

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE |

MAY 11, 2018

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



OPEN HOUSE: *Sunday, May 13, 1:00 - 3:00 pm*

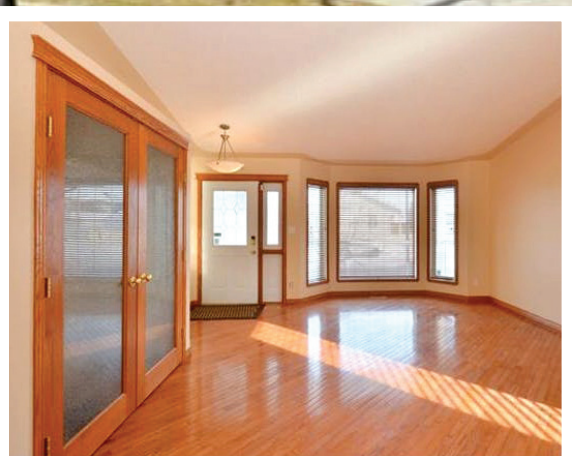
50 Ruttan Close

EXECUTIVE FAMILY HOME

Complimented with gleaming hardwood, soaring ceilings, 5 bdrms, 4 baths, South facing double deck, fenced yard, air conditioning and more...

\$499,500

For further info on this multiple listing service home, see page 7 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



Cam Ondrik
 403.596.3909



OPEN HOUSE
 SUN. MAY 13, 2-4 PM

149 Duval Crescent,
 Red Deer
\$ 379,900
 5 bed 3 bath



OPEN HOUSE
 SAT. MAY 12, 1-4 PM

36141 RR 280
 Red Deer County
\$1,199,900
 6 Bed 5 Bath
 65x40 att. shop



27 Vanson Close,
 Sylvan Lake
 5 Bed 4 Bath
 2266 Sqft
\$739,900



77 Grove Close,
 Red Deer
 5 Bed 4 Bath
 2014 Sqft bungalow
 on pie lot,
\$899,900



5007 54 street
 Close, Eckville
 5 Bed 4 Bath
 1552 sqft
\$339,900



28342 Twp Road 384
 #113 Red Deer County
 Poplar Ridge
 Acreage (1.2 Acres)
\$644,900
 4 Bed 3 Bath



NORM JENSEN
 403.346.8900



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



Fully finished Bungalow
 Single att. garage with
 carport and dlb detached
 garage. Great layout.
 Large Mature lot



Adult Oriented!
 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..



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



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



OPEN HOUSE SUN. MAY 13, 2-4 PM
122 EVERSOLE CRES
 Modified bi-level with dbl detached
 heated garage. Home includes a
 bright open floor plan with cathed-
 ral ceilings. This 5 bdrm, 3 bth
 home also includes many recent
 updates! **Call Alex to view!**



187 MORRIS COURT
FULLY FINISHED WALKOUT!
 Large modified bi-level located in
 the heart of Blackfalds features 4
 BDRMS & 3 bthrms. **Call Alex!**



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



81 CEDAR CRES - BLACKFALDS
 Fully finished 5 bedroom, 3 bath is a
 must see! Tiled front entry leads to
 the light and bright upper level with
 vaulted ceilings in the living room,
 dining area and kitchen. Close to
 schools and parks!



46 MCKINLAY CRES - LACOMBE
 Cute as a button and a great loca-
 tion! This fully finished bungalow
 offers 5 bedrooms, an over-sized
 detached heated garage and much
 more.



Doug Wagar
 403.304.2747



OPEN HOUSE SUN. MAY 13, 2-4 PM

88 ANDREWS CLOSE
 Anders on a close! Fully
 developed, 2 storey
 duplex, 1539 sq. ft.
 double garage.
\$329,900



DEER PARK!
 Quiet location, fully
 developed, 5 beds,
 3 baths, office, south
 facing yard. **\$342,900**



GOLDEN CIRCLE VIEW!
 Adult (45+) 2 bedroom
 condo. Heated parking.
 Top floor. **\$197,500**



RED DEER!
 Fully renovated
 bungalow, 36x26 shop,
 pie lot. Super location.
\$365,900



ROYAL OAKS!
 Top floor! 25+ executive
 2 bdrm condo. Steps
 from hospital!
\$239,900



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 condo! Bargain priced at
\$89,900

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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



Add life to your garden with birdhouses

Are you a fan of gardening and birdwatching? Then why not combine your two hobbies by incorporating birdhouses into your landscaping? Here are a few tips for creating a garden filled with colourful blooms and the chirps of winged creatures all summer long.

Species to charm

First off, determine which types of bird you'd like to attract. To avoid disappointment, find out which birds typically frequent your area.

Next, go get some quality birdhouses from your local gardening centre or hardware store. Ask a salesperson to help you choose the best models for the types of bird you're looking to attract. You'll need to consider the size of the entrance and the available nesting space inside of the birdhouse.

What to look for

Choose birdhouses with the following features:

- Mould-resistant materials (cedar wood is an excellent choice)
- A design that allows optimal ventilation and drainage
- A roof that juts out a few centimetres over the entrance

- A door that allows easy access to the inside for cleaning
- A look that's harmonious with the rest of your landscaping

If you're handy and would like to make your own birdhouses, you can find tons of step-by-step guides online and in bookstores. Grab your tools and get building!



Creating privacy in the garden and on the patio



Are you tired of letting your neighbours spy on your yard to their heart's content? Beyond fences and hedges - which are practical for backyards, but not so much for urban patios - there are countless ways to shield your outdoor space from prying eyes. Here are a few to get you inspired.

Natural screens

Take advantage of the natural properties of plants such as sedges and climbers — the latter of which grow incredibly quickly and require little maintenance — to create a vertical garden. Clematis, honeysuckle and climbing roses, for example, will embellish your patio with their colourful flowers, while the dense foliage of vines, lichens and hops will create a magnificent screen of greenery. Walls, fences, lattices, arbours — there are tons of different structures your plants can climb on.

Furthermore, sometimes it only takes one strategically positioned large plant (palm tree, hibiscus, etc.) to create a privacy screen. Something to consider!

Smart arrangements

Various arrangements can allow you to enjoy your backyard in perfect privacy. Consider awnings: a simple sheet of fabric over your meal area or outdoor living space is enough to block the view of neighbours whose windows have a bird's eye view onto your yard.

Similarly, you could frame your outdoor seating with a wooden structure to create a sort of outdoor alcove. A nice folding screen, some decorative curtains suited for outdoor use or a booth with a very high backrest are all great ways to block outside views.

With a little imagination, you can easily create private, secluded areas on your property.



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**NICOLE
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2bdrm/2bathroom top floor corner unit with underground parking, elevator. **\$189,900**
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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.**



MORRISROE BUNGALOW

– fully finished 4 bdrm/2 bath with 22x24 detached garage. **\$274,900**
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**



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.



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 3bdrm/3 bath 2storey open plan w/ laminate flooring, tiled entry, laundry upstairs, attached garage. Immediate possession. **\$384,900**
CALL BRAD 342-7700.



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



ADULT HALF DUPLEX 3bdrm/3 bath bungalow w/main floor laundry, granite countertops, central air conditioning, finished basement NO Condo fees **\$499,900**
CALL BRAD 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.



LEGAL SUITE Executive 3brm/2bath main floor with att'd garage, plus a 1 bdrm basement suite in great Timberlands location **\$599,900**
CALL NADINE 342-7700.



32X46 SHOP on pie lot with 5bdrm/3bath walkout bilevel. Total pkg great location in Anders **\$774,900**
CALL NADINE 342-7700.

OPEN HOUSES THIS WEEK



OPEN HOUSE SAT., 1:30-3:30
140 HEARTLAND CRES, PENHOLD
IMMEDIATE POSSESSION
4 bdrm, 2 bath, well kept home in great location in Hawkridge Estates, fenced yard, huge shed, 6 appliances. Affordably priced **\$289,900**
CALL NICOLE 342-7700.



OPEN HOUSE SAT., 12-2
247 DUSTON ST, RED DEER
Fully finished bright open floor plan 3bedroom/2 bath bilevel with sunroom on large lot in Deer Park. **\$319,900**
CALL NADINE 342-7700.

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**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.

A GREAT STARTER HOME



**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!!



#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



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.



SCENIC ACREAGE ON PAVEMENT WITH A PRIVATE SETTING

2.73 acres with a 1320 sq ft 3 bdrm 2 bath upgraded and remodelled bungalow. Has a 24x24 garage and a 40x50 shop. 24 min to RD, 8 min to Bowden, 14 min to Innisfail

Extend the lifespan of your garden tools



Shears, rakes, weeders, hoes, hedge trimmers, shovels, trowels — taking care of your landscaping requires quite a bit of equipment. Read on to find out how you can keep your garden tools in prime condition for as long as possible.

Clean

Soil, water, resin and sap can all damage your garden tools, especially those with metal blades. Get rid of any residue with soapy water or an alcohol-soaked cloth. To get rid of rust, rub the surface with fine-grain sandpaper.

Sharpen

Keep your blades nice and sharp by regularly honing them with a metal file. Be careful to follow the angle of the blade. Don't use a grinder; it removes an unnecessary amount of metal.

Repair

If the screws, nails or springs in your tools are unstable

(or have fallen out), tighten them or replace them without delay. Gently sand your tools' wooden handles from time to time to avoid getting splinters.

Protect

Use a protective oil (such as flaxseed oil) on the metallic components of your tools. Make sure the surfaces are perfectly clean before applying the oil. This will keep your blades sharp and prevent rust.

Store

Finally, keep in mind that it's important to store your garden tools in a dry, well ventilated area. Place them blade-side up to avoid moisture accumulation.

Happy gardening season!

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BANKER**

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403.872.3350

**Peggy
Lane**Associate
Broker**\$319,900****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.

**\$499,500****Feature Home****OPEN HOUSE Sun., May 13, 1-3 pm****50 RUTAN 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....

**\$255,000****OPEN HOUSE Sat., May 12, 1-3 pm****5341-43 AVENUE**

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

**\$185,000****14 WATSON STREET**

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

Happy Mother's Day!**Welcome
HOME!**

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TODAY**
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advertising needs!

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HOME****403-309-5451****SCOTT KEY 403-350-6817****COLDWELL
BANKER**
OnTrack Realtywww.scottkeyrealestate.comServing Red Deer and Area
for more than 27 years!**#5, 33 Donlevy Avenue, Red Deer | \$212,900**

Fantastic townhome condo in fantastic condition.
2 large bedrooms, 1.5 baths, and lots of recent
improvements. Great east-side location.
Won't disappoint!

173 Ireland Crescent, Red Deer | \$357,900

The perfect family home in an outstanding location.
3 bdrms up and 2 more down in the finished basement.
2 full baths. Double detached garage. Across from a
park with elementary school around the corner.

OPEN HOUSE: Saturday, May 12, 12-2 pm**IT'S NO SECRET****YOUR HOUSE
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Central Alberta's
**OPEN HOUSE
LISTINGS**

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, MAY 12

RED DEER

15 Inglis Crescent.....	1:00 – 3:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$379,900.....	Inglewood West
48 Duval Close.....	1:00 – 3:00 pm	Cindy Vander Linden	RE/MAX.....	506-7355.....	\$388,500.....	Davenport
97 Ellenwood Drive.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107.....	\$299,900.....	Eastview Estates
161 Dixon Crescent.....	2:00 – 4:00 pm	Dallas Todd.....	CENTURY 21 ADVANTAGE.....	575-5153.....	\$354,900.....	Deer Park Estates
114 Rowell Close.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$329,900.....	Rosedale Meadows
68 Thompson Crescent..	12:00 – 2:00 pm	Kim Fox.....	RE/MAX.....	506-7552.....	\$625,000.....	Clearview Ridge
26 Eldridge Crescent.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$449,900.....	Eastview Estates
5341 43 Avenue.....	1:00 – 3:00 pm	Peggy Lane.....	COLDWELL BANKER ONTRACK.....	872-3350.....	\$255,000.....	Woodlea
247 Duston Street.....	12:00 – 2:00 pm	Nadine Marchand.....	ROYAL CARPET REALTY.....	342-7700.....	\$319,900.....	Devonshire
43 Viscount Drive.....	2:00 – 4:00 pm	Shanna Painter.....	ROYAL LEPAGE NETWORK.....	872-3339.....	\$334,900.....	Vanier Woods
41 Victor Close.....	2:00 – 4:00 pm	Rob White.....	CENTURY 21 ADVANTAGE.....	350-1070.....	\$324,900.....	Vanier Woods
95 Voisin Close.....	2:00 – 4:00 pm	Ed Katchur.....	MAXWELL REAL ESTATE.....	506-7171.....	\$609,900.....	Vanier East
173 Ireland Crescent.....	12:00 – 2:00 pm	Scott Key.....	COLDWELL BANKER ONTRACK.....	350-6817.....	\$357,900.....	Inglewood West

SATURDAY, MAY 12

OUT OF TOWN

140 Heartland Crescent	1:30 – 3:30 pm	Nicole Dushanek.....	ROYAL CARPET REALTY.....	342-7700.....	\$289,900.....	Penhold
36141 Range Road 280..	1:00 – 4:00 pm	Cameron Ondrik.....	ROYAL LEPAGE NETWORK.....	596-3909.....	\$1,199,900...	Red Deer County
101 382545 RR 265.....	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236.....	\$1,350,000...	Red Deer County

SUNDAY, MAY 13

RED DEER

122 Eversole Crescent...	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627.....	\$324,900.....	Eastview Estates
48 Daines Avenue.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$384,900.....	Devonshire
50 Ruttan Close.....	1:00 – 3:00 pm	Peggy Lane.....	COLDWELL BANKER ONTRACK.....	872-3350.....	\$499,500.....	Rosedale Meadows
224 Vanson Close.....	2:00 – 4:00 pm	Rob White.....	CENTURY 21 ADVANTAGE.....	350-1070.....	\$299,900.....	Vanier Woods
169 Alberts Close.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533.....	\$499,900.....	Anders South
149 Duval Crescent.....	2:00 – 4:00 pm	Cameron Ondrik.....	ROYAL LEPAGE NETWORK.....	596-3909.....	\$379,900.....	Davenport
4918 Doncaster Avenue	1:30 – 4:30 pm	Jake Warkentin.....	REALTY EXECUTIVES.....	348-9996.....	\$169,900.....	Davenport Place
88 Andrews Close.....	2:00 – 4:00 pm	Doug Wagar.....	ROYAL LEPAGE NETWORK.....	304-2747.....	\$329,900.....	Anders Park East



Find your
**dream
house**
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

Are you a gardening novice looking for some easy-to-grow plant varieties to get started with? Here are a few foolproof options for you to try this summer.

1. Marigolds

Deep golden yellow marigolds grow easily and require little maintenance: all you'll need to do is remove wilted flowers as they appear and water when the weather gets really hot. Their pungent smell acts as a natural repellent against aphids, among other pests.

2. Tuberous begonias

Tuberous begonias grow to be about 30 centimetres tall and wide. These bulb plants grow in full sun or partial shade, in fresh, well-drained soil. They come in all sorts of shapes and colours, from yellow to pink to bright red and even white.

3. Cosmos

These large flowers are perfect for flowerbeds. They bloom throughout the summer and attract butterflies. Plant them in full sun and don't over water, as they prefer a drier soil. Using compost is not recommended for cosmos, which would become too big and require a tutor.

4. Geraniums

Colourful and easy to care for, geraniums only require a little bit of effort. You'll need to regularly remove wilted flowers and yellow leaves to stimulate healthy growth. Water them with fertilizer-enriched water once the surface of the soil is dry.

Ready to get your hands dirty? For surefire success in the garden, ask the experts at your local plant nursery or garden centre for advice.

Four easy-to-grow outdoor plants





Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

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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.



1310 Lucina St
PENHOLD STARTER HOME

Well maintained, 2 bedroom, 2 bath raised bungalow, large eat-in kitchen, jet tub, AC, big fenced yard with RV parking & more.

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



Do you basically live on your patio during the summer? Then why not set up a bar area to have everything you need to prepare refreshing cocktails — and tasty snacks — close at hand? Tempted? Here are some things to consider.

First off, determine how you'll be using your bar. For instance, would you like to be able to enjoy it on rainy days or late in the season? You'll also need to think about how you'll shield the area from the sun, wind and rain (you could use an awning, for example). Furthermore, to choose the right location for your bar, consider the logistical aspect of water and electrical hook-ups.

Are you looking to build a temporary setup (adding a counter during the summer, for example) or a permanent bar area that can weather the winter? In either case, choose materials that are resistant to weather damage and UV light. Wood (teck or cedar), braided resin, composite, stainless steel, stone and brick, are all good choices. Just make sure the materials you choose match the look of your home.

Finally, don't neglect the safety aspect. As you'll likely be using your bar during the evening, you'll need adequate lighting both for the area itself and the path leading up to it. For the rest, it's all a matter of taste: exotic or modern; chic or rustic; what does your dream backyard bar look like?

Three golden rules for garden walkways



Walkways can serve several purposes in the garden: they let you move around freely throughout the different parts of the yard; they confer visual structure to the overall landscape; and they constitute an essential aesthetic component. Follow these three rules to make your walkways both beautiful and functional.

1. Adequate width

Your main walkway (the one leading to your front door) should be at least 1.5 metres wide to allow people to cross paths without difficulty. For secondary walkways, a width between 80 centimetres and 1.2 metres is sufficient for foot traffic and wheelbarrows.

2. Harmonious materials

Brick, gravel, natural stone — there are all kinds of

materials in all shapes and sizes you could use for your walkway. To make the right choice, consider not only your budget but also the style of your home and your garden. Concrete, for instance, is perfect for an urban garden, while natural stone is ideal for a more rural landscape.

3. A solid base

For stable, durable walkways, dig up the ground, put down a geotextile tarp to prevent weed growth, and then add a layer of sand before laying down your covering of choice. Your walkways should ideally sit slightly below grass level to make it easier to mow the lawn. They should also be built on a slight incline to prevent water accumulation. Furthermore, make sure that the surface you choose isn't too smooth to prevent falls.

Ask Charles

My real estate professional told me there is a standard rate of commission in Alberta, is that true?

It depends what they mean by "standard." There is no legislative requirement or governing body that specifies the commission rate an authorized industry professional can or will charge.

The fact is, commission is something you can negotiate with your real estate professional. Some real estate professionals aren't willing to negotiate their commission while others are. That's their right. As a buyer or seller, you have the right to work with someone who charges a commission that you're comfortable with.

Before choosing a real estate professional, you'll likely want to compare the services and fees of a few real estate pro-

fessionals. These interviews can help you understand the range of commission rates available, and the services provided at the various rates.

Typically, professionals calculate commissions by:

- a percentage of the sale price
- a flat fee or schedule of flat fees
- a fee for service

a combination including any of these

Goods and Services Tax (GST) applies to real estate fees, as they are a "service."

When you're signing an agreement to work with a real estate professional, make sure you understand the commission arrangements. The service agreement you sign is a legal document and it's binding. If you don't understand something in it or you don't agree with some-

thing, don't sign. Seek legal advice or find a different real estate professional to work with.

While some businesses or companies may have specific commission structures, extensive changes within the Canadian real estate industry in recent years means there isn't a standard commission rate.

"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards 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.





Lori Loney 403.350.9700
Tim Maley 403.550.3533
Al Sim 403.391.1771

RE/MAX Real Estate
 Central Alberta

4440 - 49 Avenue, Red Deer
 403.343.3020



\$229,900
3705 42 Avenue
 • Mountview charmer!
 • New windows, new furnace, new hot water tank
 • Large fenced lot, backs onto V.L.A park
 Call Lori Loney 403-350-9700



\$244,900
#25, 73 Addington Drive
 • Fully Finished 2 storey condo
 • Great Anders location
 • IMMEDIATE POSSESSION
 Call Lori Loney 403-350-9700



\$260,000
#301, 3615 - 51 Ave
 • Stunning 2 bed, 1 den top floor condo
 • TWO underground parking spaces
 • Walking distance to hospital & downtown
 Call Lori Loney 403-350-9700



\$279,000
28 Pearson Crescent
 • Detached double garage
 • 3 bedrooms on the main floor
 • rv parking, partially developed basement
 • Freshly painted upstairs
 Call Tim Maley 403-550-3533



\$299,000
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



\$309,900
195 Cedar Square Blackfalds
 • Beautiful bungalow
 • Close to schools
 • Open floor plan
 • Fully finished
 Call Al Sim 403-391-1771



\$319,000
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
 Call Tim Maley 403-550-3533



\$329,000
103 Inkster Close
 • Large lot with ample room for a garage
 • 3 beds on the main and 1 down
 • Fully developed with a great basement
 • Excellent condition
 Call Tim Maley 403-550-3533



\$350,000
142 Maxwell Avenue
 • Well kept bungalow in Morrisroe
 • 3 bedrooms upstairs
 • Many upgrades
 • 28x33 Garage!
 Call Lori Loney 403-350-9700



\$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



\$499,900 **OPEN HOUSE**
169 Alberts Close
 • Executive bungalow in Anders
 • Superb condition w/hardwood & granite composite
 • Oversize front garage
 • Fully developed up and down
 Call Tim Maley 403-550-3533



\$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



\$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

Tips for a successful balcony garden



Growing and harvesting plants on your balcony isn't hard, but there are definitely a few rules to follow when it comes time to designing your garden. Read on for tips to help you achieve an abundant harvest.

Sun

Choose your fruits, vegetables and herbs according to how much sunlight your balcony gets. Don't neglect this step: it'll save you a lot of headache down the road.

Pots

Use pots that are deep enough for the roots of the

plants you'll be growing. Lettuce and most herbs do well in shallow containers, while cucumbers and tomatoes need much more depth. It's also important that your planters have holes in the bottom to allow excess water to drain.

Soil

Invest in soil specially designed for container gardening to ensure your plants get all the essential nutrients they need to thrive.

You'll find everything you need for your balcony vegetable patch at your local gardening centre or plant nursery.



*Mitzi
Billard
Associate*

403.396.4005
mitzibillard@remax.net



real estate central alberta
4440 - 49 ave., red deer
403.343.3020

New Listing! 7 STEPHENSON CRESCENT



IMMEDIATE POSSESSION!

Immaculate, 4 bed, 3 bath, fully finished former show home in desirable Southbrook. Hardwood flooring, maple cabinets, vaulted ceilings, unique gas fireplace, heated double attached garage. **\$424,900**

4 WOODLAND CLOSE, SYLVAN LAKE



CHARACTER HOME

Updated & spacious 5 bed, 3 bath bungalow on a huge pie lot backing onto a treed green space. Beautiful yard with big deck, fire pit & pond. Basement is partially complete. **\$249,900**

New Listing! 26 ELDRIDGE CRESCENT



HUGE PIE LOT

Immaculate condition 4-bed, 2-1/2 bath 2-Storey with attached double garage, backing onto a green space. Unfinished basement for future development. Fully fenced and landscaped.. **\$449,900**

New Listing! 48 DAINES AVENUE



GREAT LOCATION!

Fully finished 4 bed, 2 bath bi-level with walkout, backing onto green space. Large, fully fenced and landscaped yard with established trees and storage shed. Attached double garage. **\$384,900**

New Listing! 6259 61 AVENUE



IMMEDIATE POSSESSION!

Perfect starter home or revenue property. 3 bed, 1 bath half duplex with partially finished basement; close to Dawe Center, schools & shopping. Large, fully fenced yard. **\$189,500**

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**

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



Tony Sankovic

403.391.4236

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

OPEN HOUSE • SAT., MAY 12, 1-3 PM



\$1,350,000

101, 38254 RR265

STONE RIDGE ESTATES is an exclusive acreage community east of Red Deer overlooking the city & surrounding area. The 2 storey home is custom built & sits on 1.90 acres of beautiful landscaping.

Features 4391 sq. ft. of living space w/6 bdrms, 4 baths plus a triple attached garage! Directions: East on HWY 11 to the top of Balmoral hill. Turn right on RR 265. Turn right into Stone Ridge Estates. Details at www.tonysankovic.com or to set up your personal showing, call 403.391.4236



Ivan Busenius

403.350.8102

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

OPEN HOUSE • SAT., MAY 12, 2-4 PM



\$329,900

114 Rowell Close

NEW PRICE - Terrific price - Fully developed home with double attached garage, fireplace, central air, underground sprinklers, and set in a great location. Come see Saturday from 2-4 PM.

Call Ivan Busenius, 403-350-8102, www.ivanb.ca



Call Jamie at 403-309-5451

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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
\$729,000
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