YOUR HOUSE Y HOUR HOUSE YOUR HOUSE YOUR HOUSE YOUR HOUSE YOUR HOUSE YOUR HOUR

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

MAY 4, 2018



INCREDIBLE SUNNYBROOK HOME!

Fully developed and beautifully renovated on a gorgeous pie lot.

Large heated shop.

\$365,900

For further info on this multiple listing service home, see page 2 or contact a member of the Red Deer Real Estate Board.



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



Wagar 403.304.2747



WONDERFUL WARM SUNNYBROOK HOME!

Steps from park reserve. A must see at \$365,900



WOW FACTOR!

Fully developed, 1233 sq. ft., 5 beds, 3 baths, underfloor heat and gas fireplace. Immaculate home!



PALISADES PARK!

45+, top floor, 2 beds, balcony, elevator, heated parking, beautiful park view! Shows great! \$197,500



BLACKFALDS

On a crescent! 4 beds, 2 baths, fenced yard! Super value at \$258,500



Garry Raabis 403-340-6789



N HOUSE SATURDAY, MAY 5, 1-3, PM 46 COSGROVE CLOSE ADULT COMMUNITY

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





- 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**

• • • www.yourcentralalbertarealtor.com



Donna **Empringham** 403-872-0105

0 ELLING A H



OPEN HOUSE: SUNDAY, MAY 6, 2018 FROM 2-4 PM 34 RICHARDS CRESCENT

Fully developed, spacious WALK OUT bi-level is tucked away in a quiet location in Rosedale with great curb appeal, a large garage, huge yard with RV parking. Price has been reduced to \$374,900. Immediate possession available.

For more information visit my website www.donnaempringham.ca

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



IENSEN 403.346.8900



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



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!



dult Orientated

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



Walking distance to

hospital & shopping! Pets allowed with Roard Approval. 2 bdrm Condo, 2 balconies, granite counters, fireplace & ensuite.



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



122 EVERSOLE CRES

bright open floor plan with cathe- features 4 BDRMS & 3 bthrms. dral ceilings. This 5 bdrm, 3 bth Walkout with suite! home also includes many recent



187 MORRIS COURT



50 JASPAR CRES

Crossing. 4 bedrooms, 3 baths, alder



Modified bi-level with dbl detached SUITE! Large modified bi-level Fully finished and ready to move Fully finished 5 bedroom, 3 bath is a Cute as a button and a great locaheated garage. Home includes a located in the heart of Blackfalds into 1136 SqFt Bi-level in Johnstone must see! Tiled front entry leads to tion! This fully finished bungalow the light and bright upper level with offers 5 bedrooms, an over-sized cabinets in the kitchen with a full tile vaulted ceilings in the living room, detached heated garage and much backsplash, breakfast bar, pantry. dining area and kitchen. Close to more.



81 CEDAR CRES - BLACKFALDS 46 MCKINLAY CRES - LACOMBE



Find your dream home in



Network Realty Corp. 403-346-8900

3608-50 Ave www.networkrealtycorp.ca



Anderson

IMMEDIATE POSSESSION!

In popular Laredo! Brand new fully finished Canada West bi-level. Open plan, incredible kitchen.







vaulted ceilings, gorgeous kitchen, quartz counters throughout & incredible ensuite. 24x25 heated garage! A must see! \$559,900

89 I alor Drive



Stunning top floor condo over 1,700 sq. ft. overlooking the City! This has it all! Bright, open &



3 full baths, great kitchen, granite counter tops, island & lots of cabinets. 2 decks to enjoy the outstanding view \$449.900

410, 6118-53 Avenue

CALL LES AT

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

403.350.1932

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

ROYAL LEPAGE



The Durling Group

\$269,900 OR TRADE

\$849,900 OR TRADE TEXT: 8346

SUNNYBROOK SOUTH

- Immaculate, elegant, high end luxury 2 storey home
- Former show home built by Platinum Homes
- 2464 SaFt 5 hedrooms 4 haths
- Custom cabinetry, hardwood & tile throughout

BLACKFALDS

Modern & move in ready fully

1213 SqFt, 3 Bedrooms, 3 Baths

cabinetry, upgraded SS appliances

Eniov the south facing back yard.

fenced & fully landscaped

Open concept main floor, dark stained

finished half duplex



Liberty Landing, Gasoline Alley Brand new 2 Storey townhouse, fully landscaped & partially fenced Built by award winning Falcon Homes

8 LATORIA COURT

- 1203 ŚqFt, 3 Bedrooms, 3 Baths, no condo fees
- Contemporary colours & design



Kevin Durling Agent



Jamie Berg Agent

TEXT CODE TO 555-0000



Scott Wiber Agent



Deanna Zunti Agent

Debby Wells

Network ROYAL LEPAGE Realty 403-346-8900

ome conditions appl

\$507,900 OR TRADE TEXT: 8342

1 ELMA STREET, LACOMBE Immaculate, fully finished modified bi-level

- 1475 SqFt, 5 Bedrooms, 3 Baths
- Kitchen features dark cabinetry, SS appliances, breakfast bar

- Enjoy open concept main floor living - Yard is fully landscaped with room for your RV

\$307,900 OR TRADE

\$279,900 OR TRADE

- Perfect fully finished bi-level 1012 SqFt, 4 Bedrooms, 2 Baths
- Kitchen features hickory cabinets, black
- granite sink & raised eating bar
- Open concept dining & living area w/vaulted ceilings Enjoy the fully finished basement & fenced & landscaped vard



\$239,900 OR TRADE

BLACKFALDS

2016/2017 Builder of the Year, Falcon Homes presents, Brand new 2 storey townhouses starting at \$239,900

- 1196 SqFt, 3 Bedrooms, 3 Baths, NO condo fees Open concept main floor with access to a south facina back deck
- Yards are fully landscaped & partially fenced



SUN, 2-4 PM

A4 Friday, May 4, 2018 www.yourhouseyourhome.ca





NEWLY OFFERED, this fully finished ADULT CONDO has it all, from the attached garage to the 3 bedrooms, 3 baths, family room, hobby room, open designed kitchen/dinette area with island and relax on the back deck.

All this for only \$335,500.00
Come see and we will show you around



JUST LISTED - three bedroom bungalow fully finished on a quiet close, vaulted ceilings and open design with no hallways really gives you that "Wow" feeling, Brasilian hardwood, PLUS double 24x24 garage.

\$349,900.00



TWO - STOREY with comfortable living in mind. 1292 sq. ft, 3 bedroom, 4 baths, basement fully developed to include family room, and laundry/bath combination. The BONUS is the 24x24 garage and slight pie lot with lots of room for kids to play. A MUST SEE at \$339,900.00.



Oh, how great it feels to relax around a cozy fire. Do you own an outdoor fireplace? Perhaps you're thinking of investing in one? First of all, make sure that your fireplace complies with your local bylaws. All set? Here are several tips for designing the perfect outdoor lounge area.

First, make sure you've dedicated enough space for your guests to relax comfortably. Adirondack chairs, swings, wooden benches, wicker loungers, hammocks — opt for variety! And don't forget to include enough blankets and cushions to create a soft, cozy environment.

Next, place one or more side tables around the seating area so that you and your guests can set

down glasses, plates, phones and any other objects you prefer to keep close at hand.

Finally, hang garlands of twinkling lights in your trees, and line the path between your house and your lounge area with decorative lanterns. This way, you'll create a space that's not only warm but also safe to enjoy at night!

A festive touch

To create lasting memories under a starlit sky, don't forget to buy plenty of skewers for roasting sausages and marshmallows. And why not bring out your bongo drums, harmonica or guitar to sing around the crackling fire?

www.yourhouseyourhome.ca Friday, May 4, 2018 A5



L CARPET REALTY LTD.

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BRAD GRANLUND BROKER



NADINE MARCHAND



NICOLE **D**USHANEK



JENNIFER O'SHEA



ARIEL DAVID



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 \$214,900 CALL NICOLE 342-7700.**



LIVE YOUR DREAM LIFE Custom Build this Cottage ½ km from the beach, with room for your toys & boats! Start now & move in summer! **\$299,900 CALL NICOLE**



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 BRAD AT 342-7700.**



BRAND NEW fully finished 4bdrm/3bathroom bilevel. Still time to make some choices. Blackfalds \$324,900

CALL NADINE 342-7700.



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 BRAD 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.



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



LEGAL SUITE in a large walkout bungalow on a huge pie lot with attached heated 26 x 26 garage. \$499,900.

AT 342-7700.

CALL JENNIFER 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.**



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.



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 HOU

WEEK



OPEN HOUSE SAT, 1:30-3:30 MORRISROE BUNGALOW - fully finished 4 bdrm/2 bath with 22x24 detached garage. \$279,900 CALL NICOLE 342-7700.



OPEN HOUSE SUN, 12-2 18 SULLIVAN CLOSE, RED DEER **SOUTHBROOK** 3 bdrm/4 bath fully finished att'd garage, extensive landscaping. \$319,900 **CALL NADINE 342-7700.**



OPEN HOUSE SUN., 1-3 LEGAL UP/DOWN DUPLEX IN **INGLEWOOD** Main floor, 3 bed, 2 bath. Bsmt suite 2 bed, 1 bath. **\$399,900** CALL JENNIFER 342-7700



OPEN HOUSE SUN., 1-4 YEAR ROUND LAKE LIVING Don't just spend summer @ the lake! Beautiful 4 bdrm, 3 bath home w/double det. garage, perfect all year! Large deck & yard, room for toys & guests! \$589,900 **A6** Friday, May 4, 2018 www.yourhouseyourhome.ca

COLDWELL BANKER 5 OnTrack Realty

ONTRACK REALTY

Unit G, 2085-50TH Ave, Red Deer

www.coldwellbankerreddeer.ca 343-3344

COLDWELL BANKER © OnTrack Realty



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.



50 RUTTAN CLOSE

Executive Family Home Complimented with gleaming hardwood, soaring ceilings, 5 bdrms, 4 baths, South facing double deck, fenced yard, air conditioning and the list goes on....



5341-43 AVENUE

1951 Beauty! Nestled in Large Mature Trees sits this 3 bdrm, 2 bath home. Original Hardwood in livingroom, hallway and two bedrooms on the Main Level. Bsmt. is Developed...



14 WATSON STREET

OPPORTUNITY KNOCKS! West Park 3 bdrm., 1.5 bath townhouse. No Condominium fees. Steps from College, Schools plus Shopping.

CALL PEGGY LANE AT 403-872-3350

A roof made of recycled tires?



Does your roof need replacing? Or perhaps you're thinking of having a new home built? Sounds like you'll need to choose an ideal roof covering to shelter your humble abode. While asphalt shingles, metal sheeting and modified bitumen are classic choices, roofing tiles made of recycled tires are quickly gaining in popularity.

Made from rubber and hemp fibre salvaged from old tires, these unique tiles are an interesting choice for sustainable living advocates. Brown, gray or black in colour, they greatly resemble slate. Furthermore, just like other roof coverings, they hold up nicely against bad weather and are resistant to fire. However, these tiles made from recycled tires can cost a pretty penny.

No matter which type of material you choose for your new roof, make sure to hire a professional roofing contractor for an installation that's up to par. www.yourhouseyourhome.ca Friday, May 4, 2018 A7

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OnTrack Realty

Unit G, 2085-50TH Ave, Red Deer

www.coldwellbankerreddeer.ca 343-3344



OnTrack Realty



VERY COMPETITIVE

COMMISSION RATE

LOCATED CLOSE TO FAWN MEADOWS GOLF COURSE



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.

UPPER LEVEL CONDO UNIT IN SUNNYBROOK!!



#10 - 7 STANTON STREET

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

A GREAT STARTER HOME



2110 - 19 AVE, DELBURNE

3 bedroom, 2 full both 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



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.



ONE MONTH BEFORE

- ${m ec {\it M}}$ Make reservations for moving services and make a list of all items to be moved.
- ✓ Notify friends, relatives, creditors, etc. of your move. Begin submit-ting 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.
- ightharpoonup 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 refrigrator.
- ✓ 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.
- 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.



A8 Friday, May 4, 2018 www.yourhouseyourhome.ca

YOUR HOUSE YOUR

SERVICE



Cabinets | Complete Renovations

R HOUSE YOUR

To advertise call Jamie at 403-309-5451



A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



ADVERTISE YOUR BUSINESS IN THE YOUR HOUSE YOUR SERVICE DIRECTORY

Call Jamie for more information or for advertising space!

403-309-5451

OUR HOUSE **YOUR**



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

CATURDAY MANY				DED DEED
SATURDAY, MAY 5				RED DEER
30 Arthur Close	pmDebra Kerr pmGarry Raabis pmJake Warkentin pmJessica LeBreton mKim Fox pmKim Fox pmLori Loney pmMilena Toncheva pmMitzi Billard pmNicole Dushanek pmRiane Wade pmMike Phelps	RE/MAX		Johnstone ParkClearview MeadowsDeer Park VillageDavenport PlaceLancaster GreenClearview RidgeRosedale EstatesMountviewAnders SouthEastview EstatesMorrisroeAnders ParkClearview Meadows
26 Roche Street 2:00 – 4:00 87 Iverson Close 2:00 – 4:00				
SATURDAY, MAY 5			0	UT OF TOWN
46 Mckinlay Crescent2:00 – 4:00 8 Latoria Court	pmKevin Durling pmAl Sim pmHilary Rosebrugh pmCam Ondrik pmLen Parsons	ROYAL LEPAGE NETWORK RE/MAXCENTURY 21 ADVANTAGE ROYAL LEPAGE NETWORK	318-3627\$328,500 302-1511\$269,900 391-1771\$439,900 358-2691\$88,900 596-3909\$339,900 343-3020\$324,900	Lacombe Red Deer County Blackfalds Red Deer County Eckville Sylvan Lake
SUNDAY, MAY 6				RED DEER
196 Barrett Drive	pmCindy Dooley pmDallas Todd pmDonna Empringha pmIvan Busenius pmJennifer O'Shea 0 pmNadine Marchand pmNina Gill pmNina Gill pmTim Maley pmRoger Will pmCraig MacKenzie pmJay McDouall	REALTY EXECUTIVES		Eastview Estates Devonshire Rosedale Estates Johnstone Park Inglewood West Sunnybrook South Vanier Woods Vanier Woods Pines Deer Park Estates Glendale Michener Hill
SUNDAY, MAY 6			O	UT OF TOWN
81 Cedar Crescent	D pm Debra Kerr	RE/MAX		Blackfalds Blackfalds Red Deer County Lacombe Blackfalds Lacombe County Blackfalds Ponoka County Gull Lake Red Deer County Blackfalds

A10 Friday, May 4, 2018 www.yourhouseyourhome.ca



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

Add a summery touch to your home decor

Have the warm days of summer inspired you to add a splash of sun to your interior? Here are some tips.

Summer goes hand in hand with sunny weather. Let as much natural light as possible into your home by replacing heavy curtains with light, flowy materials. Add some greenery to the mix by placing houseplants and cut flowers throughout your interior.

In the living room, add some throw cushions

featuring bright, warm colours (orange, yellow, coral) or summery prints (tropical flowers, birds, nautical patterns, seashells). You could also display some photos of your latest beach vacation.

Use various accessories to give your kitchen and bathrooms a summery feel. Floral centrepieces, colourful tableware, a bright shower curtain, citrus-scented candles — the options are endless!



Advantaae

Smarter, Bold



Asha **Chimiuk** 403 • 597 • 0795



is a perfect family home, there is a room for everything here! 5 bdrms and 3 baths, storage, separate laundry room numerous closets and walk out door to the garage! Large backyard is fully fenced



Elevator and parking space on site.



close one block from a large play park!



Beautiful curb appeal and perfect Immoculate home is an ideal for your An acreage located in Valley Ridge Estate «Like new» townhouse located location on a close with only one block growing family. 5 bedrooms and 3 developed in 2006. 1630 sq. ft. bungglow on a nice close in desirable to school and walking distance to shopping! Massive 1700 sq.ft bunggalow on with cozy fireplace and super sized of Red Deer city limits short walk to a river attached garage and it backs onto rec. room is perfect for family and friends to and a play park makes it a perfect place to a green space. Fully finished on all Gorgeous landscape and perennials rec. from its pened for infiling and friends of and a puly pair industs to a pened print to a green space. Tally infiling to a Gorgeous landscape and power visit. There is a separate loundry room and u raise your family, 3 bedrooms & 2 bethrooms 3 levels with upgrades throughout. will wow you in the summer months! shaped kitchen with a large counter space up with additional 1 bedroom, office and full appliance package offered by Private patio comes with hot tub shaped kitchen with a large counier space up with administrat resource, once the time applicance package of the property of the part of the property of the package of the enjoy hot summer days. All located on a quiet storage shed and trees were added to give



Priced below city assessment value



located ACREAGE! Convenient location just minutes from Red Deer Beautiful walk out bungalow on are lot with mature trees is a dream two decks! Safe and family friendly neighbourhood



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



Call Today for details!



your own laundry room in-suite, large front entry, walk in closet, & a westindex open design - hard to find in bordered by mature rees to the the features include beautifully a court of the court of this age homes! 3 bedrooms and 1 south and farm land to the east. facing bolcony! Upgrades include: AC, this age homes! 3 bedrooms and 1 south and farm land to the east. restored stain glass doors, railing, under ground parking, granite counter bathroom with possibility of adding Priced to sell at \$114990! Don't arch and floors. Long list of to show. Close distance to downtown tops & stylish finishings- perfect for a another bedroom and bath in the hestitute, call today! makes this a desirable building, professional working at the hospital! basement, Large private yard, mature trees, deck and patio will please you!



Looking for a carefree style of living, A GEM! Located in desirable Waskasoo 2.87 Acres just east of Gull Lake Treasures of Lacombe! Beautifult something modern & stylish that doesn't require only renovations? Check out this condo in the perfect downlown location! 2 bdms. 2 bdm



restored stain glass doors, railing, upgrades. 2 bedrooms, 2 dens and 2 bathrooms with loft. Call for details Today!



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

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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**



A12 Friday, May 4, 2018 www.yourhouseyourhome.ca

Three benefits of handle-free kitchen cabinets



Consumers are increasingly leaning towards kitchen cabinets with invisible handles, so to speak. Various manufacturers offer models with different types of discreet knobs and grips such as:

- Thin horizontal or vertical aluminum bars
- Grooves and indentations concealed in the edge of the door
- Pressure catches
- Electrically powered automatic devices

When you opt for handle-free cabinets and cupboards, you're guaranteed the following three advantages:

- 1. A clean look that complements several design styles currently in vogue (contemporary, modern, industrial, etc.)
- 2. Reduced maintenance needs (no more endless scrubbing to get handles looking clean!)
- 3. Less risk of injury (say goodbye to forehead collisions!)

Swing by a kitchen cabinet manufacturer in your area to admire and test some of the most eye-catching handle-free models available.

How much ventilation does your bathroom need?

Every bathroom needs an exhaust fan to keep mould and other moisture-related damage at bay, but how strong that fan should be varies considerably depending on the size of the room. According to the Home Ventilating Institute (HVI), here's how to calculate how much ventilation you need for a given space, in cubic feet per metre (cfm):

- For rooms smaller than 100 square feet, calculate 1 cfm per square foot
- For rooms larger than 100 square feet, calculate 1 cfm per square foot, and add 50 cfm per toilet, bathtub and shower.

Something to keep in mind: if several people will regularly be using the bathroom one after another, you may be better off with a fan that's a bit stronger than the standard recommendation.

Did you know?

According to the HVI, you should let your bathroom fan run for 20 minutes after using the washroom to give it enough time to fulfil its main task. This means you'll need to choose a model that can be turned on and off with a switch separate from the one you use for the lights. Fans equipped with a programmable timer are even better.

Ask Charles

I want to list my condominium for sale, and my real estate agent completed a Comparative Market Analysis (CMA) to help me set a price. I think the range in the CMA is too low. Can I override my real estate agent?

Of course. You are the client. When you hire a real estate agent, they work for you, and must obey your lawful instructions, including listing your property at the price you want.

That being said, if you have a particular listing price in mind, let potential real estate professionals know your thoughts before you enter into a listing agreement with them. It's better to have this discussion before starting a client relationship. Some real estate professionals may not accept a listing if they believe the listing price is too high and that's their choice.

I think, though, that for your situation, it's important for you to know what a CMA is, what it means, and understand that it's not an appraisal of your property and it alone doesn't set the listing price. A CMA is a method of property valuation real estate professionals use to estimate the value of residential properties; a CMA provides a range of value.

Your real estate professional has the obligation to act in your best interest, and they didn't pull your CMA out of thin air. Real estate professionals use actual sold properties in a given market area that are comparable in size, layout, features, and location. It helps sellers set a listing price for their proper-



ty by examining the prices at which similar properties in the same area have recently sold.

Many home and condominium owners think there is a special factor that makes their property more desirable and worth more money. It could be having south exposure, the fact your unit faces a park instead of a busy street, or that your unit has more storage. Talk to your real estate professional about why you think your listing price should be higher and ask for their input.

Real estate professionals help buyers and sellers for a living, and based on their experience they can tell you why, or why not, your special factor may affect the value of your property.

If you want to try listing at a higher price, that's up to you. Your real estate professional provides guidance and advice, but you're the decision-maker. You also should recognize that there's no guarantee either way – real estate professionals use data and statistics and their experience to guide you, but ultimately, it's the buyers looking to buy property that will decide how much your property is worth to them.

"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.

A14 Friday, May 4, 2018 www.yourhouseyourhome.ca



403.396.4005

mitzibillard@remax.net

4440 - 49 ave., red deer

403.343.3020

New Listing! 26 ELDRII

26 ELDRIDGE CRESCENT

Immaculate condition 4-bed, 2-1/2 bath 2-Storey with attached double garage, backing onto a green space. Unfinished

HUGE PIE LOT

basement for future development. Fully fenced and landscaped.. \$449.900

43 VERONICA CLOSE



GORGEOUS 3 BDRM 2-STOREY

Fully finished 2-Storey backing onto green reserve in a quiet close. Open concept with quality finishing, upper floor laundry, 4pc

ensuite in master. Legal suite has single car att. garage and in-floor heat. \$869,900 ar

49 PARKSIDE DRIVE



IMMEDIATE POSSESSION

Well maintained 3 bedroom + den mobile tucked away in treed lot with covered patio for

privacy. Open concept with spacious master bedroom and lots of storage. \$69,500

17 ALDERWOOD CLOSE, BLACKFALDS



IDEAL LOCATION

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

includes 3 pc ensuite & walk-in closet. Full finished basement with in-floor heat, 2 bed & 4 pc bath. \$379,900

3 REGATTA WAY



REVENUE PROPERTY

Beautiful 2 bed, 1 bath bi-level with 2 bed, 1 bath LEGAL SUITE in basement. Separate

entrances, laundry and fenced yard areas. Tenants want to stay! \$369,900

50 PARKSIDE DRIVE



IMMEDIATE POSSESSION

Recently renovated 2 bedroom, 1 bath mobile with new screened patio. Lot is at the end of a close

and backs onto treed area. \$30,000

#152, 28126 TWP 411



VIEW OF GULL LAKE

Mclaurin beach 4 B/R walkout bungalow; year round living. 2 Garages. Open concept. Kitchen

has granite island & maple cabinets. Deck extends width of home facing lake. Bsmt 75% complete. \$650,000

120 ALMOND CRESCENT, BLACKFALDS



LARGE PIE LOT

Gorgeous 3 bedroom 2-Storey with unfinished basement. Lots of upgrades, dark stained cabinets, granite

countertops, soaker tub in ensuite. gas BBQ hookup. South facing, fully fenced yard with room to build garage. \$349,900

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

Save money by shopping for a solar panel compatible home

Solar energy technology has come a long way in recent years, and it's becoming a viable option for more and more homes as a means of both helping the environment and saving money. If you're in the market for a new home, consider looking for one that is a good candidate for a solar-panel upgrade.

You don't need to live in a region that's always sunny to benefit from solar panels. You do, however, need the right kind of roof. To be deemed suitable for solar panels, a roof should:

• Be made out of durable material such as asphalt or clay that can support the weight of the panels



- Not be surrounded by large trees or other features that would block the sun from falling on it
- Slant in a southerly direction so the sun hits it for the whole day

The Canadian government has various programs that support efforts to make homes more energy efficient, so if you're trying to find a fixer-upper, talk to your real estate agent about homes that are solar panel compatible. In any case, installing solar panels can be complicated, so you should always consult an expert before you proceed.





Lori Tim Sim Loney Maley 403.391.1771 403.550.3533 403.350.9700

REMAX[®] Real Estate Central Alberta

4440 - 49 Avenue, Red Deer 403.343.3020



3705 42 Avenue

- Mountview charmer!
- New windows, new furnace, new hot

28 Pearson Crescent

• Detached double garage

• 3 bedrooms on the main floor

Large fenced lot, backs onto V.L.A park Call Lori Loney 403-350-9700



#25, 73 Addington Drive Fully Finished 2 storey condo

- Great Anders location
- IMMEDIATE POSSESSION

Call Lori Loney 403-350-9700



Call Al Sim 403-391-1771



- Stunning 2 bed, 1 den top floor condo
- TWO underground parking spaces Walking distance to hospital & downtown

Call Lori Loney 403-350-9700



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



rv parking, partially developed baseme Freshly painted upstairs Call Tim Maley 403-550-3533 195 Cedar Square Blackfalds

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

Call Al Sim 403-391-1771



65 Coachman Way, Blackfalds

- mint condition with 3 beds on main level huge kitchen & dining w/maple cabinets
- beautiful and bright layout oversized master bedroom with ensuite

Eagle Ridge show home

3 heds and 3 haths

Call Tim Maley 403-550-3533 4766 Aspen Lakes Blvd Blackfalds

hardwood, quartz counters, open layout
 main floor master bedroom



REDUCED

4213 53 Street

- fantastic location backing onto treed reserve
 charming character bungalow, many upgrades
 double detached garage

Mint condition bi-level

very private park-like setting
 Call Tim Maley 403-550-3533



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

- 26 Lowden Close 1951 Sa 2 Storev
- 4 Bedroom
- 9 foot Ceilings
 Dark Laminate Flooring
 Call Al Sim 403-391-1771



Call Tim Maley 403-550-3533 40 Illingworth Close

- walk out bungalow
 - media room 5 piece ensuite
 - Call Lori Loney 403-350-9700



opén concept and private setting walk-out basement Call Tim Maley 403-550-3533

105 Ash Close, Blackfalds

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

Call Lori Loney 403-350-9700



- 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



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



- 112 Garrison Circle executive 2 storey home
- 4 bdrms, beautiful ensuite, top floor laundry
- open concept main flr w/chef's kitcher
- solar panels, zero scape landscaping Call Tim Maley 403-550-3533





Len Parsons 403.350.9227 RE/MAX real estate central alberta

4440 - 49 ave., red deer • 403.343.3020

PEN HOUSE • SAT., MAY 5, 1-3

\$324,900 **79 Victor Close**

FIRST TIME BUYERS

This 1 year old home has 3 bdrms, 2 full baths and is bright and open. Quiet location, quick possession! Your host, Len Parsons 403-350-9227.



A16 Friday, May 4, 2018 www.yourhouseyourhome.ca



LISA SUAREZ Realtor ®

ROYAL LEPAGE

Royal LePage Lifestyles Realty

5820A Highway 2A, Lacombe, ABT4L 2G5 www.familvfriendlyhomes.ca

lisasuarez@royallepage.ca

Protecting Your Best Interests 403-782-3171





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