

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | MAY 25, 2018

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

111 Dunham Close, Red Deer

LARGE BUNGALOW ON QUIET CLOSE

1739 sq ft of space, with 5 bdrms and 3 baths, patio doors leading to large deck, and large master with ensuite.

\$429,990

For further info on this multiple listing service home, see page 11 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



NORM JENSEN
 403.346.8900



4 Level Split in Eastview Estates
 4 Bedrooms, 3 Baths. 22x10 Cedar Deck, Single Attached Garage. Perfect home for 1st time buyers!



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



Minutes to Red Deer
 Boasting 4 Bdrms, 2 Bths. Fully Finished, Family room with wet bar. Bsm't entry from backyard. RV Parking!



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!



Garry Raabis
 403-340-6789



5 ACRES BY THE RED DEER RIVER!
 Store ALL the toys - dbl garage, barn, quonset and heated shop along with a 4 bedroom bungalow on this AG zoned property.
Priced to sell at \$549,000



BLINDMAN RIVER ACCESS
 from this Beautiful Burbank property with an amazing 1882 sq ft home full of custom features and an attached quad garage!
Only \$699,900

..... www.yourcentralalbertarealtor.com



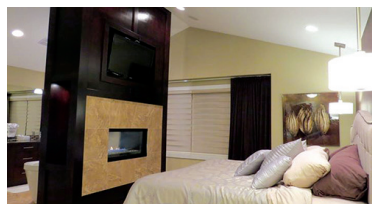
Andrew McWilliam
 403.346.8900



76 Sutherland Close | \$609,900

BUILT BY PLATINUM HOMES, FULLY FINISHED 3BEDROOM (2up,1down), 3BATH BI LEVEL

Open concept main floor layout with office off the front entrance, 10 ft ceilings on the main floor and in the basement. Modern cabinets include crown moldings, pots & pans drawers, granite counter top, lowered breakfast bar, undermount stainless sink, full subway tiled backsplash, water line to the fridge and high end dishwasher. Oversized deck and fully fenced backyard. Master bedroom currently fits a king size bed, has a walk-in closet and 5pc ensuite with soaker tub and separate shower. 1 bedroom in the basement (one with a huge walk-in closet) and 4pc bathroom, nook with rock wall, huge family room, rough-in for a bar. Garage is fully finished with floor drain and gas heat.



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



Gerald Doré
 403.872.4505



Only \$494,900
OPEN HOUSE SUN. MAY 27, 1-3 PM
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



Only \$479,900
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



Only \$249,900
WHY RENT?
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



NEW PRICE \$659,900
28 PAYNE CLOSE
 Place backs onto forest! Moose & deer! Large 2400+ sq. ft. 2 storey w/5 beds & 4 baths, many renos, h/dwd, W exposure, covered deck, steam shower, much more.



NEW PRICE \$317,900
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).



NEW PRICE \$243,900
OPEN HOUSE SAT. MAY 26, 1-3 PM
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



Only \$699,900!
19 VOISON CLOSE
 Loaded 1526 sq. ft. Executive bungalow with A/C, triple heated garage, too many features to list! MLS#CA0125955



Only \$234,900
358 DRUMMOND AVE
 3 beds 2 baths townhouse in quiet location, new vinyl planking 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!



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



Doug Wagar
403.304.2747



JUST LISTED!
PRETTY HOME, PRETTY STREET!
 4 Beds, 2 Baths -
 Beautiful Private Yard,
 Double Garage
\$269,900



VERY SPECIAL
 5 Bedroom Davenport
 Home! 1233 Sq. Ft.,
 Underfloor Heat,
 Gas Fireplace.
\$342,900



ROTARY RECREATION PARK!
 Adult 2 Bedroom
 Condo, Top Floor,
 Wonderful View, Heated
 Parking. **\$197,500**



FULLY DEVELOPED BI-LEVEL
 4 Beds, 2 Baths, Central
 Air, Large Yard.
\$258,500



SUMMER SPECIAL!
 Sunnybrook! Huge Pie
 Lot, Wonderful Location,
 Heated Shop, Lovely
 Upgraded Home
\$365,900



REALLY NICE EXECUTIVE DUPLEX.
 1539 Sq. Ft.. Double
 Garage, Great Location
\$329,900



The Durling Group
YOUR HOUSE SOLD GUARANTEED
www.YourHouseSoldGuaranteed.com

\$549,900 OR TRADE

LACOMBE COUNTY

- 6.45 ACRES OF PEACE & QUIET, Minutes from Lacombe
- Walkout log bungalow, 4 Beds, 2 Baths
- Large deck welcomes you to open concept main flr
- Loads of storage, 2 west facing decks overlook landscaped yard
- Log sided 28x44 heated garage - Set up for horses



\$269,900 OR TRADE

LATORIA COURT

- Liberty Landing, Gasoline Alley
- Brand new 2 Storey townhouse, fully landscaped & partially fenced
- Built by award winning Falcon Homes
- 1203 SqFt, 3 Bedrooms, 3 Baths, no condo fees
- Contemporary colours & design



TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS



Kevin Durling
 Agent



Jamie Berg
 Agent

\$479,900 OR TRADE

SYLVAN LAKE

- Modern home with cottage décor
- 2 Storey fully finished, 3 Bedrooms, 3 Baths
- Large greatroom w/rock gas fireplace
- Hardwood surfaces on main floor
- Fenced & landscaped yard with concrete fire pit area



\$444,900 OR TRADE

LACOMBE

- One of a kind property with legal suite, 2 garages & RV parking
- Bungalow, 6 Bedrooms, 3 Baths
- Neutral color palette & laminate floors throughout
- Oversized heated detached garage
- Fully landscaped yard with firepit area



Scott Wiber
 Agent



Deanna Zunti
 Agent

\$564,900 OR TRADE

39302 RANGE ROAD 32 LACOMBE COUNTY

- ATTENTION: HORSE LOVERS
- 12.11 Acres, 5 minutes north of Eckville
- RTM Bungalow, 3 Beds, 2 Baths, 2280 SqFt
- Immaculate, modern home w/ 30x40 garage/shop
- Cross fenced with auto stock waterer



OPEN HOUSE SATURDAY 1-3 PM

\$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 facing back deck
- Yards are fully landscaped & partially fenced



Debby Wells
 Office Administrator

ROYAL LePAGE Network Realty
403-346-8900

* Some conditions apply

YOUR HOUSE YOUR HOME

View our complete listings at

www.yourhouseyourhome.com

Embellish your yard with a pond



Adding a pond to your property is an excellent way to embellish your outdoor space and give it personality. To incorporate a pond that harmonizes with the rest of your landscaping, keep these tips in mind.

Location

Determine the ideal spot for your pond. First of all, you'll need to consider sunlight, because your water feature might house various living species (plants, fish, frogs, etc.) with different needs. Make sure that your pond will receive enough sunlight for flora and fauna to thrive. Furthermore, avoid placing your pond next to a tree, because its roots may eventually damage it.

Size

After finding the perfect spot for your water feature, you'll need to determine its size and shape. To choose

the appropriate size, consider how big your yard is. If it's relatively small, a giant pond would only make it feel more cramped. The opposite is also true: a tiny pond might go unnoticed in a sprawling yard.

Remember that your pond should complement your yard and that everything is a matter of balance. Preformed models (made of fibreglass, resin or polyester, for example) in various sizes and shapes are available on the market; you're sure to find one that perfectly matches your yard.

Finishing touch

Once you've set up your pond, you'll be able to highlight it with plants, a sculpture, solar-powered lanterns, a rustic bench, or any other accessories you'd like.



ROYAL CARPET REALTY LTD.

SERVING RED DEER FOR OVER 40 YEARS
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342-7700



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



ADULT BUILDING

2bdm/2bathroom top floor corner unit with underground parking, elevator. **\$189,900**
CALL NADINE 342-7700.



MORRISROE BUNGALOW

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



WALKOUT BUNGALOW ON A PARK 4bdrm, 3bath, hardwood, maple cabinetry, stamped concrete patio w/ ponds. Perfect tropical oasis in the city. **\$439,900** **CALL NICOLE 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.



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



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.**



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.

OPEN HOUSES

THIS WEEK

*****Featuring 4 New Home Builders in Blackfalds Come in & visit one of our Experts in New Home Sales for a chance to win a gift card*****

SUNDAY MAY 27, 1 - 3PM



53 AZTEC CRES, BLACKFALDS

PERFECT FAMILY HOME Be the 1st to live in this 3 bdrm, 3 bath 2 storey, built by Asset Builders. South facing backyard **\$314,900**
CALL NICOLE 342-7700



82 AURORA HEIGHTS BVD, BLACKFALDS

BRAND NEW 4bdrm/3 bath w/ partial basement development, separate entrance plus a 23x23 detached garage. **\$339,900**
CALL BRAD 342-7700.



102 AURORA HEIGHTS, BLACKFALDS

BRAND NEW fully finished 4bdrm/3bathroom bilevel, room for garage. Blackfalds **\$324,900**
CALL NADINE 342-7700



74 AURORA HEIGHTS BVD, BLACKFALDS

BRAND NEW 1540 sq ft 3 bdrm/3bathroom 2 storey with room to build garage on extra long 132 ft lot in Blackfalds. **\$324,900**
CALL JENNIFER AT 342-7700.



OPEN HOUSE SAT., 1-3

11 SILVERBERG PL, RED DEER

ADULT HALF DUPLEX 3bdrm/3 bath bungalow w/ main floor laundry, granite countertops, central air conditioning, finished basement NO Condo fees **\$499,900**
CALL NADINE 342-7700.

**COLDWELL
BANKER**

OnTrack Realty

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

OnTrack Realty



**Margaret
Comeau**
403-391-3399



**BEAUTY TO
CATCH THE EYE!!**
\$314,900

Spacious 1434 sq ft Condo; 2 spacious Bdms, His & Her closets, 2 baths, Open Concept, Large Kitchen with Island, Windows galore. Fireplace, 2 Balconies, Single Garage, Guest suite, many Amenities.



**BRIGHT &
SPACIOUS,
SPARKLES**
\$324,500

5 Large Bedrooms, 3 Bathrooms, 1152 sq. ft. 4 Level Split, Gas fireplace, spacious family rm. 3 Season Sun Rm. 24x26 Garage, Fully Fenced, Great Location /Bus Service.



**GARDENERS
PARADISE**
\$329,000

Immaculate; Room for second garage, Spacious 3 Bedroom Bungalow, Featuring Main Fl. Family & Laundry. Open Kitchen, Dining, Vaulted Ceilings, Living Rm with wood burning Fireplace, New Drive & Walks (\$9,000) Att. Garage, faces a green.



EASY LIVING
\$257,500

3 Bedroom 2 Bath Bi-level, Galley Kitchen, Spacious Family Room/Hobby area/ Lower Huge Laundry, Main level recent paint, Large Single Garage Detached, Mature yard.

**REDUCED!**

**BRIGHT AS
MORNING SUN**
\$364,900

Bilevel, 3 LRG. Bedrooms, 2 Full Baths, Large Country Kitchen, Living Room, Spacious family Rm with Gas Fireplace & office area, Lower Level Laundry, Large Dbl Garage and shed for toys(14x20) RV Parking; Extra street parking.

**REDUCED!**

**MOBILE
HOME WITH
ADDITIONS**
\$349,000

Acreage Lifestyle (8.75 Acres) 3 Km from Blackfalds East, Reduced to sell! 3 bedrooms, Spacious 3 Bedroom, 2 Baths wood stove, Galley Kitchen, Large Front Deck, Sheds, mobile 980 sq ft, with additions 1401 sq ft



Do you long to admire your garden day and night? You can! Highlight your landscaping with strategically placed light fixtures throughout your yard. Once lit, your plants, your pathways and even your pool will give your garden a magical feel after sundown.

A well-integrated landscape lighting system will allow you to create the atmosphere you desire, whether you wish to relax in a peaceful oasis, entertain in an enchanting atmosphere or impress your guests with the fanciest of backyards.

A few tips

Lighting vertical surfaces such as tall trees or fences will make your yard seem bigger.

Combine function and form by lighting up your pathways, entrance and outdoor kitchen. Don't overdo it, though: the goal is to be able to move around safely, not to see as if it were daylight.

Finally, shine the spotlight on the main features of your landscaping. You could use projectors to make your pool or water fountain shimmer. Other options include illuminating flowerbeds, shrubs or your deck.

**COLDWELL
BANKER**

OnTrack Realty

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

OnTrack Realty

**Dale
Stuart**

403-302-3107

"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!!**

**\$124,900 NEW LOW
PRICE!****#10 - 7 STANTON STREET**

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

**OPEN
HOUSE****SUNDAY, MAY 27,
1:30-4:00 PM**

**LOCATED ACROSS FROM LARGE PARK
AND PLAYGROUND**

\$299,900**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.

\$529,900**OPEN
HOUSE****SATURDAY, MAY 26, 1:30-4:00 PM**

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.

Directions: 8 miles East of Bowden on Highway 587.

Are **YOUR** Advertising Dollars Getting Lost in the Shuffle...?

**HAVE YOUR AD DELIVERED TO 32,000 HOUSEHOLDS
EVERY WEEK FOR UNDER \$75!!***

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
HOME**

CALL 403.309.5451 TODAY FOR DETAILS!

* GST not included. Some restrictions apply. Rate quoted is for 1/8 page ad.

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



Since 1997
Cabinet & Countertop Professionals

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info@counterscapes.ca

403.347.2115

9-4608 62nd Street
Red Deer, AB



**Countertops | Quartz | Granite
Cambria | Corian | Laminate
Cabinets | Custom Kitchens**

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 26

RED DEER

213 Overdown Drive	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$243,900	Oriole Park
114 Rowell Close	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$329,900	Rosedale Meadows
148 Vincent Close	11:30 – 1:30 pm	Mitzi Billard	RE/MAX	396-4005	\$679,900	Vanier Woods
704 Lancaster Drive	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$309,000	Lonsdale
149 Rutherford Drive	1:00 – 3:00 pm	Gord Ing	RE/MAX	341-9995	\$264,900	Rosedale Estates
11 Silverberg Place	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$499,900	Sunnybrook South
6754 59 Avenue	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070	\$203,900	Glendale
32 Wade Close	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$368,900	Westlake
#104 150 Vanier Drive	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$289,900	Vanier Woods
4918 Doncaster Avenue	1:30 – 4:00 pm	Jake Warkentin	REALTY EXECUTIVES	348-9996	\$169,900	Davenport Place
2 Silverberg Place	1:00 – 3:00 pm	Dale Russell	RE/MAX	340-9190	\$479,900	Sunnybrook South

SATURDAY, MAY 26

OUT OF TOWN

39302 Range Road 32	1:00 – 3:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$564,900	Lacombe County
61 Coleman Crescent	11 am – 1 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$464,800	Blackfalds
9 Portway Close	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$429,900	Blackfalds
28050 Hiway 587	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK	302-3107	\$529,900	Red Deer County
17 Portway Close	2:00 – 4:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK	350-5502	\$437,000	Blackfalds
43 Pickwick Lane	11 am – 1 pm	Lisa Suarez	ROYAL LEPAGE LIFESTYLES	782-3171	\$499,900	Lacombe
98 Hathaway Lane	2:00 – 4:00 pm	Lisa Suarez	ROYAL LEPAGE LIFESTYLES	782-3171	\$449,000	Lacombe

SUNDAY, MAY 27

RED DEER

125 Duncan Crescent	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$494,900	Deer Park Village
64 Jenkins Drive	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$370,000	Johnstone Park
224 Vanson Close	2:00 – 4:00 pm	Rob White	CENTURY 21 ADVANTAGE	350-1070	\$299,900	Vanier Woods
24 Addison Close	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$469,900	Anders South
#107 Stanton Street	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK	302-3107	\$124,900	Sunnybrook

SUNDAY, MAY 27

OUT OF TOWN

74 Aurora Heights Blvd.	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$329,900	Blackfalds
82 Aurora Heights Blvd.	1:00 – 3:00 pm	Brad Granlund	ROYAL CARPET REALTY	342-7700	\$349,900	Blackfalds
102 Aurora Heights Blvd.	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$324,900	Blackfalds
53 Aztec Crescent	1:00 – 3:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700	\$314,900	Blackfalds
#208 28126 TWP Rd 411	11:30 am – 1:30 pm	Mitzi Billard	RE/MAX	396-4005	\$329,900	Lacombe County
#152 28126 TWP Rd 411	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$650,00	Lacombe County
5702 South Street	1:00 – 4:00 pm	Cindy Dooley	REALTY EXECUTIVES	597-0284	\$899,900	Blackfalds

THURSDAY, MAY 31

RED DEER

16 Osler Crescent	5:00 – 7:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$345,900	Oriole Park West
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Find your
dream house
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com



Advantage

21 photos of every property

Parkland Mall,
Red Deer



**Bob
Wing**

403-391-3583



\$377,900!

15 Inglis Crescent

INGLEWOOD WALKOUT!

Excellent 4 bedroom, 3 bath bi-level with vaulted ceilings, 3 sided FP, MF laundry, 21x26 heated garage, RV gate, fruit trees.



\$179,000!

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.



\$259,900!

82 Greenham Drive

5 BDRM STARTER IN GLENDALE! Upgraded windows, flooring and trim; oak kitchen with lots of counter space, sunken living room, open floor plan, fenced yard. Worth a look!

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

Moving Checklist

ONE MONTH BEFORE

- ✓ Make reservations for moving services and make a list of all items to be moved.
- ✓ Notify friends, relatives, creditors, etc. of your move. Begin submitting change of address forms to them and to your local post office.
- ✓ If you have children, be sure to request all of the necessary documents for transferring schools.
- ✓ Gather all important personal documents, medical/dental records, insurance policies, etc.
- ✓ Begin packing seldom-used items. Consider holding a garage sale for those items you won't be moving.
- ✓ Arrange connect/disconnect dates with telephone and utility companies.

TWO WEEKS BEFORE

- ✓ Clear up any outstanding accounts
- ✓ Transfer checking and savings accounts to your new location.
- ✓ Return borrowed items including library books and retrieve loaned items.
- ✓ Arrange for pet travel, if necessary.
- ✓ Cancel/transfer any membership fees or prescriptions (ask your doctor for assistance).
- ✓ Dispose of flammable liquids such as spray paints, solvents, and gas in lawn mowers.
- ✓ To avoid costly deposits, request "Perfect payment Record" letters from utility companies.

ONE WEEK BEFORE

- ✓ Clean appliances - don't forget to clean the oven and defrost the refrigerator.
- ✓ Start packing clothes. Remember to prepare "arrival kits" of essential items you'll need when you get to your new home (toiletries, medicines, paper plates, etc.)

MOVING DAY!

- ✓ Double-check shelves, closets and cabinets to make sure nothing is left behind. Look through the garage, attic and basement.
- ✓ Turn off lights, close and lock windows and doors.
- ✓ Leave the keys with your realtor.
- ✓ At your new home, check the circuit breakers and pilots to make sure everything is on.

Century 21 Advantage

Smarter, Bolder, Faster

Asha Chimiuk
403-597-0795

**111 Dunham Close**

Beautiful curb appeal and perfect location on a close with only one block to school and walking distance to shopping! Massive 1700 sq.ft bungalow 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 with large deck and beautiful patio at the front! This gem will not stay on the market very long! Call Today for more details!

**174 Kidd Close**

Immaculate home is an ideal for your growing family. 5 bedrooms and 3 bathrooms- 3 up and 2 down. Large living room with cozy fireplace and super sized rec. room is perfect for family and friends to visit. There is a separate laundry room and u shaped kitchen with a large counter space for cooking! Detached double garage is situated on a decent sized lot. There is a covered deck to enjoy hot summer days. All located on a quiet close one block from a large play park!

**141-39235 C&E Trail**

An acreage located in Valley Ridge Estate developed in 2006. 1630 sq. ft. bungalow with 3 ple garage on 2 acre lot just 2km north of Red Deer city limits. Short walk to a river and a play park makes it a perfect place to raise your family. 3 bedrooms & 2 bathrooms up with additional 1 bedroom, office and theatre room - that could be another bedroom and 1 large spa like bathroom in the basement. Decorative curbs, massive storage shed and trees were added to give you privacy in the future.

**16 Osler Crescent**

Modified bi level, conveniently located in Oriole Park West is an ideal home! 3 bed. 2 baths. It greets you w/ beautiful curb appeal, newer siding, covered front porch finished with decorative rock & upgraded railing. Home has open floor plan - Kitchen to dining area - and towering ceilings in your sun-kissed living room. Double detached 24x24 garage is insulated and appointed on this fully fenced lot with additional parking pad beside it. Young trees and curbs were recently added. Walking trails are close by.

**#49 Spruce Lane Acres**

ACREAGE! Convenient location just minutes from Red Deer! Beautiful walk out bungalow on 1 acre lot with mature trees is a dream! Gorgeous landscape and perennials will wow you in the summer months! Private patio comes with hot tub and comes with all the privacy you need. Admire wild life right from your two decks! Safe and family friendly neighbourhood.

**#204, 4515-53 Street "Woodlea Estates"**

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 to show. Close distance to downtown makes this a desirable building. Elevator and parking space on site.

**201, 3505-51 Ave**

Looking for a carefree style of living, something modern & stylish that doesn't require any renovations? Check out this condo in the perfect downtown location! 2 bdrms, 2 baths, your own laundry room in-suite, large front entry, walk in closet, & a west-facing balcony! Upgrades include: AC, under ground parking, granite counter tops & stylish finishings- perfect for a professional working at the hospital! Call Today for details!

**5813-43 Ave**

A GEM! Located in desirable Waskasoo close to schools, parks and trails with only minutes to downtown! Built in 1948 home has a newer addition & large detached garage built in 80's! It has a unique open design - hard to find in this age homes! 3 bedrooms and 1 bathroom with possibility of adding another bedroom and bath in the basement. Large private yard, mature trees, deck and patio will please you!

**144 Larsen Crescent**

«Like new» townhouse located on a nice close in desirable south location. Home comes with attached garage and it backs onto a green space. Fully finished on all 3 levels with upgrades throughout. Full appliance package offered by the seller. Spacious finished with modern colours. There is no condo fees to pay just move in and enjoy! Priced below city assessment value.

**5349-49 Ave Lacombe**

Treasures of Lacombe! Beautifully renovated character home situated on 75x135, fully fenced Lot and it comes with garage. 1.5 Story built in 1910 is a GEM. Some of the features include beautifully restored stain glass doors, railing, arch and floors. Long list of 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

What's the first step toward buying your own home?

There are many things that can motivate someone to buy a home. Maybe you and your spouse have decided it's time to start a family and you need a little more space. Maybe you'd like to make an investment you know will appreciate. Or, you may just want to get out of the crowded city. Whatever your reason, homeownership is a great choice for many people, but it can be complicated.

Can I afford a home?

Many people make the mistake of checking online for house listings right away. You might be setting yourself up for disappointment, however, if you immediately start looking for your dream house. The first thing you should do is figure out what range of homes is realistic given your budget.

The best way to start is to visit your local bank or mortgage company to find out what kind of mortgage makes sense for someone in your situation. If you don't have a lot of cash now but are quickly moving up the ladder at your company, you'll be in

a different financial position than someone who has been saving for a home for a decade.

Before visiting your local real estate agency, consult with a mortgage expert. Once you know exactly what you're able to afford, you can sit down with your agent and do a much more precise search for a dream house that's right for you.



Five tips for creating a *Zen garden*



Would you like to create a relaxing, harmonious outdoor space inspired by the famed Japanese gardens? Here are five tips that will help you turn your backyard into a pleasant Zen oasis.

1. Don't overcrowd the space.

When it comes to designing a Zen garden, always think in terms of simplicity and sobriety. This means you should avoid including too many showy decor elements, which would create a cluttered effect. If you want the space to feel pure and minimal, keep accessories (lanterns, statues, fountains) to a minimum — two or three is plenty.

2. Choose organic materials.

Stone tiles, sand pathways peppered with pebbles, a wooden bridge — organic materials are key in a Japanese-inspired garden. Any furniture you'd like to incorporate (a chair for meditation, for example)

should be plain, simple and high quality.

3. Incorporate aquatic elements.

Water, which symbolizes purity and relaxation, is a key element to showcase in your Zen garden. To do so, you could set up a calming fountain or even a small pond.

4. Choose inspiring plants.

Select trees, shrubs and flowers that inspire serenity. Japanese maple, alpine pine, boxwood and bamboo are just a few varieties that are ideal for creating a peaceful haven.

5. Say yes to asymmetry.

Avoid the straight, regular lines - such as a pathway bordered by parapets - often associated with Western gardens. In a Zen space, asymmetry and irregularity should be highlighted in celebration of the unpredictable randomness of nature.

Ask Charles

I'm selling my home, and the potential buyers also want to use my real estate professional to represent them. Is that allowed?

Yes, that's allowed. The situation you're referring to is called transaction brokerage. Transaction brokerage is a service option when your real estate professional represents a buyer client interested in purchasing the property in which you are the seller client. The reverse is also true – transaction brokerage is a service option when you're interested in buying a property and the property's seller is also represented by your real estate professional.

When a real estate professional works on behalf of only one client in a transaction – the buyer or the seller – they have legal responsibilities, which include:

- undivided loyalty to their client
- acting in their client's best interest at all times
- the duty to avoid conflicts of interest
- the duty to disclose conflicts of interest when they arrive.

Transaction brokerage changes the services your real estate professional is able to provide to you and to the other party in the transaction. A real estate professional who is working with both the buyer and the seller in a transaction cannot fulfill all of their legal responsibilities because there is a conflict between the best interests of the buyer and those of the seller. The buyer wants to pay as little as possible for the property, while the seller wants to sell



their property for the highest possible price. It is impossible for a real estate professional to advocate for and represent the best interests of a buyer client AND seller client in the same transaction.

This is when and why transaction brokerage becomes an option. In transaction brokerage, the real estate professional will provide facilitation services to you and the other party. These services include:

- helping the buyer and seller negotiate an agreement
 - giving the buyer and seller property statistics and information, including comparative information from listing services and local databases
 - providing and preparing agreements of purchase and sale, and other relevant documents according to the buyer and seller's instructions
- A transaction facilitator has to treat both parties in an even-handed, objective, and impartial manner. They must remain neutral, not advocate for either you or the buyer, and they cannot provide confiden-

tial advice.

Before a real estate professional proceeds with transaction brokerage, both the buyer and the seller need to provide their informed consent by signing an Agreement to Represent both Buyer and Seller. Informed consent means each client understands the facts, implications, and future consequences of providing their consent. You do not have to consent to transaction brokerage. If you don't consent to it, or the other party doesn't, there are other options available to you such as seeking representation from a different real estate professional.

"Ask Charles" is a 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.

**Tony Sankovic****403.391.4236****RE/MAX**
real estate central alberta4440 - 49 ave., red deer
403.343.3020**OPEN HOUSE • SAT., MAY 26, 1-3 PM****\$368,900****32 Wade Close****THIS FAMILY HOME HAS BEEN LOVED & IT SHOWS.**
FF 1184 sq ft Bi-Level w/ 4 bdrms, 3 baths, open main floor design, new paint, shingles & flooring plus heated 22x24 detached garage.Details at www.tonysankovic.com or to set up your personal showing, call 403.391.4236**OPEN HOUSE • SUN., MAY 27, 1-3 PM****\$469,900****24 Addison Close****LOCATED IN A CLOSE ON A PIE-SHAPED LOT!** This bungalow features 1422 sq ft w/ 4 bdrms, 3 baths, maple floors, large island kitchen, huge lower family room w/ wet bar and a 22x24 attached garage.Details at www.tonysankovic.com or to set up your personal showing, call 403.391.4236**Lori Loney**

403.350.9700

Tim Maley

403.550.3533

Al Sim

403.391.1771

RE/MAX Real Estate
Central Alberta4440 - 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

**\$254,900****#12 369 Inglewood Drive**

- Perfect starter home
- 2 large bedrooms on the top level
- Each bedroom has its own ensuite
- Stainless appliances and open concept

Call Tim Maley 403-550-3533

**\$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

**\$269,900****58 Greenham Drive**

- Great value
- Open concept main level
- Fully developed
- Many upgrades

Call Tim Maley 403-550-3533

**\$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 with a great basement
- Excellent condition

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

**\$574,500****40 Illingworth Close**

- Executive Walk Out Bungalow
- Media Room, in-floor heat, 2 gas fireplaces
- Immaculate condition

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

**\$869,900****54 Veronica Close**

- 1761 Sq Foot Bungalow
- 5 Bedroom
- Triple Car Collectors Garage
- 2 Master Suites

Call Al Sim 403-391-1771



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YOUR HOUSE
YOUR HOME



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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/I 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 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**

OPEN HOUSE SAT, MAY 26, 11:30-1:30


#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**

OPEN HOUSE SUN, MAY 27, 2-4 PM

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**

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**

OPEN HOUSE SUN, MAY 27, 11:30-1:30

New Listing! **704 LANCASTER DRIVE**



PERFECT STARTER HOME
Fully finished 4-bed, 2-bath Bi-Level located right across from a playground and close to schools. South facing, landscaped and fenced yard with deck, storage shed and parking pad. **\$309,000**

OPEN HOUSE SAT, MAY 26, 2-4 PM

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**

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

Ways to make your house more saleable:

There are a lot of things that you can do to help which could make for a quicker sale at a better price. They are all little things that cost you little or nothing, but they can make a big difference in the prospect's first impression . . .

Call a member of the Red Deer Real Estate Board — their expertise in real estate can help you during the complex process of selling a home.



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Lacombe

6 TALBOT CLOSE

\$325,000

MLS CA#0129827



Lacombe

OPEN HOUSE SAT. MAY 26, 2-4 PM

98 HATHAWAY LANE

\$449,000

MLS CA#0119722



Blackfalds

18 PIONEER WAY

\$399,900

MLS CA#0125952



Lacombe

96 BURBANK CRESCENT

\$848,000

MLS CA#0133689



Lacombe

261052 TWP ROAD 422

\$1,490,000

MLS CA#0136686



Lacombe

OPEN HOUSE SAT. MAY 26, 11 AM-1 PM

43 PICKWICK LANE

\$499,900

MLS CA#0115455



Wolf Creek Village

207 SAND BELT DRIVE

\$729,000

MLS CA#128676



Penoka

4011 39 STREET

\$459,900

MLS CA#0120181



Lacombe

21 IRON WOLF BLVD

\$339,900

MLS CA#0116785



Lacombe

5627 53 AVENUE

\$289,000

MLS CA#0115290



Clive

5009 FOX DRIVE

\$299,000

MLS CA#0131246



5.98 Acres

41512 RANGE RD 255

\$325,000

MLS CA#0112748



Lacombe

19 CAMERON CLOSE

\$375,000

MLS CA#0132549



Lacombe

5705 56 AVENUE

\$299,000

MLS CA#0131491



Lacombe

5628 55 AVENUE

\$349,000

MLS CA#0135329



Lacombe

6 TALISMAN CLOSE

\$384,000

MLS CA#0110990



18.5 Acres

422015 RANGE ROAD 20

\$735,000

MLS CA#0127575



Gull Lake

425065E HWY 771

\$499,000

MLS CA#0131920



Penoka

7 MORNING MEADOWS DR

\$1,185,000

MLS CA#0118644



Lacombe

5706 48 AVENUE

\$305,000

MLS CA#0133683