

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE |

MAY 18, 2018

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



OPEN HOUSE: Sunday, May 20, 1:00 - 4:00 pm

**444 Summer Crescent,
Meridian Beach**

**LIVE THE LAKE LIFE
AT MERIDIAN BEACH!**

4 bdrms, 3 baths with a loft, detached
garage, huge yard and steps from the canal.

\$589,900

*For further info on this multiple listing service home, see page 5
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



Rick Burega
 403.350.6023

LAKE PROPERTIES | Call Rick Burega at 403.350.6023



\$199,900

Three Season Cabin at Gull Lake
 Large pie-shaped lot, close to the golf course, marina/boat launch and beach.

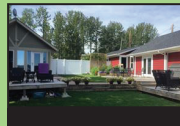


\$359,900

Awesome A-Frame on a Treed Lot Near the Lake
 Wide open floor plan with loft upstairs. Gorgeous year-round home.



Waterfront Estate-type Lot
 90' frontage on Sylvan Lake! Very private location. Services to the property line.



Beautiful 1700 sq. ft. Bungalow
 Lakeside living at its finest. Incredible quality & finishing throughout this fine home. 24x30 garage. Beautifully landscaped.



\$239,900

Rustic Cabin in the Woods!
 Enjoy the property year round. Backs onto treed reserve land. Newer furnace, hwt and shingles.



\$249,900

Picture Perfect Cottage at the Lake!
 Vinyl sided with newer windows and shingles. Gas fp, double garage, newer deck too!



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!



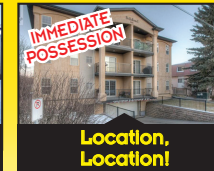
Fully finished Bungalow

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



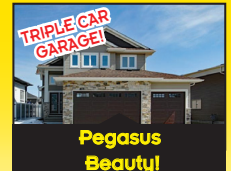
Adult Oriented!

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!

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



Gerald Doré
 403.872.4505



125 DUNCAN CRESCENT

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



74 WILTSHIRE BOULEVARD

Classy 2 storey just off of the River trails close to everything! Many upgrades and perfect for the family into "Lifestyle". MLS#CA0116837



7359 59 AVENUE

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



28 PAYNE CLOSE

Forest privacy in the back! Moose & deer! Large 2400+ sq. ft. 2 storey w/5 beds & 4 baths, many renos, hwd, W exposure, covered deck, steam shower, much more.



89 SUNRIDGE AVE

Fantastic starter home in a quiet Blackfalds area close to schools, parks, and shopping! 4 bedrooms, 2 baths, main floor laundry, and two-tiered deck (16x18 and 8x12).



213 OVERDOWN DRIVE

Stunning renos for this 4 bed, 2 bath duplex across from a green space. Tons of parking and huge MB closet. MLS#CA0127013



19 VOISON CLOSE

Loaded 1526 sq. ft. Executive bung. with A/C, triple heated gar., too many features to list! MLS#CA0125955



358 DRUMMOND AVE

3 beds 2 baths townhouse in quiet location, new vinyl plank floor, new paint, new appl! Gas f/p & low condo fees stalls. MLS#CA0124347



2 RECREATIONAL LOTS AT PINE LAKE

Phase 2 near the lake and Whispering Pines Golf Course Clubhouse! Below cost at only \$54,900 each! Park your RV, Modular or Park Model there and build great family memories - fishing, golfing, water sports 1 minute walk to golfing and the marina!

YOURHOUSE YOUR HOME

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www.yourhouseyourhome.com



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122 EVERSOLE CRES
 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
FULLY FINISHED WALKOUT!
 Large modified bi-level located in the heart of Blackfalds, features 4 BDRMS & 3 bthrms. **Call Alex!**



50 JASPAR CRESCENT
 Fully finished and ready to move into 1136 sq ft Bi-level in Johnstone Crossing. 4 bdrms, 3 baths, alder cabinets in the kitchen with a full tile backsplash, breakfast bar, pantry.



8 PARKLAND AVENUE, GULL LAKE
 Check out this log cabin by the lake. Great family times in this 2 bedroom log cabin. **Call Alex**

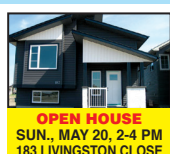


46 MCKINLAY CRESCENT, LACOMBE
 Cute as a button and a great location! This fully finished bungalow offers 5 bedrooms, an over-sized detached heated garage and much more.



IMMEDIATE POSSESSION!

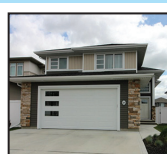
In popular Laredo! Brand new fully finished Canada West bi-level. Open plan, incredible kitchen, tons of maple cabinets, island, pantry & 6 appliances. Gas fireplace in bright Great Room. Bsmt dev, 2 beds, family room & 4 piece bath. Nothing like a New Home! **\$379,900**



OPEN HOUSE
 SUN., MAY 20, 2-4 PM
 183 LIVINGSTON CLOSE

SELLER IS MOTIVATED!

in this Canada West built 1514 sq. ft. modified bilevel. Fully dev, 5 bdrms, 3 baths with quality beyond compare! Open plan, vaulted ceilings, gorgeous kitchen, quartz counters throughout & incredible ensuite. 24x25 heated garage! A must see! **\$559,900**



NEW LISTING!

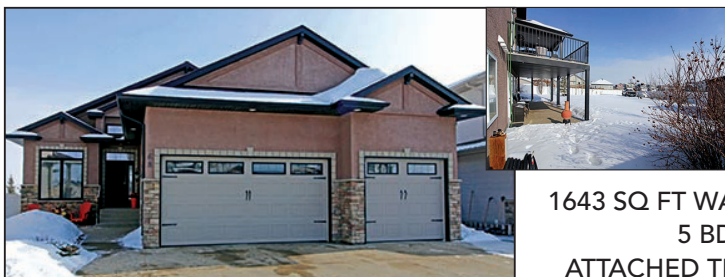
Stunning top floor condo over 1,700 sq. ft. overlooking the City! This has it all! Bright, open & spacious! 3 bedrooms, 3 full baths, great kitchen, granite counter tops, island & lots of cabinets. 2 decks to enjoy the outstanding view. **\$449,900**



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



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



How and when to plant summer bulbs

Flowers such as begonias, dahlias, lilies and gladioli add a gorgeous touch of colour to any summer landscape. For a flowering season spanning July to October, bulbs need to be planted during the spring. Here are some tips on how and when to successfully plant your bulbs.

The right time

You'll find summer bulbs in stores as early as April, but you should wait until the very end of spring before planting. Also known as annual bulbs, summer bulbs don't tolerate frost, so it's better to plant them a

little late rather than too early.

Planting

In order to properly aerate the soil and make it easier to work with, loosen it with a spade. Then, add compost or a specialty fertilizer and dig holes, the depth of and distance between which will depend on the type of bulb you plant. Finally, plant the bulbs pointy-side-up, cover with dirt and water abundantly.

To find the best bulbs for the summer, or for further tips on how to plant them, visit your local plant nursery or garden centre.



A day in the life: *responsibilities of a real estate agent*



So, you've decided to buy a house? Congratulations! While it might seem attractive to not have to pay that commission to a real estate agent, these professionals are essential to ensuring that you get the right price on a purchase that suits your needs. With that in mind, you're probably wondering what your real estate agent actually does with their time when it comes to finding your new home. The following is a list of responsibilities your real estate agent has when finding you the house of your dreams:

Responding to listings

One of the primary responsibilities of a real estate agent is to be constantly inquiring about and responding to listings of homes that might interest you on the market. In this age of constant interconnectivity, people in the industry won't wait long for a response.

That means your real estate agent is always "on" and working to find you a home.

Organizing showings

Real estate agents are responsible for scheduling showings for houses that you want to visit. If you want to buy in a certain area, this means coordinating a number of different showings for any given day. It takes careful planning and immense attention to detail.

Negotiations

Any offer you want to make will go through your real estate agent first. Once an offer is made, negotiations begin. This can be a back-and-forth process that goes on for weeks at a time. Your real estate agent will make sure that you get a price that works for you on a home that you want.



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GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**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, 3 bdrms, 1.5 baths, 6 appliances, private yards. Starting @ **\$209,900 CALL NICOLE 342-7700.**



2 GARAGES – Huge family home on a close in Deer Park. Upgraded 4bdm+den /4bath extensive landscaping. **\$549,900 CALL NADINE 342-7700.**



MORRISROE BUNGALOW – fully finished 4 bdrm/2 bath with 22x24 detached garage. **\$274,900 CALL NICOLE 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 JENNIFER 342-7700.**



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.**



NEW PRICE Location Location! 80 acres 5 mins south of Red Deer. 1893 sq ft Bungalow + loft 3bdrms/3baths. Detached shop, mountain view **\$1,399,900.00 CALL NADINE 342-7700.**



BRAND NEW 4bdm/3 bath w/ partial basement development, separate entrance plus a 23x23 detached garage. **\$349,900 CALL BRAD 342-7700.**



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



BRAND NEW 3bdm/3 bath 2storey open plan w/ laminate flooring, tiled entry, laundry upstairs, attached garage. Immediate possession. **\$384,900 CALL BRAD 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 3bdm/3 bath bungalow w/main floor laundry, granite countertops, central air conditioning, finished basement NO Condo fees **\$499,900 CALL BRAD 342-7700.**



LAREDO SHOWHOME with immediate possession. All the extras, fenced yard, 6 upgraded appliances, fireplace, bonus room & more **\$569,900 CALL NICOLE 342-7700.**

OPEN HOUSES

THIS WEEK



OPEN HOUSE SAT., 12-2
102 AURORA HEIGHTS, RED DEER
BRAND NEW fully finished 4bdm/3bathroom bilevel, room for garage. Blackfalds **\$324,900 CALL NADINE 342-7700**



OPEN HOUSE SAT., 1-3
20 ADAMSON AVE, RED DEER
BRAND NEW HALF DUPLEX 1311 sq ft 3bdm/3 bath with upper floor laundry, vinyl plank flooring, stainless appliances. Heated att'd garage. **\$359,900 CALL JENNIFER 342-7700.**



OPEN HOUSE SUN., 1-4
444 SUMMER CRES, MERIDIAN BEACH
LAKE LOVERS PARADISE Amazing Bungalow Cottage w/Loft, 4 bdrms, 3 baths, 24x24 detached garage, in the community of Meridian Beach **\$589,900 CALL JENNIFER 342-7700.**



OPEN HOUSE SAT., 12:30-3:30
16 DURIE CLOSE, RED DEER
2 GARAGES & RV PARKING HUGE PIE LOT on this quiet close, sits this Beautiful 2 storey, 4 bdrms, 4 bath Executive home, w/ tons of upgrades & huge yard for all your Toys! **\$699,900 CALL NICOLE 342-7700.**

**COLDWELL
BANKER**

OnTrack Realty

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

OnTrack Realty



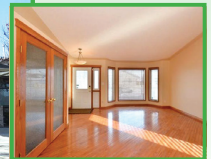
403.872.3350

**Peggy
Lane**Associate
Broker**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.

**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....

**CALL PEGGY LANE AT 403-872-3350**

Attract bees to your garden



Bees are your allies in the garden. They travel from plant to plant, helping to pollinate your trees, flowers, fruits and vegetables. Here are some tips to attract them.

Flowers

Prepare vibrant flowerbeds where bees will be able to forage for sweet pollen all summer long. To maximize your chances of success, choose plant varieties with different blooming periods. Your winged friends would enjoy daisies, poppies, hyacinths and cosmoses, among other varieties.

Shrubs and trees

Choose varieties that produce lots of sweet nectar. Shrubs that fit the bill include rhododendron, holly, lilac and raspberry; as for fruit trees, try apple, cherry, plum or pear.

Herbs

Bees are also fond of certain herbs and other aromatic plants. Grow lavender, thyme, savory, mint, sage and marjoram, among other bee-friendly varieties, and be sure to let them flower.

Head to your local garden centre to stock up on all sorts of plants that'll attract friendly bees to your yard.

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Stuart**

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

LOCATED CLOSE TO FAWN MEADOWS GOLF COURSE

\$185,000**NEW PRICE!****2109 - 19 AVENUE,
DELBURNE**

This 1796 sq. ft. 2003 double-wide modular is on it's own 60x150 lot. Has vaulted ceilings, gas fireplace, 3 large bdrms, 2 full baths, Jacuzzi tub, country kitchen, formal dining, 30x30 heated garage, large paved driveway.

A GREAT STARTER HOME

\$149,900**2110 - 19 AVE,
DELBURNE**

3 bedroom, 2 full bath mobile home on it's own 50x150 fenced lot. Features vaulted ceilings, a large country kitchen with island and corner pantry. Massive 4 pce ensuite, comes with all appliances.

UPPER LEVEL CONDO UNIT IN SUNNYBROOK!!

\$129,900**#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

\$299,900**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.

**OPEN
HOUSE****SAT, MAY 19, 1:30-4:00 PM &
SUN, MAY 20, 1:30-4:00 PM****\$529,900**

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

Terms you need to know when applying for a mortgage

When it comes time to shop for a house, you'll almost certainly have to apply for a mortgage (unless you have hundreds of thousands of dollars stuffed in a briefcase somewhere). Negotiating your mortgage can be difficult, so it's important to understand the terms that go along with it. The following are a few key words you'll want to familiarize yourself with before going out to buy a house:

- **Principal:** the principal is the initial amount of money you owe on the balance of your mortgage.
- **Amortization period:** this term refers to the number of years you will take to pay down the principal balance of your mortgage.
- **Appraised value:** this is the value of a piece of property as appraised by a qualified professional.
- **Open mortgage:** an open mortgage is one that has no fixed term. You can pay off the balance any time you want without suffering a penalty. While that does seem attractive, these types of mortgages tend to have higher interest rates to compensate.



- **Closed mortgage:** a closed mortgage is one with fixed terms. That means a fixed rate over a set period of time. Breaking the terms will generally result in having to pay an amount equivalent to three months of interest. The most common term is five years. This type of mortgage generally comes with lower interest rates.
- **Default:** a word that nobody ever wants to think about. Defaulting on your mortgage means failure to pay your agreed upon rate.

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A&D Radon Measurements

IMPORTANT INFO FOR HOME BUYERS WHEN PURCHASING A HOME

Have a short term radon measurement conducted, it will provide important information whether funds may be required to cover the installation of a radon mitigation system. Radiation exposure from radon is the leading cause of lung cancer in non-smokers and is the second leading cause of lung cancer in smokers.

(CANADA RADON ACTION LEVEL) is currently 200 Bq/M³, the WHO radon reference level is 100 Bq/M³. A RADON MEASUREMENT SHOULD BE CONDUCTED PRIOR TO ANY REAL ESTATE TRANSACTION. Money shall be held back from the real estate transaction and placed in an ESCROW in case mitigation is required.

For info or a professional Radon measurement by a qualified C-NRPP technician, call A&D Radon Measurement (CARST MEMBER) at 403.986.9487

YOUR HOUSE YOUR HOME SERVICE DIRECTORY

YOUR HOUSE YOUR HOME

To advertise call **Jamie** at **403-309-5451**

Central Alberta's
**OPEN HOUSE
LISTINGS**

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



ADVERTISE YOUR BUSINESS IN THE YOUR HOUSE YOUR HOME SERVICE DIRECTORY

**Call Jamie for more information
or for advertising space!**

403-309-5451

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, MAY 19

RED DEER

97 Ellenwood Drive.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107	\$299,900.....	Eastview Estates
148 Doran Crescent.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$299,900.....	Deer Park Village
25 Vienna Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$899,900.....	Vanier East
100 Anderson Close.....	2:00 – 4:00 pm	Kim Fox.....	RE/MAX.....	506-7552	\$570,000.....	Anders Park
9 Caribou Crescent.....	1:00 – 3:00 pm	Jessica LeBreton.....	RE/MAX.....	505-3569	\$519,900.....	Clearview Ridge
43 Viscount Drive.....	1:00 – 3:00 pm	Rick Burega.....	ROYAL LEPAGE NETWORK.....	350-6023	\$334,900.....	Vanier Woods
20 Adamson Avenue.....	1:00 – 3:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700	\$359,900.....	Aspen Ridge
16 Durie Close.....	12:30 – 3:30 pm	Nicole Dushanek.....	ROYAL CARPET REALTY.....	342-7700	\$699,900.....	Davenport
111 Timberstone Way.....	2:00 – 4:00 pm	Dave Haley.....	CENTURY 21 ADVANTAGE.....	304-8939	\$359,900.....	Timberstone
15 Inglis Crescent.....	3:00 – 4:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583	\$379,900.....	Inglewood West

SATURDAY, MAY 19

OUT OF TOWN

46 Mckinlay Crescent.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627	\$328,500.....	Lacombe
102 Aurora Heights.....	12:00 – 2:00 pm	Nadine Marchand.....	ROYAL CARPET REALTY.....	342-7700	\$324,900.....	Blackfalds
1310 Lucina Street.....	12:00 – 2:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583	\$179,000.....	Penhold

SUNDAY, MAY 20

RED DEER

97 Ellenwood Drive.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107	\$299,900.....	Eastview Estates
114 Rowell Close.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$329,900.....	Rosedale Meadows
7 Stephenson Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$424,900.....	Sunnybrook South
55 Anders Street.....	1:00 – 3:00 pm	Norm Jensen.....	ROYAL LEPAGE NETWORK.....	346-8900	\$339,900.....	Anders Park
183 Livingston Close.....	2:00 – 4:00 pm	Les Anderson.....	ROYAL LEPAGE NETWORK.....	350-1932	\$379,900.....	Laredo
46 Mackenzie Crescent.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$289,500.....	Morrisroe Extension
114 Osmond Close.....	2:00 – 4:00 pm	Len Parsons.....	RE/MAX.....	350-9227	\$459,900.....	Oriole Park

SUNDAY, MAY 20

OUT OF TOWN

#26 39240 C&E Trail.....	2:00 – 4:00 pm	Rob White.....	CENTURY 21 ADVANTAGE.....	350-1070	\$700,000.....	Red Deer County
444 Summer Crescent.....	1:00 – 4:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700	\$589,900.....	Meridian Beach
24 Emily Crescent.....	2:00 – 4:00 pm	Dave Haley.....	CENTURY 21 ADVANTAGE.....	304-8939	\$448,000.....	Lacombe
9 Parkland Avenue.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627	\$315,000.....	Gull Lake



Find your
**dream
house**
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com



How to *pick the* **perfect** **tenant**

When it comes to picking the perfect tenant for your rental property, it's important that you do your due diligence before making any snap decisions. You need to make sure that your tenant will be able to pay you every month, in full and on time. So as a responsible property owner, how do you go about picking the right tenant? The following is a list of things you should consider doing before agreeing to any prospective renter.

Check their credit

Always check the credit score of a prospective tenant — no exceptions. As a responsible landlord, you need to know that your tenant doesn't have any outstanding debts that will prevent them from paying the rent on time every month. It's also important to verify their income. Their monthly salary should be about three times what they pay in rent.

Criminal background check

While a criminal history shouldn't automatically exclude someone as a potential renter, it's important to check that they have no history of violent crimes or other activities that could jeopardize the safety of your other tenants.

Talk to them

There's no better indicator of how someone will behave than simply talking to them. This will give you a good idea of their personality and how they'll act as your tenant.



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.



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

What to grow beside **tomatoes**



Fruit and vegetable plants have diverse properties. Some can attract pollinating insects, others nourish the earth with nitrogen, and others still keep invasive insect species at bay. Growing certain varieties next to each other according to their respective characteristics and needs favours the health of all the plants; this is what we call "companion planting."

Dos

Next to your tomatoes, grow herbs or flowers with insect repellent properties, such as borage, basil and marigold. The first keeps worms at bay; the second repels flies; and the third gets rid of nematodes, which attack the roots of tomato plants.

Don'ts

Tomato plants are vulnerable to a number of diseases, including mildew, which is caused by a fungus. While it's much more frequent in large-scale harvests, mildew can still do a number on your vegetable patch. Because mildew also commonly affects potatoes, don't plant them next to your tomatoes.

For other expert tips, visit a plant nursery or garden centre near you.

Three ways to **avoid mistakes** on closing day



Whether you're buying or selling a home, closing day is the culmination of a lot of hard work by you, your lawyers, your real estate agents and many more. It should be a time to celebrate and look forward to a new future. That doesn't mean that you should simply assume that nothing could go wrong. Here are just three ways to avoid closing day mistakes:

Be sure to bring ID

Whether you rushed out of the house that day without your wallet or just forgot to renew your driver's license last week, there are many things that can go wrong with your ID. If either the buyer or the seller is unable to produce valid identification, the entire closing process will quickly grind to a halt.

Have the money in the appropriate form

By the time you sit down at the table, you'll have hopefully gone over the terms of payment with your agents and lawyers. Know, however, that getting details right is essential in this transaction. If you've agreed to wire the money, don't arrive at the table with a personal check.

Know what the closing costs are

Along with paying the fees for all those who have helped you, there will be additional fees for processing the large amounts of paperwork that go along with buying a house.

For many people, buying a house is the biggest purchase of their lives. Be sure to consult with your lawyers and agents beforehand so you don't end up making a mistake just before you're done.

Ask Charles

I saw an ad saying a real estate professional will buy my house if it's not sold in 90 days. Should I be wary?

Wary might not be the best word, but you do need to make sure you understand the details of the offer. This type of offer is a guaranteed sales agreement, and while there is nothing illegal or wrong with a real estate company offering this kind of arrangement, it is rarely the best option for consumers.

In a guaranteed sales agreement, a real estate brokerage agrees to buy a piece of real estate from a seller at a previously agreed upon price, if it hasn't sold to someone else before a certain date. Only real estate brokerages can offer these agreements, not individual real estate professionals.

If you're selling your home to buy another one, you may be interested in a guaranteed sales agreement for the home you own now. It could help you avoid owning two homes and paying two mortgages. A guaranteed sales agreement might give you the confidence to proceed with your new home purchase before selling your current one.

What sellers need to keep in mind in these arrangements is that the real estate brokerage wants to minimize its risk.

For example, it's rare that a guaranteed purchase price will be based on the property's listing price or the property's market value. In most cases, the brokerage calculates the guaranteed purchase price us-



ing a formula where legal fees, carrying cost, and commission on the resale are subtracted from the purchase price. This minimizes the brokerage's risk, but it can also greatly reduce how much that seller receives for their home.

Brokerages that offer guaranteed sales programs are required to have policies for those programs. Those policies should include how the brokerage sets the guaranteed sales price and who is in control of the property's listing price during the listing period; it may not be the seller. It's not unusual for a guaranteed sales agreement to include a clause that requires a seller to lower their listing price during the term of the listing. Remember, your real estate brokerage wants to minimize its risk. It prefers to sell your property to a buyer rather than to use the guaranteed

sales agreement, and lowering the listing price can sometimes help that happen.

If your real estate brokerage offers you a guaranteed sale agreement, it's up to you to decide whether you're interested. Before you do, make sure you read and understand all of the fine print.

"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA). 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.



ERNIE SANDSTRA
Associate

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**From Start
to Finish...
Your Path to
a Successful
Home Search...
Starts with Ernie.**



392010 RR 6-0 Clearwater County

This Farm has a 1-1/2 Storey Home w/2,995 s.f. of Fn. Living Area on 152 Acres, inc. a 280 s.f. Enclosed Sun Rm. No Bsmt. 2 Water Wells. F/F'd & Cross Fenced Fields. 30'x30' Finished Shop, 12'x30' finished West Annex & a 14'x30' East Annex. The 24'x56' Barn has an attached 14'x80' Storage Lean-to, an open face machine shelter, several outbuildings & corral area. See CA0132771 for more information.

\$925,000



39525 HWY 766 Rural Lacombe

150 Acres of Grazing Land, Fully Fenced. High Revenue Property: Oil Wells & Rental Grazing. Water Ponds & Water Rights. Electric Security Gate at Entry. 3,000+ s.f. immaculate 2 Storey. 4 BR/4 Baths, Central A/C, M/F Laundry, Gas F/P, Full Guest Suite, Oversized Att. Garage, Greenhouse, Children's Playhouse, 60'x40' Shop w/a 40'x16' Annex, 36'x48' Horse Stable Quonset with 5 Pens. See MLS CA0134942 for more information.

\$1,525,000



392022 A&B HWY 752 Clearwater County

High Potential Property Bordering on the Clearwater River this 140 acres w/a 2,000+ s.f. Home, provides lots of room for family. 7 B/Rs, 4 Baths. Lg M B/R w/ W/Closet & Ensuite. Massive L/R w/Att. Sunroom, encl. w/Screened Windows. In Bsmt., a Rumpus Room & lots of Storage. Dbl Det. Garage, 32'x64' Quonset w/cement flr. Dairy Barn 44'x140', on S/S an Annex 28'x52' & a 14'x18 Annex on the N. Check out MLS CA0135825 for the upgrades.

\$1,350,000

RE/MAX real estate central alberta (403) 343-3020



*Mitzi
Billard
Associate*

403.396.4005
mitzibillard@remax.net



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

New Listing!

#208, 28126 TWP RD 411



**IMMEDIATE
POSSESSION!**

Lovely character home on a quiet lot in McLauren Beach at Gull Lake! 2-bed, 2 bath bungalow

with wood fireplace, beautiful yard with mature trees, single attached and double detached garages. **\$329,900**

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**

#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**

Price Reduction!

25 VIENNA CLOSE



**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!! **\$899,900**

Huge Reduction!

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. **\$799,900**

New Price!

148 VINCENT CLOSE



**IMMEDIATE
POSSESSION**

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

window coverings & patio screen, gas FP in master suite & Linex garage floors. **\$679,900**

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

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YOURHOUSE
YOUR **HOME**

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Ivan Busenius

403.350.8102

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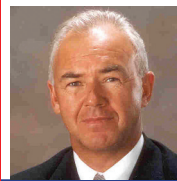
\$237,500

232 - 4512- 52 Avenue
Sierras of Taylor Drive

DRASTICALLY REDUCED!

Beautiful renovated suite in this popular 40+ Building. With heated underground parking, pool, games room, Party room and so much more, this is a fantastic opportunity ... Call me for your private viewing.

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



Len Parsons

403.350.9227

RE/MAX real estate
central alberta

4440 - 49 ave., red deer • 403.343.3020

OPEN HOUSE • SUN., MAY 20, 2-4 PM



\$459,900

114 Osmond Close

ORIGINAL OWNERS

Fully developed 1480 sq.ft.

Bi-Level, very well main-

tained and lots of improve-

ments, granite counter-tops, hardwood floors, stainless appliances, central air, underground sprinklers, heated 22x24 garage with poxy coated floor, private backyard, covered deck, backing onto trees and facing a green. **Your host, Len Parsons 403-350-9227.**



**MALEY
LONEY
SIM** REALTY
TEAM



**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



\$214,900

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 bsmt
- Freshly painted upstairs

Call Tim Maley 403-550-3533



\$289,500

46 Mackenzie Crescent

- Morrisroe charmer on a large lot
- 4 beds and 3 baths
- new flooring throughout main floor

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 floor, 1 down
- Fully developed, a great basement
- Excellent location

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, in floor laundry
- hardwood floors & 3 sided fireplace
- finished basement with in floor 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

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



\$499,900

47 Ackerman Crescent

- Walkout bungalow!!
- 4 bedrooms
- Beautifully upgraded

Call Lori Loney 403-350-9700



\$549,900

26 Lowden Close

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

Call Al Sim 403-391-1771



\$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



\$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 fir w/chef's kitchen
- solar panels, zero scape landscaping

Call Tim Maley 403-550-3533



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YOUR HOME**



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



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



18 PIONEER WAY
\$399,900
MLS CA#0125952



5606 49 AVENUE
\$319,000
MLS CA#0119272



#19-15 MACKENZIE RANCH WAY
\$69,900
MLS CA#0128768



43 PICKWICK LANE
\$499,900
MLS CA#0115455



207 SAND BELT DRIVE
\$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