to check with your municipality to correctly determine its status. Your municipality can advise you on how they define a legal suite, and any requirements you must make before inspecting and approving your suite as legal. You don't want potential buyers to proceed with legal action against you for misleading or false information.

Likewise, real estate professionals must be honest in

their advertising, and RECA expects them to do some due diligence of their own when listing a property with a suite. If the seller says they don't know the status of their suite – or they say it's a legal suite – the real estate professional should be confirming the accuracy of their information, which may include contacting the local municipality.

"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 Avenue, Red Deer 403.343.3020

\$175,000 OPEN HOUSE SUPER AFFORDABLE SAT. APR. 14, 1-3 P.M. #402 4500 45 ave, Innisfail, AB • 4TH FLOOR VIEW! OPEN CONCEPT DESIGN! • 45+ condo, ready to move in, quick poss • plenty of natural light with its 2 bdrms (master with it's own 2pc en-suite) Call Tim Maley 403-550-3533	\$244,900 OPEN HOUSE SAT. APR. 14, 1-3 P.M. #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
\$305,000 138 Maxwell Avenue • huge 28x40 detached rear garage • 4 beds and 2 baths • large yard • perfect for the hobbyist or collector! Call Tim Maley 403-550-3533	\$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
\$359,900 NEW LISTING 3 Charles Ave • fully developed 2 story home • master bedroom with 4pc ensuite • fireplace in wood • walking distance to Clearview market SOLD Call Tim Maley 403-550-3533	\$374,900 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	\$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 Laminated 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
\$749,900 6252 Cronquist Drive • Nearly 1 acre of land backing onto Red Deer river with open concept home • Bi-level with 3 beds and 2 baths • Tremendous potential! 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	\$879,000 NEW LISTING 112 Garrison Circle • executive 2 storey home • 4 bdrms, beautiful ensuite, top floor laundry • open concept main flr w/chef's kitchen • solar panels, zero scape landscaping Call Tim Maley 403-550-3533

Interior design

The beauty of unfinished walls

The particular charm of bare, unfinished walls is increasingly winning over interior design enthusiasts. Of course, whether made from concrete or brick, a wall that clearly shows signs of aging (rings, irregularities, visible joints, etc.) may at first seem a little disconcerting.

However, an unfinished wall doesn't necessarily equal a neglected décor! On the contrary, the rough aspect of the wall's surface serves as the perfect backdrop for a space worthy of trendy loft apartments or prestigious ancestral homes.





Tony Sankovic
403.391.4236
RE/MAX real estate
 central alberta
 4440 - 49 ave., red deer • 403.343.3020

OPEN HOUSE • SAT., APR. 14, 1-3 PM



\$365,000

18 Village Crescent

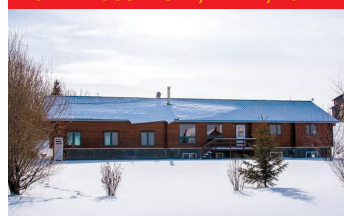
THIS IS A MUST SEE & FEEL HOME! Fully finished True-Line Bi-Level with no shortcuts taken. Immaculate 4 bdrm, 3 bath home w/ TOO MANY UPGRADES to

mention. See you Saturday. Details at www.tonysankovic.com or to set up your personal showing, call 403.391.4236



Len Parsons
403.350.9227
RE/MAX real estate
 central alberta
 4440 - 49 ave., red deer • 403.343.3020

OPEN HOUSE • SAT., APR 14, 1-3 PM



\$619,900

27240 Township Road 392 #215

VALLEY RIDGE ESTATES

Cedar log home situated on 2 Acres close to town on pavement, with attached garage plus 30x60 shop.

Your host, Len Parsons 403-350-9227.



Mitzi
Billard
Associate
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mitzibillard@remax.net
RE/MAX
 real estate central alberta
 4440 - 49 ave., red deer
 403.343.3020

148 VINCENT CLOSE



OPEN HOUSE SUN, APR 15, 2-4 PM

IMMEDIATE POSSESSION

Luxurious 2-Storey backing onto green space. Quality upgrades throughout inc motorized

window coverings & patio screen, gas FP in master suite & Linex garage floors. **\$699,900**

5651 76 STREET



OPEN HOUSE SAT, APR 14, 2-4 PM

has wet bar. **\$374,900**

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

105, 4904 54 STREET



area. **Priced to sell! \$110,000**

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

17 ALDERWOOD CLOSE, BLACKFALDS



walk-in closet. Full finished basement with in-floor heat, 2 bed & 4 pc bath. **\$379,900**

IDEAL LOCATION

5 bed, 3 bath bi-level with attached 22x24 garage. Open concept with 7 appliances, pantry & eat-up bar in kitchen. Master includes 3 pc ensuite &

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



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6 TALBOT CLOSE

\$332,000

MLS CA#0129827



98 HATHAWAY LANE

\$449,000

MLS CA#0119722



OPEN HOUSE SAT. APR 14, 1-3 PM

18 PIONEER WAY

\$399,900

MLS CA#0125952



5606 49 AVENUE

\$319,000

MLS CA#0119272



#19-15 MACKENZIE RANCH WAY

\$69,900

MLS CA#0128768



43 PICKWICK LANE

\$499,900

MLS CA#0115455



207 SAND BELT DRIVE

\$759,000

MLS CA#128676



4011 39 STREET

\$469,000

MLS CA#0120181



21 IRON WOLF BLVD

\$339,900

MLS CA#0116785



5627 53 AVENUE

\$299,000

MLS CA#0115290



5009 FOX DRIVE

\$299,000

MLS CA#0131246



41512 RANGE RD 255

\$325,000

MLS CA#0112748



422013 RANGE ROAD 20

\$349,585

MLS CA#0119996



5705 56 AVENUE

\$299,000

MLS CA#0131491



124 PARAMOUNT CRES

\$125,000

MLS CA#0103058



6 TALISMAN CLOSE

\$384,000

MLS CA#0110990



422015 RANGE ROAD 20

\$735,000

MLS CA#0127575



425065E HWY 771

\$499,000

MLS CA#0131920



7 MORNING MEADOWS DR

\$1,185,000

MLS CA#0118644



5409 47 STREET

\$249,900

MLS CA#0132097