

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | APRIL 27, 2018

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

25 Vienna Close

NEW LISTING

STUNNING RUSTIC WALKOUT 4 bed, 3 bath bungalow backing onto pond & trees. Granite, hardwood, hand-rubbed maple cabinets, wood burning F/P, 5pc ensuite in M/B, basement wet bar. So many upgrades!

\$910,000

For further info on this multiple listing service home, see page 15 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



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!



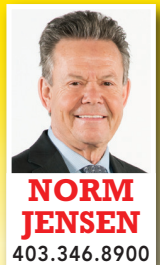
50 JASPAR CRES
 Fully finished and ready to move into 1136 SqFt Bi-level in Johnstone Crossing. 4 bedrooms, 3 baths, alder cabinets in the kitchen with a full tile backsplash, breakfast bar, pantry **Call Alex!**



19 LAUREL ROAD
 Fully developed bungalow designed with style!! OVERSIZED DOUBLE GARAGE!!!! 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!**



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



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



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



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



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



156 Lazaro Close
 4 bedrooms, 3 baths, granite counters, air conditioning, wet bar, ensuite and so much more!



BUYING OR SELLING A HOME?

OPEN HOUSE: SUNDAY, APRIL 29, 2018 FROM 2-4 PM
UNIT #301 - 5300 60 STREET, SYLVAN LAKE, AB

Westpine Estates is a high-end bare land condo development, stop by and see this amazing fully finished WALK OUT bungalow with too many details and upgrades to mention.

For more information visit my website www.donnaempringham.ca

CALL OR TEXT 403 872 0105 DONNA EMPRINGHAM, RED DEER REALTOR



YOUR HOUSE YOUR HOME

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 in Central Alberta

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

Call Jamie at 403-309-5451



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



Doug Wagar
 403.304.2747



OPEN HOUSE SUN. APR 29, 1-3 PM

3 STANLEY CRESCENT
 Classic Sunnybrook home, pie lot, dble heated garage, shows great! **\$365,900**



JUST LISTED!
 Top floor 2 bdrm 45+ condo overlooking Golden Circle & large park! **\$197,500**



BLACKFALDS
 Fully dev, 4 beds, 2 baths, pie lot, immediate possession. **\$262,900**



ACREAGE!
 10 acres, 2700 sq. ft. hooome, 8 bdrms, 4 baths, triple heated garage! **\$609,900**



OPEN HOUSE SUN. APR 29, 2-4 PM

148 DOWNING CLOSE
 Immaculate 5 bdrm 3 bath home in super location, gas fireplace, under floor heat, office! **\$342,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Rick Burega
 403.350.6023



\$349,900
 Renovated Bungalow 28x40 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 pad. 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



Bett Portelance 403-307-5581



\$689,900

68 VANSON CLOSE

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

OPEN HOUSE SUNDAY, APRIL 29, 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

What are some current trends in flooring?



Looking to replace the flooring in your home with something more up-to-date? Start by taking a look at these trending materials for inspiration.

Minimal maintenance hardwood

Today's hardwood flooring is all about light colours and textured finishes to achieve that coveted rustic-chic look. The best part: this stylish material doesn't show dust, meaning that you can skip the vacuum once in a while without anyone noticing.

Natural-looking ceramic.

Durable and visually appealing, this material

is definitely a smart choice. Oversized tiles and earth-toned gradients are currently very popular.

Clever vinyl

Increasingly sophisticated manufacturing techniques can give vinyl flooring a look of luxury without the hefty price tag. Available finishes include realistic stone, wood and ceramic.

Once you have the material picked out, get in touch with a qualified contractor to install your new floor. An experienced professional has all the knowledge and skills required to give you impeccable results.



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GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**

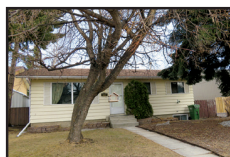


**ARIEL
DAVID**



JUST LISTED

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



MORRISROE BUNGALOW – fully finished 4 bdrm/2 bath with 22x24 detached garage. **\$279,900**
CALL NICOLE 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.



SOUTHBROOK 3 bdrm/4 bath fully finished att'd garage, extensive landscaping. **\$319,900**
CALL NADINE 342-7700.



BRAND NEW 1540 sq ft 3 bdrm/3bathroom 2 storey with room to build garage on extra long 132 ft lot in Blackfalds. **\$329,900**
CALL BRAD GRANLUND AT 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.**



BRAND NEW 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$409,900**
CALL BRAD GRANLUND AT 342-7700.



LEGAL SUITE – Brand new 3 bdrm/2 bath main floor unit with 2 bdrm/1 bath self contained basement suite. Separate laundry and utilities. **\$439,900** **CALL BRAD GRANLUND 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.



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 SUN., 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., 12:30-2:30
23 TALLMAN CLOSE, RED DEER
Timberlands – Immaculate 3 bdrm/2 bath townhome w/front att'd garage. Vinyl fenced rear yard, south facing deck. Front loader washer/dryer Immediate possession **\$319,900**
CALL JENNIFER



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



OPEN HOUSE SAT., 1-3
20 ADAMSON AVE, RED DEER
Brand new half duplex 1311 sq ft 3bdrm/3 bath with upper floor laundry, vinyl plank flooring, stainless appliances. Heated att'd garage. **\$359,900** **CALL NADINE**

**COLDWELL
BANKER**

OnTrack Realty

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

OnTrack Realty

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

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

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

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

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

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

**INVESTMENT PICKUP
\$359,000**

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



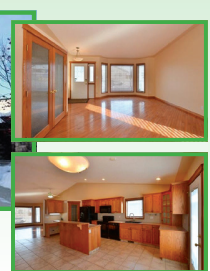
403.872.3350

**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 RUTAN 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).



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OnTrack Realty



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

**IMMEDIATE POSSESSION,
FULLY FINISHED RAISED BUNGALOW**

\$357,900**5514-53 AVE
LACOMBE**

5 bdms, 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!!**

\$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.

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

\$329,900

130 BOWMAN CIRCLE, SYLVAN LAKE
Quality laminate flrg, 2 large bdms 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**

\$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.

**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 bdms, 2 full baths, Jacuzzi tub, country kitchen, formal dining, 30x30 heated garage, large paved driveway.

How can I create a quieter living space?

Are you a musician or a home-theater enthusiast? Do you work nights and need total silence to sleep during the day? Is your loud neighbor getting on your nerves? If, for whatever reason, you're looking to improve your property's soundproofing, you should know that there are different solutions available.

For walls and ceilings, consider putting in acoustic panels. These require some skill to install, so avoid making a mess by hiring a team of professionals to get the job done right.

Even when they're closed and locked, windows made of low-grade glass often let noise in from the outside. Replace old windows with higher-quality soundproof models.

To soundproof floors, you may want to install carpet lined with a noise-reducing underlay. Alternatively, you could add a layer of acoustic material or damping compound beneath a floating floor.

Don't forget that this type of home improvement project, when done correctly, can significantly increase the value of your property. Hire a local renovation contractor to take care of your home's soundproofing for flawless results.



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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!*

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YOUR HOUSE YOUR HOME



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, APRIL 28

RED DEER

2 Arnold Close	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$337,900	Aspen Ridge
134 Ely Close	2:00 – 4:00 pm	Christine Bourke	CENTURY 21 ADVANTAGE	350-3985	\$253,000	Eastview Estates
14C 32 Daines Avenue	2:00 – 4:00 pm	Janice Resch	CENTURY 21 ADVANTAGE	302-0910	\$249,900	Devonshire
154 Webster Drive	1:00 – 3:00 pm	Cindy Dooley	REALTY EXECUTIVES	597-0284	\$479,900	Westlake
2 Silverberg Place	2:00 – 4:00 pm	Dale Russell	RE/MAX	340-9190	\$489,900	Sunnybrook South
5213 61 Street #403	2:00 – 4:00 pm	Dale Russell	RE/MAX	340-9190	\$759,900	Highland Green Estates
68 Thompson Close	11 am – 1 pm	Kim Fox	RE/MAX	506-7552	\$625,000	Timberstone
#411 5213 61 Street	2:00 – 4:00 pm	Kim Fox	RE/MAX	506-7552	\$550,000	Highland Green Estates
23 Tallman Close	12:30 – 2:30 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$319,900	Timberstone
20 Adamson Avenue	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$359,900	Aspen Ridge
303 Lampard Crescent	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070	\$447,000	Lancaster Green
18 Village Crescent	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$365,000	Vanier East
149 Duval Crescent	2:00 – 4:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	596-3909	\$379,900	Davenport
232 Van Slyke Way	1:00 – 4:00 pm	Tanyalie Charles	ROYAL LEPAGE NETWORK	598-1059	\$479,900	Vanier East

SATURDAY, APRIL 28

OUT OF TOWN

54 Woodbine Avenue	2:00 – 4:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$489,900	Blackfalds
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SUNDAY, APRIL 29

RED DEER

68 Vanson Close	1:00 – 3:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$689,900	Vanier Woods
97 Ellenwood Drive	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK	302-3107	\$309,900	Eastview Estates
11 Tobin Gate	1:00 – 4:00 pm	Jessica LeBreton	RE/MAX	505-3569	\$570,000	Timberlands
156 Lazaro Close	2:00 – 4:00 pm	Norm Jensen	ROYAL LEPAGE NETWORK	346-8900	\$635,000	Laredo
247 Duston Street	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$319,900	Devonshire
3 Stanley Crescent	1:00 – 3:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK	350-5502	\$365,900	Sunnybrook
148 Downing Close	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$342,900	Devonshire
26 Roche Street	2:00 – 4:00 pm	Hilary Rosebrugh	CENTURY 21 ADVANTAGE	358-2691	\$358,700	Rosedale Estates
88 Hermery Street	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070	\$299,900	Highland Green Estates
103 Inkster Close	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$329,000	Ironstone
5825 69 Street Drive	2:00 – 4:00 pm	Craig MacKenzie	REALTY EXECUTIVES	302-0820	\$328,500	Glendale
86 Duston Street	2:00 – 4:00 pm	Sena Walker	ROYAL LEPAGE NETWORK	358-0077	\$279,900	Deer Park Estates

SUNDAY, APRIL 29

OUT OF TOWN

19 Laurel Road	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$445,000	Sylvan Lake
Unit #301 5300 60 St	2:00 – 4:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	\$634,900	Sylvan Lake
5 Cedar Crescent	2:00 – 4:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$307,900	Blackfalds
1 Emily Crescent	2:00 – 4:00 pm	Deanna Zunti	ROYAL LEPAGE NETWORK	396-9937	\$433,900	Lacombe
5 Parkridge Crescent	1:00 – 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	896-2151	\$569,900	Blackfalds
36 Herder Drive	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$359,900	Sylvan Lake
5007 54 Street Close	1:00 – 3:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	596-3909	\$339,900	Eckville
24 Emily Crescent	2:00 – 4:00 pm	Dave Haley	CENTURY 21 ADVANTAGE	304-8939	\$448,000	Lacombe

Find your **dream house** this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

How can I spruce up my kitchen?

As the saying goes, the kitchen is the heart of the home. If yours is damaged, poorly organized or simply out of style, you should invest in its transformation! Here are a few add-ons that will go a long way in creating a more functional and stylish kitchen.

- Elegant cabinetry and drawers
- A custom island
- Easy-to-care-for countertops (try concrete, granite or slate)
- Statement light fixtures (think bold pendants or a unique chandelier)

- A top-quality sink with a sleek, high-end faucet
- Ultra-modern appliances (such as a gas stove or an energy-efficient dishwasher)
- Classy, practical flooring (top picks include ceramic tiles, vinyl, laminate and natural stone)

If you want your kitchen remodel to be a success, hire a local contractor with a good reputation. An experienced crew led by the right contractor will complete the work in a timely fashion without going over your budget. For a kitchen you can be proud of, trust the pros!





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**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583



\$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.



\$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.

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.

Trust the experts when buying a home



Buying a home is one of the biggest investments you'll ever make. That's why it's in your best interest to trust the services of experienced and knowledgeable professionals to help you make the best-informed decision possible.

First, you'll need to find a house that suits your needs and budget. To do this, you'll require the reliable services of a real estate professional. These experts have a thorough understanding of the market and access to a wide range of homes for sale. They are also able to advise you when it comes to your tastes, needs and budget. Already found your dream home? Before purchasing it, contact a building inspector to make sure the house is in good condition and that there aren't any hidden surprises. A land surveyor will be able to provide you with a location certificate detailing the condition and boundaries of the property, while a chartered appraiser will be able to determine its value.

Before signing anything, you'll need to find a reliable notary. But you don't need to be on the verge of buying to consult one. A licenced notary can provide important information throughout the entire process, such as the various financing options available to you. Similarly, a mortgage broker will facilitate the home-buying process by negotiating with various

financial institutions on your behalf to get you the best rate. And don't forget, you'll need to present your proof of insurance when purchasing your home, so turn to an insurance broker for helpful advice and to get the most advantageous offer.

Congratulations, you're now a homeowner!

Does your new home need a little TLC to get it looking just right? If so, there are a number of skilled professionals who can help. A general contractor will complete even the most extensive renovations. You can also delegate tasks that require particular expertise to certified professionals, such as a plumber if you're redoing the bathroom or an electrician when re-wiring. If you're looking for impeccable work that surpasses your expectations, then call a painter, tile layer, window installer or flooring specialist.

At a loss when it comes to the interior decor of your home? Call in an interior designer to help match your tastes and budget with current design trends.

Lastly, it's strongly recommended that you change the locks when you purchase a new home. A professional locksmith will be able to provide a timely and reliable service that will leave you feeling safe and secure.

All you have to do now is sit back, relax and enjoy your new home.

Ask Charles

I want to hire a real estate agent and I've noticed some have designations after their name, such as Accredited Buyer Representative or Certified Condominium Specialist. Are these important?

Whether or not they are important is up to you. Usually, designations after a real estate agent's name indicate additional education or experience in a particular area that resulted in a designation or certification from an industry body. If you are in the market for a condominium, maybe hiring someone who has a Certified Condominium Specialist designation will make you more comfortable. It's entirely up to you.

Typically, to receive these types of designations, a real estate agent will have to complete additional education and/or attain a certain level of experience. For example, the National Association of REALTORS®, an industry trade association, offers an education program to attain an Accredited Buyer's Representative (ABR) designation.

In addition to formal designations from industry trade associations, some real estate professionals may also claim particular expertise or experience. That expertise or experience may relate to a geographical area (for example, they'll call themselves "downtown neighbourhood specialist"), or in a type of property (for example, "Your Farm and Ranch Specialist").

When making these claims,



a real estate agent needs to ensure they can demonstrate the qualification or experience they are claiming. If an industry professional advertises particular qualifications or expertise, the Courts and RECA will typically hold them to a higher standard. That means if a real estate agent has never assisted a buyer or seller with a condominium, they shouldn't call themselves a condominium specialist. But, if they do, and RECA receives a complaint about their conduct when assisting a condominium buyer or seller, RECA will hold them to a higher standard than someone who does not call themselves an "expert" or "specialist."

At the end of the day, what you think is important when hiring a real estate agent is up to you. If a real estate agent you're talking to has an additional industry designation, ask them about it. Find out what it took

to attain it, and if and how they keep their designation current. If you're seeking a specific type of property or have a desire to stay in a specific area, you may want to seek out a real estate agent who indicates – and can prove – extensive experience and expertise in that area. In all cases, though, ask questions to figure out what is important to you, and who you're comfortable working with.

"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.

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Is your roof starting to show signs of age, like broken shingles, chipped paint or cracks? Whatever you do, don't wait for things to get worse. If you don't act right away, you could end up with a more serious — and more expensive — problem on your hands. Potential complications range from poor insulation, water infiltration and insect infestation to a complete roof collapse.

First things first: have your roof inspected by a contractor. Armed with training and experience, he

or she will be able to tell you the exact nature and extent of the damages you're dealing with. Following the inspection, your contractor will go over your options and recommend either minor repairs or complete reroofing.

Repairing or redoing your roof is no small task. Make the most of your investment by choosing high-quality materials, and don't hire just anyone to do the work. For a roof that will withstand the test of time, trust the know-how of your local experts.



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Why and how should I tear down a wall?

If your home's current floor plan comprises multiple cramped, narrow rooms, you probably long for some extra space. To make your current living area feel larger, you could either build an add-on or tear down some walls to create an open-plan layout. If you choose the latter option, here are three things to keep in mind.

1. Ask a contractor to single out the load-bearing walls, which support your home's frame and floors. Taking down a load-bearing wall involves structural work that should be done by a professional.
2. Even non-load-bearing walls can hide supporting beams. Whenever possible, it really is preferable to leave these intact. Knocking them out could damage the structure of your building.
3. During the demolition process, don't go crazy with the sledgehammer — plumbing, wiring and HVAC components could be hiding behind the drywall. Instead, proceed methodically and gently (even though it's not as satisfying.)

If you're looking to transform a series of closed rooms into a pleasant open-plan space, get in touch with a qualified contractor.




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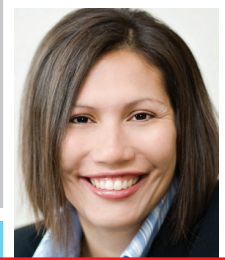
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