

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | APRIL 20, 2018

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

425065 Hwy 771

BRAND NEW

1392 sq. ft Craftsman Style House on 9.14 Acres. Close to the amenities at Gull Lake - Boat Launch, Golf Course, and beaches.
MLS #CA0131920.

Only \$499,000

For further info on this multiple listing service home, see page 16 or contact a member of the Red Deer Real Estate Board.



View our complete publication ONLINE at www.yourhouseyourhome.com



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



Les Anderson
 403.350.1932

**\$15,000 REBATE MELCOR
 SPRING PROMOTION**



OPEN HOUSE SUN., APR. 22, 2-4 PM
183 LIVINGSTON CLOSE

**IMMEDIATE
 POSSESSION!**

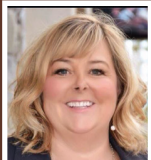
In popular Laredo! Brand new fully finished Canada West bi-level. Open plan, incredible kitchen, tons of maple cabinets, island, pantry & 6 appliances. Gas fireplace in bright Great Room. Bsmt dev, 2 beds, family room & 4 piece bath. Nothing like a New Home! **\$394,900**



GREAT VALUE

in this Canada West built 1514 sq. ft. modified bi-level. 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!**



Tracy Thody
 Call or text
 403-358-8605



OPEN HOUSE FRIDAY, APR. 20, 10/AM-12 PM

MAXWELL HOUSE 402, 4610-47A AVE.

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

\$217,000



19 SHAW CLOSE

- EXECUTIVE 1/2 DUPLEX

\$334,999



NEW LISTING

32 OAKDALE PLACE

- BUNGALOW (WALKOUT), 5 BEDS 3 BATHS
- QUIET CLOSE
- EXECUTIVE TRUELINE BUILT

\$491,700



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.



Doug Wagar
 403.304.2747



JUST LISTED: Immaculate Deer Park Home! 5 Beds, 3 Baths, Gas Fireplace, Underfloor Heat. Shows Like New, A must see. **\$342,900**



SUNNYBROOK! Wonderful Location! Classy, Nicely Renovated Home. Large Pie Lot. Extra Large, Heated Garage. Come and take a Look. **\$365,900**



PENHOLD HANDYMAN SPECIAL! Drive a little and save a lot! 1138 sq. ft. Home on a close! 4 Beds, 2 baths, 28x26 garage **\$179,900**



BLACKFALDS BI-LEVEL 4 beds, 2 baths, Large lot!, nice house, nice location! **\$262,900**

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



**YOUR HOUSE YOUR
 HOME OPEN HOUSE**

**Make sure to check out the Open House Directory in
 the centre of the magazine and go see your new home!**

Call Jamie at 403-309-5451



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



Rick Burega
 403.350.6023



\$349,900
 Renovated Bungalow 26x40 garage. Lots of upgrades. New kitchen cabinets, c/tops, laminate flooring. Master has large walk-in closet, 4pc ensuite. Main bath redone. New carpet in basement. Upg furnace & hwt.



\$289,900
 Extensive Reno. Affordable Bungalow. New windows, All new kitchen, granite c/tops, new appliances. New carpet, laminate, trim & paint. New shingles, furnace.



\$369,900
 Backs on to Park Reserve Heated double garage, RV pod. Watch the wildlife in your backyard! New shingles & newer windows



\$329,000
 Fully finished with 24x26 garage! Finished basement with huge family room and wet bar. Fenced yard. Great value!



\$269,000
 Excellent Value. Bi-level with basement entry 28x30 detached garage plus RV parking. Nice location near schools & Rec. centre



\$357,500
 Mother-in-law Suite Pie lot backs on to the park. RV parking. Mint condition with new shingles and hot water tank.

Call Rick at 403.350.6023 • rickburega@royallepage.ca • www.rickburegahomes.ca



Sena Walker
 403-358-0077



INCOME PROPERTY
 Brings in \$2700 per month – character home on a heritage street – original hardwood, doors, trim, 2 tiered deck, enclosed verandah, siding onto ravine/park.



JUST REDUCED!
 The best of the best – great amenities, central location, west facing and direct access to the courtyard. Immaculate, move in ready, 1 bedroom plus den. Underground parking & just steps away from the elevator. Hurry before it's gone!



OPEN HOUSE SUN. APRIL 22, 2-4 PM
305-37543 England Way
PRICED TO SELL
 3 BR, 2 baths with a 15x12 addition plus a carport! In the nicest park – Waskasoo Estates. Come & see for yourself, it's a bargain!



DESIREABLE DEER PARK & NO CONDO FEES!
 Fully developed. 3BR, 3 baths, main floor laundry & attached garage – newly painted, sculpted ceiling, new lino in kitchen & baths, laminate flooring. Fenced & garden shed. Ready for you!



Alex Wilkinson
 Follow or contact me on
 f 403-318-3627 t



122 EVERSOLE CRESCENT
 Modified bi-level with dbl detached heated garage. Home includes a bright open floor plan with 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!**



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



Bett Portelance 403-307-5581



\$689,900

68 VANSON CLOSE

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

HELPING YOU MAKE THE RIGHT MOVE



*Find your
 dream
 home in*

**YOUR HOUSE YOUR
 HOME**

Modular kitchen design: a practical solution!



Do you dream of a beautiful new kitchen but don't have the time or means to have cabinets and counters custom-made for your space? If you have a standard kitchen — i.e. one that doesn't comprise any irregular angles or curves — then rejoice, because modular kitchens were specifically designed for this type of layout.

Modular kitchen design involves arranging cabinets in a way that creates an attractive, practical and user-friendly space. Available on demand and easy to install, these sectional kitchens are without a doubt the preferred solution among homeowners who are fond of quick and efficient renos!

To find cabinets that will complement your existing décor - and suit your immediate and long-term needs - visit stores in your region that supply modular kitchen units. By searching through their showrooms, you can determine your preferred style (rustic, modern, industrial, etc.), select your preferred material (melamine, wood, thermoplastic, etc.), and choose your preferred colour and finish. Psst! Don't forget to bring your exact measurements - down to the millimetre! - with you to the store.

If you're interested in installing modular units in your kitchen but aren't very handy, don't fret! Several businesses offer professional installation services for your convenience. Why not take advantage?

The butcher's block: a kitchen staple



A butcher's block is a thick slab of solid wood (cherry, maple or walnut wood, for example) that's usually installed on a kitchen counter or island. Elegant, robust and durable, this versatile work surface can serve as both a cutting board and a serving platter. Contrary to what its name may suggest, a butcher's block isn't just for preparing cuts of meat!

A layer of finishing oil with antibacterial and stain-proofing properties is the key to maintaining a lustrous wooden butcher's block. Carefully wash this handy piece of kitchen equipment after each use, and regularly apply a protective cream or oil according to the manufacturer's recommended frequency.

A quality butcher's block is a valuable tool to have in any home kitchen. Visit a local business that either sells kitchenware or manufactures high-end wooden furniture to find the perfect butcher's block for your culinary needs!



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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.



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.



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.**



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



BRAND NEW 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$409,900**
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.**



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.



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

OPEN HOUSES THIS WEEK



OPEN HOUSE SAT., 1-3
247 DUSTON ST, RED DEER
NEW LISTING! Fully finished bright open floor plan 3bedroom/2 bath bilevel with sunroom on large lot in Deer Park. **\$319,900**
CALL JENNIFER 342-7700.



OPEN HOUSE SAT., 1-3
234 LIVINGSTONE CL, RED DEER
BRAND NEW WALKOUT bilevel 3 bdrm on main floor/2 baths Quick possession. **\$329,900**
CALL NADINE 342-7700.



OPEN HOUSE SUN., 1-4
31 AGNEW CLOSE, RED DEER
NEW LISTING, 32x46 shop on pie lot with 5bdrm/3bath walkout bilevel. Total pkg great location in Anders **\$774,900**
CALL NADINE 342-7700.

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

Choosing the right **sideboard** for your dining area



Low sideboards are a popular choice because they provide ample storage space without crowding the room.

A sideboard, or buffet, is a practical piece of furniture used to store or display cutlery, glasses, utensils, tablecloths, etc. Are you on the hunt for the perfect sideboard? Since this type of cabinet often becomes a dining room's focal point, you need to make a wise choice that takes into consideration your needs and, of course, your style preferences.

Size

First and foremost, your buffet must be the right size for your dining area. Avoid buying anything too big if you have limited room. The opposite is equally true: a small sideboard will look lost in a larger space.

Configuration

Do you intend to store delicate chinaware or decorative objects in your sideboard? In that case, an open model, or one with glass doors, is your best bet. However, if the items you wish to store are more or less appropriate for display, choose a buffet with solid doors or frosted windows instead.

Style

Finally, when it comes to the appearance of your buffet, your options are truly limitless! Visit a specialty retailer or an antique shop in your area to find the perfect sideboard for your needs that complements the design of your dining room.

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COMPETITIVE
COMMISSION
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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.

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.

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

\$129,900**NEW PRICE!****#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**

\$309,900**NEW PRICE!****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.

**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.

**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.

Protect your furniture with tempered glass

Does the idea of your beautiful wood dining table getting scratched or stained give you nightmares? Not to worry! Here are a few ways to keep your precious piece of furniture in pristine condition:

1. Eliminate coffee, red wine, beets, strawberries, curry and anything else that tends to stain from your diet.
2. Lay down several thick waterproof tablecloths before each meal.
3. Prohibit your guests from using forks and knives (only bare hands and spoons are tolerated).
4. Protect the table's surface with an elegant, custom-made sheet of tempered glass, and enjoy life to the fullest!

All jokes aside, the fourth option is obviously the most efficient way to protect the surface of your furniture (tables, desks, dressers, etc.) from scratches, dents, stains and streaks.



A transparent shield

Tempered glass is manufactured in a way that makes it nearly impossible to chip, crack or shatter. Therefore, carefully polished made-to-measure tempered glass panels add a sophisticated and modern touch to furniture while protecting it from harm.

Visit a glass shop in your area for solutions to help protect and enhance the beauty of your precious furniture.

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Cabinets | Complete Renovations**

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Central Alberta's
**OPEN HOUSE
LISTINGS**

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



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or for advertising space!*

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YOUR HOUSE YOUR HOME



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

FRIDAY, APRIL 20

RED DEER

4610 47A Avenue #402.. **10 am – 12 pm** Tracy Thody ROYAL LEPAGE NETWORK **358-8605** \$217,000..... Downtown South

SATURDAY, APRIL 21

RED DEER

26 Lowden Close **1:00 – 3:00 pm** Al Sim RE/MAX **391-1771** \$549,900..... Laredo
105 Cunningham Cres. .. **1:00 – 3:00 pm** Allan Melbourne RE/MAX **304-8993** \$314,900..... Clearview Meadows
41 Victor Close **2:00 – 4:00 pm** Dallas Todd CENTURY 21 ADVANTAGE **575-5153** \$336,900..... Vanier Woods
7359 59 Avenue **1:00 – 3:00 pm** Gerald Dore ROYAL LEPAGE NETWORK **872-4505** \$249,900..... Glendale Park Estates
114 Rowell Close **2:00 – 4:00 pm** Ivan Busenius RE/MAX **350-8102** \$339,000..... Rosedale Meadows
4213 53 Street **1:00 – 3:00 pm** Lori Loney RE/MAX **350-9700** \$319,900..... Woodlea
228 Deschner Close **2:00 – 4:00 pm** Mitzi Billard RE/MAX **396-4005** \$369,900..... Devonshire
234 Livingston Close **1:00 – 3:00 pm** Nadine Marchand ROYAL CARPET REALTY **342-7700** \$329,900..... Laredo
247 Duston Street **1:00 – 3:00 pm** Jennifer O'Shea ROYAL CARPET REALTY **342-7700** \$319,900..... Devonshire
132 Larratt Close **2:00 – 4:00 pm** Rob White CENTURY 21 ADVANTAGE **350-1070** \$769,900..... Laredo
43 Armitage Close **1:00 – 3:00 pm** Gord Ing RE/MAX **341-9995** \$549,000..... Anders Park East
19 Jasper Close **2:00 – 4:00 pm** Len Parsons RE/MAX **350-9227** \$439,900..... Johnstone Crossing
225 Van Slyke Way **1:00 – 3:00 pm** Tony Sankovic RE/MAX **391-4236** \$639,900..... Vanier East
24 Williams Close **2:00 – 4:00 pm** Jade Grise COLDWELL BANKER ONTRACK **506-8171** \$669,000..... Westlake
5213 61 Street #210 **12:00 – 2:00 pm** Kim Lindstrand MAXWELL REAL ESTATE **318-7178** \$379,900..... Highland Green Estates

SATURDAY, APRIL 21

OUT OF TOWN

14 Copper Street **1:00 – 3:00 pm** Barb McIntyre RE/MAX **350-0375** \$419,900..... Blackfalds
68 Churchill Place **1:00 – 3:00 pm** Debra Kerr RE/MAX **597-9134** \$364,900..... Blackfalds
4416 Westbrooke Road . **1:00 – 3:00 pm** Jessica LeBreton RE/MAX **506-3569** \$360,000..... Blackfalds
105 Ash Close **1:00 – 3:00 pm** Tim Maley RE/MAX **550-3533** \$439,900..... Blackfalds

SUNDAY, APRIL 22

RED DEER

72 Walker Boulevard **1:00 – 3:00 pm** Barb McIntyre RE/MAX **350-0375** \$449,900..... Westlake
90 Eversole Crescent **2:00 – 4:00 pm** Dallas Todd CENTURY 21 ADVANTAGE **575-5153** \$272,500..... Eastview Estates
125 Duncan Crescent **1:00 – 3:00 pm** Gerald Dore ROYAL LEPAGE NETWORK **872-4505** \$494,900..... Deer Park Village
148 Doran Crescent **2:00 – 4:00 pm** Ivan Busenius RE/MAX **350-8102** \$299,900..... Deer Park Village
133 Castle Crescent **11 am – 1 pm** Jessica LeBreton RE/MAX **505-3569** \$399,000..... Clearview Meadows
35 Elliot Crescent **2:00 – 4:00 pm** Jessica LeBreton RE/MAX **505-3569** \$349,900..... Eastview Estates
236 Kingston Drive **2:00 – 4:00 pm** Greg Martens RE/MAX **391-8849** \$415,000..... Kentwood East
183 Livingston Close **2:00 – 4:00 pm** Les Anderson ROYAL LEPAGE NETWORK **350-1932** \$394,900..... Laredo
72 Vincent Close **1:00 – 3:00 pm** Kerri Jensen ROYAL LEPAGE NETWORK **304-2707** \$579,500..... Vanier Woods
29 Spencer Street **1:00 – 5:00 pm** Pam Warner ROYAL LEPAGE NETWORK **302-3596** \$349,900..... Sunnybrook
31 Agnew Close **1:00 – 4:00 pm** Nadine Marchand ROYAL CARPET REALTY **342-7700** \$774,900..... Aspen Ridge
224 Vanson Close **2:00 – 4:00 pm** Rob White CENTURY 21 ADVANTAGE **350-1070** \$305,000..... Vanier
24 Williams Close **2:00 – 4:00 pm** Jade Grise COLDWELL BANKER ONTRACK **506-8171** \$669,000..... Westlake
39 Dentoom Close **2:00 – 4:00 pm** Duane Berday MID ALTA REALTY **358-1020** \$389,900..... Davenport

SUNDAY, APRIL 22

OUT OF TOWN

14 Regatta Way **1:00 – 3:00 pm** Debra Kerr RE/MAX **597-9134** \$365,000..... Sylvan Lake
5213 Lawton Avenue **2:00 – 4:00 pm** Hilary Rosebrugh CENTURY 21 ADVANTAGE **358-2691** \$279,900..... Blackfalds
#305 37543 England Way .. **2:00 – 4:00 pm** Sena Walker ROYAL LEPAGE NETWORK **358-0077** \$89,900 Red Deer County
21 Rolling Hills Close **2:00 – 4:00 pm** Trina Northcott CENTURY 21 ADVANTAGE **896-8639** \$325,000..... Blackfalds

View our complete publication ONLINE at www.yourhouseyourhome.com

How to choose the ideal coffee maker



Is coffee an integral part of your morning routine? Then it's in your best interest to invest in a quality coffee maker! Here are six things to keep in mind when it comes to finding the best model for your needs:

1. Budget. Determine the amount of money that you're willing to spend on your new appliance. Consider energy consumption, the price of the machine, extra costs (e.g. coffee filters) and, of course, the coffee itself. To help guide your decision, base your budget on the price of a single cup of joe. Ideally, a coffee brewed at home should cost less than a cup of the same quality brew from a coffee shop.

2. Brand. Invest in a reputable brand of coffee maker, and purchase it from a well-established appliance store. In the event of a problem, the repair, reimbursement or exchange process will be a lot simpler and quicker!

3. Needs. Do you want a coffee maker designed to brew one or several cups of coffee at a time? Would you like a machine that you can program with your smartphone to have a steaming cup ready when

you wake up? What about being able to adjust the brewing strength according to your preference? And will you need to keep the same pot of coffee hot for extended lengths of time? Think about it!

4. Maintenance. Replacing water filters and cleaning the different parts of your machine (compartments, reservoirs, etc.) can be tedious and time consuming. Certain models are very easy to maintain, whereas others require a little more effort - like coffee makers with a glossy finish that makes fingerprints and smudges stand out. Do your research before settling on a model.

5. Space. To avoid having to return a coffee maker that was too big for your kitchen, take note of the exact measurements of the space where you intend to keep it before you head to the store.

6. Style. Coffee makers - especially high-end models - are available in different designs and finishes to suit every homeowner's needs and style preferences. Large or compact, shiny or matte, bright red or classic black, modern or retro - make your choice according to your kitchen's existing décor for best results.



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

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HOME

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sales@yourhouseyourhome.ca

Why hire a kitchen designer?



Whether you'd like to create a functional and elegant kitchen from the ground up or renovate your existing one so that it better meets your current needs, enlist the help of a kitchen designer. This renovation expert has more than one trick up his or her sleeve!

Kitchen designers are creative and detail-oriented professionals with extensive knowledge

of various industries and trades, including architecture, woodworking, plumbing, carpentry, electricity, masonry and, of course, interior design.

Thanks to the expertise of these talented individuals, you're guaranteed a beautiful and functional kitchen tailored to your specific needs and style preferences. Why not take advantage?



Ask Charles

I heard there are new rules for condominium developers that might affect buyers. What do I need to know?

You heard right. There are new rules that came into force on January 1 and April 1, 2018, and more changes will come over the next few years.

Most importantly to buyers of yet-to-be-built condominiums, developers must now give you a final move-in date, and if they cannot meet that date, they must give you the option to re-negotiate or cancel your contract, and give you your deposit back.

Developers are often reluctant to give firm move-in dates, as unforeseen construction or financial problems can delay a project unexpectedly. In the past, they've also been reluctant to provide options for contract renegotiation as the certainty of an existing contract can go a long way in ensuring financial stability for the developer, and helps appease any investors.

There has been tremendous growth in the popularity of condominiums for Alberta consumers, but some believe there hasn't been enough protection for consumers, particularly when they buy condominiums that are not yet built.

These new rules further protect consumers by requiring developers to provide a realistic operating budget and an estimate of idea of what the condo fees will be, and requiring them to provide more information to you in the contract, including



floor plans and finishes. These changes allow buyers to be sure they know what they're going to get for their money even if the move-in date is months (or years!) away.

Another new rule you should know is that when you're buying a new condominium from a developer, an Alberta lawyer must hold your purchase deposit in trust while the condominium is being built. The developer can no longer hold your deposit.

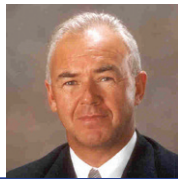
These are just some of more than 50 changes Service Alberta is moving ahead with in the next few years.

For our part, the Real Estate Council of Alberta (RECA) continues to work on developing the regulatory framework for licensing condominium managers. In late 2014, as part of the other changes to the Condominium Property Act, the Government of Alberta announced RECA will be responsible for licensing and regulating

condominium managers. Condominium managers are professionals who act on behalf of, and in the interests of, condominium corporations, including activities such as collecting fees and holding their funds in trust, hiring contractors and enforcing condominium bylaws on behalf of the board.

I encourage you to stay up to date on these and other changes to condominium laws and regulations in Alberta through Service Alberta's website at www.servicealberta.ca.

"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.



Len Parsons

403.350.9227

RE/MAX real estate central alberta

4440 - 49 ave., red deer • 403.343.3020

OPEN HOUSE • SAT., APR 21, 2-4 PM



\$439,900

19 Jasper Close.

FULLY DEVELOPED BI-LEVEL

4 bedroom, 3 bathroom.

Open concept. Dark cabinets.

Stainless appliances.

Situated on a pie lot.

Triple car heated garage.

Your host, Len Parsons

403-350-9227.



Tony Sankovic

403.391.4236

RE/MAX real estate central alberta

4440 - 49 ave., red deer • 403.343.3020

OPEN HOUSE • SAT., APR. 21, 1-3 PM



\$639,900

225 Van Slyke Way

QUALITY BUILT 2-Storey

features 2,185 sq ft w/ 5

bdrms, 4 baths, fully finished,

numerous upgrades, heated

oversize garage, fully fenced

& landscaped.

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



Mitzi Billard

Associate

403.396.4005

mitzibillard@remax.net



real estate central alberta

4440 - 49 ave., red deer

403.343.3020

228 DESCHNER CLOSE



New Listing!

OPEN HOUSE: SAT, APRIL 21, 2-4 PM

HUGE PIE LOT

3 bed, 3 bath bi-level on quiet close with no neighbors behind. 2-tier deck, fire pit, over-sized double detached garage & RV parking! **\$369,900**

6208 51 ST, PONOKA



New Listing!

PRICED TO SELL

Spacious 3 bed, 2 bath bungalow in mature neighborhood. Fully fenced & landscaped, single detached garage. Lots of potential! **\$189,000**

148 VINCENT CLOSE



OPEN HOUSE: SUN, APRIL 22, 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. **\$689,900**

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

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.


**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

**\$244,900**

#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**

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**

3 Charles Ave

- fully developed 2 story home
- master bedroom with 4pc ensuite
- fireplace
- walking distance to Clearview market

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 w/ main floor basement
- landscaping w/ snow removal inc
- short walk to Power 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

**\$510,000**

47 Ackerman Crescent

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

Call Lori Loney 403-350-9700

**\$549,900**

26 Lowden Close

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

Call Al Sim 403-391-1771

**\$574,500**

40 Illingworth Close

- walk out bungalow
- media room
- 5 piece ensuite

Call Lori Loney 403-350-9700

**\$649,900**

86 Oaklands Crescent

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

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

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**

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**

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



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6 TALBOT CLOSE
\$332,000
MLS CA#0129827



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



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