

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JUNE 1, 2018

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

**14 Regatta Way
Sylvan Lake**

TURN KEY WALKOUT BUNGALOW!

This home features an open concept kitchen and dining with deck access from the dining room and a huge family room downstairs. Double garage!

\$360,000

For further info on this multiple listing service home, see page 15 or contact a member of the Red Deer Real Estate Board.



View our complete publication ONLINE at www.yourhouseyourhome.com



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



Les Anderson
 403.350.1932

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., JUNE 3, 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!



Alex Wilkinson
 Follow or contact me on

f 403-318-3627 t



OPEN HOUSE
 SAT. JUN 2, 2-4 PM

96 OAKWOOD CLOSE
 Stunning two story home backing onto a green space, walking trails plus a treed reserve. Totally modern design is enhanced w/ rustic hardwood and granite



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



REDUCED! OPEN HOUSE
 SUN. JUN 3, 2-4 PM
50 JASPAR CRESCENT
 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



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 oversized detached heated garage and much more.



291 OVERLAND DR \$201,000 Awesome starter half duplex in Oriole Park. Front parking and fenced yard. Basement is partially developed. **Call Alex**



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**



OPEN HOUSE SAT, JUNE 2, 2-4 PM
 #305 27111 HIGHWAY 597

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



350-5502 Carol Donovan



120 Dowler Street
OPEN HOUSE Sat., June 2, 2:00-4:00 pm

Family Home Close Proximity to Schools!! Don't miss this 4 bed 3 bath beauty with all the work done! Recent upgrades include furnace, shingles, eaves troughs, fence, triple glazed windows throughout and stainless steel kitchen appliances. Enjoy the maintenance free back yard with a gazebo/playhouse. All of this and the kids can walk to school!!



3940 43A Avenue

LOCATION CHARACTER CHARM! Over 1380 sq.ft. Beautiful fully upgraded kitchen, hardwood flooring through out the main floor. New windows and California shutters. Attached garage is heated and finished. Enjoy the city and ravine view from this west facing deck. Don't miss out on this one of a kind property!



17 Portway Close, Blackfalds

Fully Finished with Walk Out Basement. Gorgeous open concept kitchen living dining area. 3 beds up and a 4th on the lower level. The master suite is spacious with the walk in closet and full bath. Downstairs features a family room, bedroom and play area & opens onto a deck with back yard fenced and finished! Don't miss this immaculate home!



#106 3501 49 Avenue

Classy Unit! Class Building! Downsize in style with this two bedroom two bathroom condo! One underground parking spot and one above ground. Well maintained and quiet adult building.

Call for your personal tour.



NORM JENSEN
 403.346.8900



CORNER LOT!
4 Level Split in Eastview Estates

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



ANDERS PARK
Fully finished Bungalow

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



30x28 DETACHED GARAGE!
Minutes to Red Deer

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



IMMEDIATE POSSESSION
Location, Location!

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



TRIPLE CAR GARAGE!
Pegasus Beauty!

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



Find your dream home in
YOUR HOUSE YOUR HOME



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

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



**Gerald
Doré**

403.872.4505



Only \$489,900

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. blevel 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, hwd, W exposure, covered deck, steam shower, much more.



NEW PRICE \$314,900

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

213 OVERDOWN DRIVE

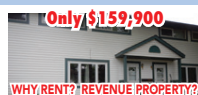
Stunning renos for this 4 bed, 2 bath duplex across from a green space. Tons of parking and huge MB closet. MLS# CA0127013



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 \$159,900

WHY RENT? REVENUE PROPERTY?

5437 35 ST.

Great Revenue Property or First Home! - 1000 sq. ft. townhouse in West Park near RDC, schools, parks and RD Reg. Hospital. - 3 beds, 1 bath, new kitchen and bathroom, new paint, flooring, and shingles, exchapel! - 2 parking spaces - fenced south yard - MLS# CA013780



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!



Bett Portelance 403-307-5581



OPEN HOUSE SATURDAY, JUNE 2, 1-3 PM



\$689,900

68 VANSON CLOSE

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

HELPING YOU MAKE THE RIGHT MOVE



Why use a Realtor?

**Your Realtor can help close
 the sale of your home**

Between the initial sales agreement and closing (or settlement), questions may arise. For example, unexpected repairs are required to obtain financing or a cloud in the title is discovered. The required paperwork alone is overwhelming for most sellers. Your Realtor is the best person to objectively help you resolve these issues and move the transaction to closing (or settlement).



2%
realty
ADVANTAGE

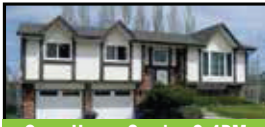
**SANDY
BURTON**
403.358.8924

Call Sandy at 403-358-8924 to get a FREE HOME EVALUATION and to find out how she will save you money on the sale of your home!



Open House Saturday 2-4PM

45 Valley Cres., Blackfalds
Beautiful Fully developed bilevel.
Features separate basement
entrance, 4 bedrooms, 2 full baths.
Fully fenced and landscaped
yard. 22x24 garage with 9' door.
\$309,900.00



Open House Sunday 2-4PM

**46 Westview Crescent,
Lacombe**
Spacious fully developed bilevel
on large beautifully landscaped
lot. 4 bedrooms, 3 baths. Oversized
attached garage.
\$319,900.00.



Acreage 4.1 acres minutes from
Red Deer and Blackfalds on
pavement. Lovely 5 bedroom 2
storey surrounded by trees has
many upgraded features.
36x64 heated shop.
\$599,900.00.



Acreage 4 acres.
Amazing character home east of
Red Deer. Features 5 bedrooms,
heated shop, barn and corrals.
Reduced to **\$425,000.00.**

Four unique ways to use tree stumps



Gone are the days of old tree stumps rotting away in the middle of the garden. Here are four unique ways to incorporate stumps in your landscaping.

1. As a pedestal

Thanks to their flat surface, tree stumps make perfect pedestals. Use your stump as a base for a bird feeder, a bonsai tree, a statue, a floral arrangement or even a fountain. As a finishing touch, surround the stump with flowers or decorative stones.

2. As lighting

Hollow stumps are great for hiding outdoor lighting in plain sight. Drill holes in the wood's surface or cut slats in the sides to let the light shine through. Use your stumps to subtly illuminate a tree, a shrub or a pathway.

3. As art

If you have certain artistic talents, why not turn your tree stumps into works of art? Sand then paint them to create unique decorative elements for your garden. You could even engrave or sculpt the wood if you'd like.

4. As a planter

Fill up hollow tree stumps with soil and sow some seeds inside. Choose plant varieties that spread quickly to add character to your garden in no time at all.

To find all the plants, materials and tools you'll need to make your project a success, visit a gardening centre or plant nursery near you.



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BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



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 **\$314,900**
CALL BRAD AT 342-7700.



4 bdrm/2 bath with a detached garage in great location close to schools. Air conditioning working in floor heat plus more **\$319,900**
CALL BRAD 342-7700.



BRAND NEW 2 bdrm/2 bath bilevel with front att'd garage ***ask about 10k promo for basement development** comes with all appliances **\$359,900**
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 – Brand new 3 bdrm/2 bath main floor unit with 2 bdrm/1 bath self contained basement suite. Separate laundry and utilities. **\$439,900** **CALL BRAD GRANLUND AT 342-7700.**



LEGAL SUITE in a large walkout bungalow on a huge pie lot with attached heated 26 x 26 garage. **\$499,900.**
CALL JENNIFER AT 342-7700.



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.



LAREDO SHOWHOME with immediate possession. All the extras, fenced yard, 6 upgraded appliances, fireplace, bonus room & more **\$564,900**
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 NADINE 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! **\$689,900** **CALL NICOLE 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., 12-2
26 DARLING CRES. RED DEER
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.**



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.



OPEN HOUSE SUN., 12-2
43 MCLEVIN CRES. RED DEER
MORRISROE BUNGALOW
– fully finished 4 bdrm/2 bath with 22x24 detached garage. **\$269,900**
CALL NADINE 342-7700.



OPEN HOUSE SUN, 12-2
343 LANCASTER DR. RED DEER
GREAT LOCATION
2 bdrms 2 full baths, in this BRAND NEW HOME in Laredo. 6 appliances included, laminate flooring, quartz countertops. **\$334,900** **CALL NICOLE 342-7700.**

**COLDWELL
BANKER**

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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 Bdrms, 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

**403.872.3350
Peggy
Lane
Associate
Broker****\$255,000****5341-43 AVE.**

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.

**CALL PEGGY LANE
AT 403-872-3350****SCOTT KEY 403-350-6817****COLDWELL
BANKER**
OnTrack Realtywww.scottkeyrealestate.com**Serving Red Deer and Area
for more than 27 years!****4241 Westbrooke Road, Blackfalds | \$414,900**

Brand new walkout bi-level! 3 bedrooms including a master with walk-in closet and full ensuite. The open plan is bright with a spacious, airy feel. Great location!

OPEN HOUSE: Sunday, June 3, 1-3 pm**173 Ireland Crescent, Red Deer | \$349,700**

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: Sunday, June 3, 12-2 pm

Solenia Yellow Begonia

Maintenance and care

This annual boasts abundant yellow blooms and waxy, bright green leaves. It's perfect for flowerpots, hanging containers and flowerbeds alike. A fast grower, it's highly resistant to sun and sickness. For best results, plant it in rich, fresh, well-drained soil covered with mulch. Water in the morning, keeping in mind that too much moisture could damage its roots. When outdoor temperatures start to drop, you can bring it indoors, but be sure to thoroughly inspect and clean it first to avoid bringing in any insects or disease. Finally, maximize your chances of success by nourishing your begonias with a fertilizer rich in nitrogen, phosphorous and potassium.

Interesting facts

The magnificent double blooms of the Solenia Yellow



resemble small roses. They're edible and attract hummingbirds. To stimulate growth, remove wilted flowers as you spot them.

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BANKER**

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Stuart**

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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.

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**

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.

Double Zahara Raspberry Ripple Zinnia



Maintenance and care

This annual flower requires a minimum of six hours of sun each day and performs particularly well in hot, dry environments. The more light it gets, the more blooms it produces — and the brighter those raspberry pink blooms become. This zinnia is highly resistant to disease, but you should still take care to prevent excess moisture from forming on both the plant and its foliage. Pay attention to signs of grey mould as well.

Interesting facts

This zinnia varies in colour according to climate conditions. In cooler environments, its petals are pink, while heat and humidity cause more white to appear. Furthermore, this superb flower attracts bees and butterflies. It's well suited to both flowerbeds and containers.

West Lake OPEN HOUSE Blitz

ALL OPEN HOUSES JUNE 3RD, 2:00 - 4:00 PM

47 WEBSTER DRIVE



\$509,900

Dave Haley
CENTURY 21 ADVANTAGE

135 WEBSTER DRIVE



\$414,900

Jasmin Howell
C.I.R. REALTY

154 WEBSTER DRIVE



\$469,900

Cindy Dooley
REALTY EXECUTIVES ALBERTA ELITE

123 WILEY CRESCENT



\$399,900

Andrea Wiseman
C.I.R. REALTY

220 WILEY CRESCENT



\$412,000

Angela Stonehouse
ROYAL LE PAGE NETWORK

271 WILEY CRESCENT



\$374,900

Brenda Bowness
CENTURY 21 ADVANTAGE

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.

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JUNE 2

RED DEER

86 Oakwood Close	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	Oriole Park West
10 Denison Crescent	2:00 – 4:00 pm	Carol Clark	COLDWELL BANKER ONTRACK	350-4919	\$595,900..... Deer Park Village
120 Dowler Street	2:00 – 4:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK	350-5502	\$389,000..... Deer Park Estates
26 Darling Crescent	12:00 – 2:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700	\$439,900..... Devonshire
247 Duston Street	12:00 – 2:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$319,900..... Devonshire
68 Vanson Close	1:00 – 3:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$689,900..... Vanier Woods
120 Jones Crescent	1:00 – 4:00 pm	Jeff Glover	ROYAL LEPAGE NETWORK	872-0123	\$294,900..... Johnstone Park
82 Greenham Drive	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$259,900..... Glendale Park Estates
15 Inglis Crescent	3:00 – 4:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$377,900..... Inglewood West

SATURDAY, JUNE 2

OUT OF TOWN

#3 Leader Cove	2:00 – 4:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$775,000..... Sylvan Lake
30 Westglen Boulevard	2:00 – 4:00 pm	Josh Remillard	REALTY EXPERTS GROUP	505-4081	\$320,000..... Blackfalds
24 Emily Crescent	2:00 – 4:00 pm	Dave Haley	CENTURY 21 ADVANTAGE	304-8939	\$444,900..... Lacombe
45 Valley Crescent	2:00 – 4:00 pm	Sandy Burton	2 PERCENT REALTY	358-8924	\$309,900..... Blackfalds
35 Taylor Drive	2:00 – 4:00 pm	Simona Tantas	MAXWELL REAL ESTATE SOLUTIONS	396-5192	Lacombe
101 38254 RR 265	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$1,350,000... Red Deer County
10 Horne Close	1:00 – 3:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	596-3909	\$344,900..... Sylvan Lake
#305 27111 Hiway 597	2:00 – 4:00 pm	Garry Raabis	ROYAL LEPAGE NETWORK	340-6789	\$699,900..... Lacombe County
4011 39 Street	1:00 – 3:00 pm	Lisa Suarez	ROYAL LEPAGE LIFESTYLES	782-3171	\$459,900..... Ponoka

SUNDAY, JUNE 3

RED DEER

50 Jaspas Crescent	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	Johnstone Crossing
81 Tyson Crescent	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$491,000..... Timber Ridge
43 Manning Street	2:00 – 4:00 pm	Carol Clark	COLDWELL BANKER ONTRACK	350-4919	\$379,900..... Morrisroe Extension
5920 60 Avenue	2:00 – 4:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$208,000..... Riverside Meadows
19 Jaspas Close	1:00 – 3:00 pm	Len Parsons	RE/MAX	350-9227	\$439,900..... Johnstone Crossing
183 Livingston Close	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK	350-1932	\$379,900..... Laredo
46 Card Crescent	2:00 – 4:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	896-2151	\$324,900..... Clearview Meadows
43 Mclewin Crescent	12:00 – 2:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$269,900..... Morrisroe Extension
343 Lancaster Drive	12:00 – 2:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700	\$334,900..... Lonsdale
9 Caribou Crescent	11 am – 1 pm	Kim Fox	RE/MAX	506-7552	\$519,900..... Clearview Ridge
236 Kingston Drive	2:00 – 4:00 pm	Kim Fox	RE/MAX	506-7552	\$365,000..... Kentwood East
173 Ireland Crescent	12:00 – 2:00 pm	Scott Key	COLDWELL BANKER ONTRACK	350-6817	\$349,700..... Inglewood West
86 Duston Street	2:00 – 4:00 pm	Sena Walker	ROYAL LEPAGE NETWORK	358-0077	\$279,900..... Deer Park Estates
19 Voisin Close	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$699,900..... Vanier East

SUNDAY, JUNE 3

OUT OF TOWN

5806 65 Avenue	1:00 – 3:00 pm	Ernie Sandstra	RE/MAX	877-9144	\$374,900..... Rocky Mountain House
17 Alderwood Close	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$379,000..... Blackfalds
4241 Westbrooke Road	1:00 – 3:00 pm	Scott Key	COLDWELL BANKER ONTRACK	350-6817	\$414,900..... Blackfalds
46 Westview Crescent	2:00 – 4:00 pm	Sandy Burton	2 PERCENT REALTY	358-8924	\$319,900..... Lacombe
65 Coachman Way	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$319,000..... Blackfalds

Find your **dream house** this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

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



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Central Alberta's
**OPEN HOUSE
LISTINGS**

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



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21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583

**OPEN
HOUSE**



SATURDAY, 1 - 2 PM
\$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!

**OPEN
HOUSE**



SATURDAY, 3-4 PM
\$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.

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

Salvia Mystic Spires Improved

Maintenance and care

Salvia Mystic Spires Improved tolerates partial shade, but it does best in full sun. This wild perennial needs at least six hours of direct sunlight every day. Its worst enemy: excessive moisture. If you plant it in a container, it's crucial to let the substrate fully dry out between waterings to avoid drowning the plant. Finally, prune weak roots and regrowth each time you divide the plants (every two or three years) to help maximize flowering.

Interesting facts

The bright flowers of this perennial attract pollinators. Bees, butterflies and hummingbirds all flock to its abundance of fragrant, nectar-rich blooms. This hardy plant (it's even deer-resistant!) requires little maintenance. It can be planted in containers as well as in flowerbeds.





**Your family's home awaits
...it's here in our pages**

**YOUR HOUSE YOUR
HOME**

**Call Jamie at 403.309.5451 to advertise
sales@yourhouseyourhome.ca**

Ask Charles

I saw a house for sale, and I want to check it out - will I have to sign a contract to get a real estate professional to show me the house?

The short answer is no. If you see a house for sale and you simply want a real estate professional to show you that house, you're not required to sign a contract.

Simply viewing a home with a real estate professional doesn't trigger a regulatory requirement to sign a contract with that real estate professional. However, if you start sharing confidential information such as your motivation for buying or your financial qualification, the real estate professional has a responsibility to clarify your working relationship, at which point they are going to provide you with some documents to review.

In the process of clarifying your working relationship, the first document a real estate

professional should present to you is the Consumer Relationships Guide. The Consumer Relationships Guide is a mandatory document for real estate professionals when they begin working with a buyer or seller of residential real estate. It explains the different types of working relationships between real estate professionals and consumers.

The Consumer Relationships Guide is not a contract. It does not commit you to a specific ongoing working relationship with your real estate professional, but it is an essential information piece for consumers to understand what working with a licensed real estate professional entails. Among other things, it discusses responsibilities and obligations.

The Consumer Relationships Guide contains an acknowledgement that consumers have to sign indicating they've read the Guide, understand it, and have been provided with

an opportunity to ask the real estate professional questions about it. Consumers need to review and sign the Guide before entering into any contract with a real estate professional.

Some real estate professionals may actually present the Consumer Relationships Guide and request that you sign the acknowledgement even before showing you a single property, but that specific practice is not a requirement.

"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.





*Mitzi
Billard
Associate*

403.396.4005
mitzibillard@remax.net



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

17 ALDERWOOD CLOSE, BLACKFALDS



OPEN HOUSE SUN, JUNE 3, 2-4 PM

IDEAL LOCATION

5 bed, 3 bath bi-level with attached 22x24 garage. Open concept with 7 appliances, pantry & eat-up bar in kitchen. Master includes 3 pc ensuite & walk-in closet. Full finished basement with in-floor heat, 2 bed & 4 pc bath. **\$379,900**

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**

43 VERONICA CLOSE



3 BEDROOM PLUS LEGAL SUITE

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**

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



Tony Sankovic

403.391.4236

RE/MAX real estate
central alberta

4440 - 49 ave., red deer • 403.343.3020

OPEN HOUSE • SAT., JUN 2, 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



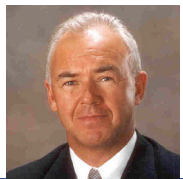
\$135,500 | 466 Waskao Estates

ADULT LIVING AT ITS FINEST – super upgraded home with large enclosed sun-room, paved parking and heated attached garage... This is the best priced adult home around.



\$479,900 | Hayne Acreage

LARGE 2-STORY ON 3.5 ACRES, secluded by trees and on pavement just 15 minutes east of Red Deer.. **Call me for details.**



Len Parsons

403.350.9227

RE/MAX real estate
central alberta

4440 - 49 ave., red deer • 403.343.3020

OPEN HOUSE • SUN., JUNE 3, 1-3 PM



\$439,900

19 Jasper Close

FULLY DEVELOPED

4 bedrooms and 3 baths, situated on a pie lot. Triple car garage - 36'x26'; with RV parking.

Your host, Len Parsons
403-350-9227.

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**Debra Kerr****403.597.9134****RE/MAX**
real estate central alberta4440 - 49 ave., red deer
403.343.3020**TURN KEY WALK OUT BUNGALOW!***Feature Home***14 Regatta Way, Sylvan Lake | \$360,000**

The beautiful living room provides a welcoming space for guests to gather. The open concept kitchen & dining area is ideal for entertaining, with ample cupboard space, stainless steel appliances & gorgeous dark cabinetry. Deck access from the dining room allows smooth flow for BBQ's & summer gatherings. Downstairs is a huge family room filled with loads of natural light, perfect for media, games area, and plenty of space for entertaining! The walkout leads directly into the private back yard with fantastic double garage to store all your vehicles and toys. This home is located in a desirable area close to schools, walking trails, & shopping. **MLS# CA0127227**

ADULT CONDO IN SPRINGFIELD CROSSING**406 Jenkins Drive, Red Deer | \$259,900**

Bright and spacious describe this amazing end unit adult condo in Springfield Crossing! Warm, plenty of natural light make this home feel welcoming from the moment you step inside. From the kitchen, which boasts ample storage including a large pantry and cabinetry, the open concept allows the great view of the family room, with corner fireplace, and dining area with large bay window, making this home ideal for gatherings with friends and family. Step out back to take in the gorgeous green area, perfect for BBQ's and outdoor fun. **MLS# CA0114644**



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**\$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

**\$395,000**

4103 45 Ave, Sylvan Lake

- custom designed and adjacent to elementary school
- 3 beds and 3 baths
- fenced and landscaped

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

**\$479,900**

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

**\$740,000**

3 Voisin Close

- Stunning 2 storey walkout
- 4 bedrooms, 5 piece ensuite
- A/C, Infloor heated garage

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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Rimby

4906 53 AVENUE

\$175,000

MLS #CA0134834



Lacombe

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

24 VALLEY CRESCENT

\$209,900

MLS#CA0132712



Wolf Creek Village

207 SAND BELT DRIVE

\$729,000

MLS CA#128676



Penoka

OPEN HOUSE SAT. JUNE 2, 1-3 PM

4011 39 STREET

\$459,900

MLS CA#0120181



Lacombe

#105-4801 54 ST

\$249,900

MLS #CA0137079



Lacombe

19 WILLOW CRESCENT

\$270,000

MLS #CA0135363



Lacombe

11 PAR COURT

\$279,900

MLS #CA0135315



Lacombe

60 HERITAGE DRIVE

\$285,000

MLS #CA0132630



Lacombe

1 EMILY CRES

\$429,000

MLS #CA0137028



Lacombe

50 METCALF WAY

\$385,000

MLS #CA0137



Lacombe

54 METCALF WAY

\$450,000

MLS #CA0137553



Lacombe

5627 53 AVENUE

\$289,000

MLS CA#0115290



18.5 Acres

422015 RANGE ROAD 20

\$699,000

MLS CA#0127575



Lacombe

21 IRON WOLF BLVD

\$339,900

MLS CA#0116785



Penoka

7 MORNING MEADOWS DR

\$1,185,000

MLS CA#0118644



Lacombe

5706 48 AVENUE

\$295,000

MLS CA#0133683