

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JUNE 8, 2018

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

**1 Emily Crescent,
Lacombe**

STUNNING ELIZABETH PARK HOME!

Gorgeous 5 bedroom, 3 bathroom modified bi-level with a beautifully landscaped yard, close to schools and all amenities.

\$429,000

For further info on this multiple listing service home, see page 16 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



120 Dowler Street

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

OPEN HOUSE Sat., June 9, 2:00-4:00 pm

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 Street

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.



24 Nellis Avenue

NEW LISTING!

Family Bungalow! Three bedrooms up! Spacious open living and dining area, with vaulted ceiling, fireplace, and access to the west facing deck. You will love the spacious master bedroom complete with ensuite and its own west facing deck. The downstairs is finished with plenty of space for the kids to play, another bedroom and three piece bath. Double attached front drive garage. All of this next to an elementary school. Call Carol for details!



Doug Wagar
403.304.2747



OPEN HOUSE SUN. JUNE 10, 2-4 PM

148 DOWNING CL. RED DEER

Devonshire! Quiet Close - 1233 sq. ft., 5 Beds, 3 Baths, Office, A Must See! Summer Ready w/ Central Air! **\$342,900**



JUST LISTED!

ADULTS - 2 BDRM TOWNHOUSE

No Condo Fees! Quiet Location, No Stairs, Needs Work. **\$199,900**



TOP FLOOR VIEW CONDO!

2 Beds, Super View over Golden Circle, Elevator, Underground Parking. **\$197,500**



SUNNYBROOKE & SUMMER!

Lg. Mature Pic Lot. Full Dev. Upgraded Home, Heated Double Garage. **\$355,900**



SUPER LOCATION - LARGE PRIVATE YARD!

4 Beds, 2 Baths, Double Garage. Take a Look! **\$266,900**



OPEN HOUSE SAT. JUNE 9, 2-4 PM

88 ANDREWS CL. RED DEER

1539 sq. ft. Duplex, 3 Beds, 4 Baths, Gas Fireplace, Fully Developed. **\$329,900**



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!**



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**



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

JUST REDUCED \$10,000 Single att. garage with carport and dlb detached garage. Great layout. Large Mature lot.



Minutes to Red Deer

Boasting 4 Bdrms, 2 Bths. Fully Finished, Family room with wet bar. Bsmt 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!



Gerald Doré
403.872.4505

TAKE THE 3D TOUR OF MY PROPERTIES AT www.geraldldore.ca

or call me at (403) 872-4505



89 SUNRIDGE AVE.

OPEN HOUSE SATURDAY 1-3 PM



28 PAYNE CLOSE

Acreage in the City! Pines **MLS#CA0138178 \$659,900**



5437 35 ST

Unbelievable Price! West Park. **MLS#CA0137801 \$159,900**



2 RECREATIONAL LOTS AT PINE LAKE

41 and 45 at Whispering Pines in Phase 2 - at the Golf Course near the lake! **\$54,900 Each!**



7359 59 AVENUE

Great home at an affordable price! Glendale **MLS#CA0132508 \$249,900**



125 DUNCAN CRES.

Stunning 2 storey! **MLS#CA0132507 \$489,900**



74 WILTSHIRE BLVD

Great location near parks, bike paths and river valley! West Park Estates **MLS#CA0128615 \$474,900**



19 VOISIN CL

Luxurious TrueLine bungalow loaded with features. **MLS#CA0125955 \$699,900**



Find your dream home in
YOUR HOUSE YOUR HOME



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
 SAT. & SUN., JUN 9-10, 2-4 PM
 183 LIVINGSTON CLOSE

COURT SALE IN BLACKFALDS

1200 SqFt 3 bed bilevel! Open plan, lift ceilings, lost of cabinets, corner granite sink. Spacious master bedroom with 3pc ensuite & walkin closet. Great location at the end of a close. Shows well!
\$310,000



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!



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

\$240,000 OR TRADE

12C 32 DAINES AVE., RED DEER

- Immaculate top floor condo in desirable Deer Park
- Bright, spacious, open plan, 3 Bedrooms, 2 Baths
- Gas fireplace, large master w/ensuite
- Beautiful south facing deck to enjoy the summer months
- Single garage



OPEN HOUSE SATURDAY 2-4 PM

\$409,900 OR TRADE

INGLEWOOD

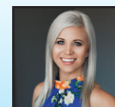
- Clean walkout bi-level close to parks & K-5 school
- 4 bedrooms, 3 baths, 1096 SqFt
- Vaulted ceilings, crown mouldings, instant hot water, underfloor heat in basement & garage.. the list goes on
- Newer developed basement with gas corner fireplace



TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS



Kevin Durling Agent



Jamie Berg Agent

\$239,900 OR TRADE

HAWTHORN PLACE, SYLVAN LAKE

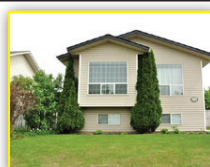
- Brand new 2 storey townhouses built by award winning Falcon Homes
- 1202 SqFt, 3 Bedrooms, 3 Baths
- Features the newest in modern amenities
- Gorgeous laminate flooring adorn the main floor
- Upstairs features 3 bedrooms; Master features 3 piece ensuite
- No Condo Fees



\$274,900 OR TRADE

KENTWOOD

- Fully finished bi-level tucked away in quiet close
- 2 Bedrooms, 2 Baths, 899 SqFt
- Open LR with vaulted ceilings
- Bright U shaped kitchen w/ample counter/cabinet space
- Fully fenced & landscaped yard. Rear parking



Scott Wiber Agent



Deanna Zunti Agent

\$429,900 OR TRADE

BLACKFALDS

- Brand new 2 storey walkout with views to the west
- 1546 SqFt, 3 bedrooms, 3 baths
- Contemporary design offers functional & sophisticated feel



\$449,900 OR TRADE

RED DEER COUNTY

- 9.09 Acres 10 minutes east of Red Deer
- Immaculately landscaped, set up for horses, fenced & cross fenced
- Detached garage, hip roof barn & large metal machine shed
- Home features 2 bedrooms & 1 bath



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



OPEN HOUSE –SUNDAY June 10, 2018 2p.m. – 4:30 p.m.

38263 RR 283 #20

Directions: 4 kms west Hwy 11, 1.4 km south at Alberta Golf Springs turnoff - PAVED. Fully finished 1470 sq. ft. bi-level, 30x40 shop, EXTENSIVE renos includes shingles, siding, doors, flooring etc. on 2.15 acres bordered by tree belt.

Come see us today and call this your home TOMORROW.

Call BARB MUNDAY, Help-U-Sell of Red Deer 403-598-7721



ADULT CONDO

Fully finished, garage,
3 bdrm, 3 baths NEW
PRICE **\$332,000**



QUIET CLOSE IN DEERPARK

fully finished bung,
24x24 garage NEW
PRICE **\$339,000**



SENIORS/STUDENTS

2 bdrm condo
REDUCED TO
\$152,000



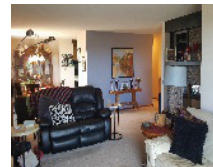
TWO STOREY

Fully dev, pie lot,
24x24 garage, can be
quick possession NEW
PRICE **\$334,900**



JUST LISTED

1270 sq. ft modified
bi-level, Westlake
\$329,500



THREE BEDROOM

Condo with city view
\$329,000



**Call Barb Munday
403-598-7721**

*Call me "Munday"
Call me "Anyday"*

**NEW LISTING today - adult condo, fully finished, inside unit,
attached garage, 2 bdrm, 2 bath in gated community - **\$305,000****

**NEW LISTING today - Beauty salon in busy downtown,
some inventory, built in clientele and technicians **\$34,000****

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.



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342-7700



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



ADULT BUILDING

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



BRING YOUR PETS Low condo fees, pets allowed, this 3 bdrm, 1.5bath townhouse is in SW Sylvan, beside 2 parks, has 2 assigned parking spots & vinyl fenced yard w/IMMEDIATE POSS. ONLY **\$209,900** **CALL NICOLE 342-7700.**



MORRISROE BUNGALOW

– fully finished 4 bdrm/2 bath with 22x24 detached garage. **\$269,900**
CALL NICOLE 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 **\$314,900**
CALL BRAD AT 342-7700.



SYLVANLAKE Bungalow backs onto park, updated fully finished 3bdrm/3 bath main floor laundry. **\$359,900**
CALL NADINE 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.



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



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



LEGAL 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.



LAREDO July possession Brand new 3bdrm/3 bath 2 storey with bonus room, upper floor laundry, quartz countertops, vinyl plank flooring, 4 stainless appliances, undeveloped basement 10 year new home warranty **\$552,900.00**
CALL BRAD 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



OPEN HOUSE SUN, 1-3
20 ADAMSON AVE. RED DEER
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 JEN 342-7700.



OPEN HOUSE SUN., 1-3
140 HEARTLAND CRES, PENHOLD
IMMEDIATE POSSESSION
4 bdrm, 2 bath, well kept home in great location in Hawkridge Estates, fenced yard, huge shed, 6 appliances. Affordably priced **\$279,900**
CALL NICOLE 342-7700.



OPEN HOUSE SAT., 1-3
5765 41ST ST. CRES, RED DEER
WESTPARK MONEY MAKER Fully renovated 2bdrm 2 bath up bungalow w/ completely separate 2 bdrm, 1 bath suite, dbl detached garage, backing onto playground. Perfect to live upstairs, or rent full home! **\$389,900** **CALL NICOLE 342-7700.**



OPEN HOUSE SUN., 1-3
23 LOCKWOOD AVE, RED DEER
4 bdrm/2 bath with a detached garage in great location close to schools. Air conditioning working in floor heat plus more **\$314,900** **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



**FIRST CLASS
LIFESTYLE**
\$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.



**OPEN HOUSE
SUN. JUNE 10 2-4
11 NOLAN ST.**
\$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.



REDUCED!
GARDENERS DREAM
18 ODELL GREEN
\$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.



REDUCED!
EASY LIVING
\$250,000

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.



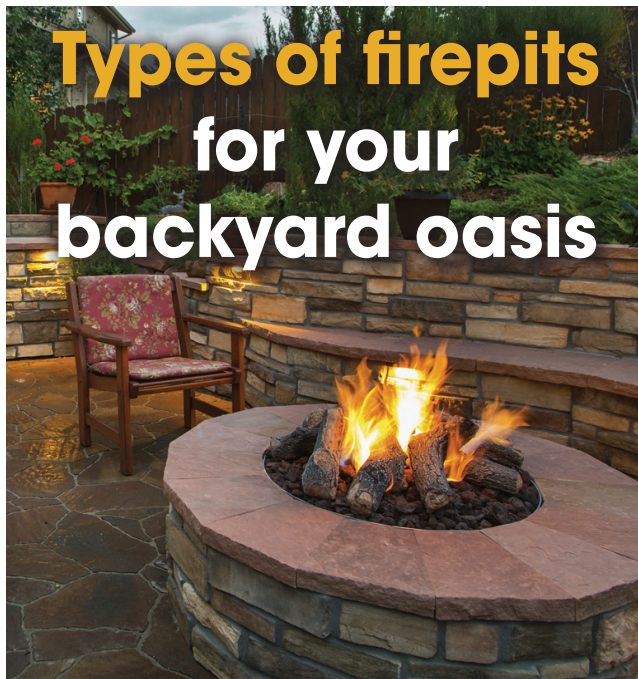
REDUCED!
NEW CONDITION
\$364,900

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!
BLACKFALDS
8.75 ACRES
\$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



Outdoor entertaining areas are popular among homeowners, and firepits are one of the most sought-after additions to such spaces. In fact, a 2016 survey from the American Society of Landscape Architects found that fireplaces and firepits were the most popular outdoor design element in 2016. Various styles are available to homeowners who want to add firepits to their backyards, and choosing the right type may come down to budget, the amount of yard space available or even personal preference.

• **Wood firepit:** As their name suggests, wood firepits burn wood, which may appeal to homeowners who already have wood-burning fireplaces inside their

homes. Because they don't require homeowners to tap into gas lines, wood firepits are generally easy to set up and install, and many homeowners prefer the aesthetic appeal of crackling wood and flames that's synonymous with wood firepits.

• **Gas firepit:** Gas firepits are touted for their convenience, as they don't require homeowners to carry wood and build fires. Upon being connected to a gas source, gas firepits provide fire at the click of a switch. Gas firepits are also appreciated for their safety, as there is little or no risk that flames from gas firepits will grow too large and become difficult to control.

• **Gas fire tables:** Gas fire tables might be ideal for those homeowners whose sense of decor favors more modern looks. Gas fire tables come in a variety of shapes and sizes and, like gas firepits, there's no need to struggle with lighting a fire or carrying firewood.

• **Tabletop firepits:** Homeowners, condominium or apartment dwellers with limited backyard space may want to consider the convenience of tabletop firepits. Restaurants may use tabletop firepits in their outdoor seating areas because they provide warmth and ambiance without taking up much space. Tabletop firepits fueled by gas will not need to be connected to a gas source, which may appeal to consumers who want something that's simple as well as small.

• **Fire urns:** While they might not technically qualify as firepits, fire urns provide a similar effect as firepits. Fire urns are typically gas-powered and may be an ideal choice for homeowners who are looking for a unique, awe-inspiring feature for their outdoor entertaining areas.

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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.

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.

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.

SCENIC ACREAGE ON PAVEMENT WITH A PRIVATE SETTING

\$529,900

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.

**Check out the
open house listings
in the centre of
the magazine**

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HOME

403-309-5451

Call Jamie
for your advertising needs!



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**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 that could save you thousands.

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.

SAVE 15% TILL THE END OF JUNE

**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**

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ADVERTISE YOUR BUSINESS IN THE YOUR HOUSE YOUR HOME

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

SERVICE DIRECTORY

403-309-5451

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JUNE 9

RED DEER

15 Inglis Crescent	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$374,900	Inglewood West
82 Greenham Drive	3:00 – 4:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$259,900	Glendale Park Estates
44 Adams Close	2:00 – 4:00 pm	Dallas Todd	CENTURY 21 ADVANTAGE	575-5153	\$439,900	Anders South
12C 32 Daines Ave	2:00 – 4:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$240,000	Devonshire
114 Rowell Close	2:00 – 4:00 pm	Ivan Busenius	REMAX	350-8102	\$329,900	Rosedale Meadows
5765 41 Street Cres	1:00 – 3:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700		West Park
9 Sydney Close	1:00 – 3:00 pm	Tony Sankovic	REMAX	391-4239	\$484,900	Sunnybrook
154 Webster Drive	1:00 – 4:00 pm	Cindy Dooley	REALTY EXECUTIVES	597-0284	\$469,900	Westlake
183 Livingston Close	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK	350-1932	\$379,900	Laredo
43 Viscount Drive	2:00 – 4:00 pm	Shanna Painter	ROYAL LEPAGE NETWORK	872-3339	\$329,900	Vanier Woods
88 Andrews Close	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$329,900	Anders Park East
3940 43A Avenue	2:00 – 4:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK	350-5502	\$449,900	Grandview

SATURDAY, JUNE 9

OUT OF TOWN

113 Rolling Hills Ridge	12:00 – 2:00 pm	Allan Melbourne	REMAX	304-8993	\$275,000	Blackfalds
120 Almond Crescent	2:00 – 4:00 pm	Mitzi Billard	REMAX	396-4005	\$349,900	Blackfalds
46 Mckinlay Crescent	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$319,000	Lacombe
89 Sunridge Avenue	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$314,900	Blackfalds
28342 TWP Rd 384 #113	1:00 – 3:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	596-3909	\$644,900	Red Deer County
4 Birch Meadows	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$674,900	Gull Lake

SUNDAY, JUNE 10

RED DEER

44 Lundberg Crescent	2:00 – 4:00 pm	Dallas Todd	CENTURY 21 ADVANTAGE	575-5153	\$774,900	Laredo
49 Allard Crescent	2:00 – 4:00 pm	Ivan Busenius	REMAX	350-8102	\$554,900	Anders South
178 Alberts Close	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$619,800	Anders South
169 Alberts Close	1:00 – 3:00 pm	Tim Maley	REMAX	550-3533	\$479,900	Anders South
26 Eldridge Crescent	11:30 – 1:30 pm	Mitzi Billard	REMAX	396-4005	\$424,900	Eastview Estates
95 Mclewin Crescent	2:00 – 4:00 pm	Mitzi Billard	REMAX	396-4005	\$389,000	Morrisroe Extension
23 Lockwood Avenue	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$314,900	Lancaster Meadows
20 Adamson Avenue	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$359,900	Aspen Ridge
4918 Doncaster Avenue	1:30 – 4:00 pm	Jake Warkentin	REALTY EXECUTIVES	348-9996	\$169,900	Davenport
32 Wade Close	1:00 – 3:00 pm	Tony Sankovic	REMAX	391-4239	\$368,900	Westlake
94 Lewis Close	1:00 – 3:00 pm	Kim Fox	REMAX	506-7552	\$450,000	Lancaster
183 Livingston Close	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK	350-1932	\$379,900	Laredo
43 Viscount Drive	1:00 – 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK	350-6023	\$329,900	Vanier Woods
148 Downing Close	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$342,900	Devonshire
11 Nolan Street	2:00 – 4:00 pm	Margaret Comeau	COLDWELL BANKER ONTRACK	391-3399	\$324,500	Normandeau North

SUNDAY, JUNE 10

OUT OF TOWN

140 Heartland Cres	1:00 – 3:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700	\$279,900	Penhold
38263 RR 283 #20	2:00 – 4:30 pm	Barb Munday	HELP U SELL	598-7721	\$779,000	Red Deer County
38008 Hwy 808	2:00 – 4:00 pm	Carol Clark	COLDWELL BANKER ONTRACK	350-4919	\$1,089,000	Red Deer County

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Conserving natural resources is often so simple that people make some adjustments without affecting their daily lives at all. But sometimes it's not so easy to conserve.

Summer is one time of year when conservation efforts tend to require more sacrifice than normal. Even the most devoted conservationist may find it difficult to conserve water during the dog days of summer, when drought and soaring temperatures make it difficult to maintain lawns and gardens. Thankfully, there are ways to help lawns and gardens withstand summer's dog days without wasting water.

- **Water wisely.** Watering lawns and gardens in the early morning hours is a savvy move for various reasons. Heat-related illnesses such as heat stroke and heat exhaustion pose a serious threat to people of all ages, and the Centers for Disease Control and Prevention recommends cooling off in air conditioned places as temperatures climb. By watering their lawns and gardens early in the morning, homeowners are ensuring they won't be outside watering during those times of day when their risk for heat stroke and heat exhaustion is at its peak. In addition, watering in the early morning when the sun has not yet reached its peak decreases the amount of water that will be lost to evaporation, thereby increasing the amount of water that will make it into water-needy lawns and gardens.

- **Shower at the beach.** Beach enthusiasts can conserve water and save money on their water bills by taking quick showers at the beach to wash the sand off. A cold shower can be the perfect remedy after a long day of soaking up some sun at the beach. And because beach showers use cold water, beachgoers are less likely to take luxurious, potentially wasteful showers than they might at home.

- **Take nights off from doing dishes.** Hand-washing dishes may seem like a more effective way to conserve water than using a dishwasher, but that's not the case. The National Resources Defense Council notes that hand-washing dishes can consume as many as 27 gallons of water, while Energy Star®-rated dishwashers consume just three gallons of water. Before running the dishwasher, make sure it's full.

- **Cover your pool.** Keeping pools covered during the dog days of summer reduces the likelihood that pool water will be lost to evaporation. In fact, the GRACE Communications Foundation, a nonprofit organization dedicated to creating sustainable food systems, notes that uncovered pools can lose as much as 1,000 gallons of water to evaporation each month.

Conserving water during the dog days of summer may require some sacrifice. But such sacrifices are easier than many people may expect.



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SATURDAY, 1 - 2 PM
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15 Inglis Crescent
INGLEWOOD WALKOUT!
Excellent 4 bedroom, 3 bath bi-level with vaulted ceilings, 3 sided FP, MF laundry, 21x26 heated garage, RV gate, fruit trees.



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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!



\$179,000!
1310 Lucina St
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Well maintained, 2 bedroom, 2 bath raised bungalow, large eat-in kitchen, jet tub, AC, big fenced yard with RV parking & more.

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Stay safe when landscaping

Landscaping is typically viewed as a chore by homeowners, many of who enjoy doing some work on their lawns and gardens. But only few homeowners may recognize the potential dangers of lawn maintenance.

The Consumer Product Safety Commission reports that more than 230,000 people per year are treated for various injuries resulting from lawn and garden tools. Common injuries include loss of fingers, lacerations, broken and dislocated bones, eye injuries, and burns. Many of these injuries are entirely preventable if homeowners prioritize safety when tending to their lawns and gardens.

Understand the equipment

Homeowners should not assume they know how to use all of the tools necessary to maintain lush lawns and bountiful gardens. Familiarize yourself with the proper operation of manual and motorized equipment by reading the owner's manual thoroughly, making special note of recommended safety guidelines.

Take some time to locate the power buttons and other parts by comparing them to illustrations in the guide. Once you feel comfortable handling the equipment, then you can begin to use it.

Wear appropriate protective gear

Failure to wear protective gear can lead to injury. Personal protective equipment includes gloves,

eye protection, ear protection, boots, and a hard hat if necessary. When working during visibility conditions or at night, wear a reflective vest.

Other protective items include a hat to shade your eyes from the sun's rays. Sunscreen will protect the skin from UVA and UVB radiation. Long pants and sleeves can guard against flying debris.

Watch your surroundings

Thousands of injuries occur to children and pets who get hurt around mowers. It's best if children and pets remain indoors when homeowners are mowing or using other power equipment that may kick up debris. Children under the age of 12 may not have the strength or ability to operate lawn tools. Also, never make a game of riding a child on a riding mower. Nobody under the age of 16 should operate riding lawn mowers.

Get approval before digging

It's difficult to know what is beneath the ground without having a property surveyed and marked. Digging without approval can result in damage to gas lines or water/sewer pipes. Always check with the utility company before digging trenches or holes.

Unplug or turn off all equipment

When not in use, keep lawn equipment off. Do not try to repair or fix a snag or obstruction in equipment while it is on. Don't modify the equipment in any way, such as removing protective guards.

Exercise caution with chemicals

Follow manufacturers' safety instructions when using pesticides or fertilizers. Avoid application on windy days or right before a rainstorm, as this can spread the product and damage the ecosystem. Keep people and pets away from treated areas.

Maintaining the yard is both a necessity and a hobby. Homeowners who prioritize safety can greatly reduce their risk of injury.

Ask Charles



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

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

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

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

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

Typically, professionals calculate commissions by:

- a percentage of the sale price
- a flat fee or schedule of flat fees
- a fee for service
- a combination including any of these

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

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

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

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

"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.



Mitzi Billard
Associate

403.396.4005
mitzibillard@remax.net



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

New Listing!

109, 150 VANIER DRIVE



PERFECT STARTER HOME!

3-bed, 2-bath condo with gas fireplace, stainless appliances, main floor laundry, South facing

private patio overlooking a green, single attached garage, & partially completed basement. **\$299,900**

New Listing!

44 DREVER CLOSE



IMMEDIATE POSSESSION!

4-bed, 3-bath walkout bungalow on a large, fully fenced and landscaped West facing pie lot. Gas fireplace, sculpted ceilings,

master has 4pc ensuite with jetted tub. Priced to sell! **\$439,900**

95 MCLEVIN CRESCENT



PERFECT FAMILY HOME

4-bed, 3-bath 4-level split on a large pie lot in a mature neighborhood. Features skylight, wood burning fireplace, new bay

windows, attached double garage and lots of room for storage. **\$389,000**

120 ALMOND CRESCENT, BLACKFALDS



LARGE PIE LOT

Gorgeous 3 bedroom 2-Storey with unfinished basement. Lots of upgrades, dark stained cabinets, granite countertops, soaker tub in ensuite, gas BBQ hookup. South facing, fully fenced yard with room to build garage. **\$349,900**

OPEN HOUSE SAT, JUN 9, 2-4 PM

New Listing!

510, 6834 59 AVENUE



IMMEDIATE POSSESSION!

2-bed, 1-bath mobile with a skylight, large master bedroom, jetted tub, fully renovated exterior, car

port, 2 garden sheds and a private garden oasis in the fully fenced back yard. **\$38,500**

New Listing!

144 INGLEWOOD DRIVE



AMAZING LOT!

Fully developed 4-bed, 2-bath bungalow with gas fireplace in family room, jetted tub, heated double attached garage on a huge, South facing, fully landscaped lot

with lots of room for RV parking. **\$379,900**

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**

Massive Reduction \$25,000

26 ELDRIDGE CRESCENT



HUGE PIE LOT

Immaculate condition 4-bed, 2-1/2 bath 2-Storey with attached double garage, backing onto a green space. Unfinished basement for future development. Fully fenced and landscaped.. **\$424,900**

OPEN HOUSE SUN, JUN 10, 11:30-1:30 PM

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

Why use a Realtor?

Your Realtor can help you negotiate

There are myriad negotiating factors, including but not limited to price, financing, terms, date of possession and often the inclusion or exclusion of repairs and furnishings or equipment.

The purchase agreement should provide a period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase.

Your agent can advise you as to which investigations and inspections are recommended or required.



 <p>Tony Sankovic 403.391.4236 RE/MAX real estate central alberta 4440 - 49 ave., red deer 403.343.3020</p>	<p>OPEN HOUSE • SAT., JUN 9, 1-3 PM</p>  <p>\$484,900 9 Sydney Close COMPLETE MAKEOVER started in 2009 with design, demolition and engineer team. 1295 sq ft Spit Level with 3 bdrms, 2 baths, attached garage on a mature lot, tucked away on a secluded close. Don't miss this one! Details at www.tonysankovic.com or to set up your personal showing, call 403.391.4236</p>	<p>OPEN HOUSE • SUN., JUN 10, 1-3 PM</p>  <p>\$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 403.391.4239</p>
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Staining wood can transform the look of everything from fencing to decking. While wood can be beautiful in its natural state, staining can protect the wood and complement landscaping and other home design elements.

Staining can seem like a simple project, and that is often true. However, certain woods, such as pine, cherry, maple, and birch, can be difficult to stain. Boards with attractive grain patterns also can absorb stain differently, resulting in blotching and uneven tone.

Before beginning a staining project, it is important for homeowners to test the stain chosen on a sample piece of wood to see how the color and absorption turn out. This gives homeowners the chance to understand what they're dealing with and time to make any necessary accommodations to achieve a more even look.

Begin by gathering the necessary supplies. A pair of latex or vinyl gloves will protect your hands. Drop cloths will catch any drips or spills. Safety goggles and a dust mask provide protection if sanding is required prior to staining. If sanding is necessary, homeowners will need an orbital sander, hand sander and sandpaper. Start with the coarsest grit sandpaper and move to a higher grit for a smooth finish. Wood that is covered in paint may need to be stripped prior to sanding. Follow the directions

	<p>Ivan Busenius 403.350.8102 RE/MAX real estate central alberta 4440 - 49 ave., red deer • 403.343.3020</p>
 <p>OPEN HOUSE • SUN., JUN 10, 2-4 PM Call Ivan Busenius, 403-350-8102, www.ivanb.ca</p>	<p>\$554,900 NEW LISTING - 49 Allard Cres MILLION \$\$\$\$ LOCATION large Bungalow, custom Built by True-line, fully developed and IMMACULATE condition. Gorgeous covered deck, patio and yard plus backing onto a beautiful park, the location does not get any better than this. Come see Sunday from 2-4 PM...</p>

carefully when using chemical strippers.

Natural bristle paint brushes are handy for oil-based stain applications. Synthetic paint brushes can apply water-based finishes. Many do-it-yourselfers find that foam brushes or paint pads are the most handy because they provide a smooth finish and there's no need to clean up the brushes afterward.

Many professionals recommend using wood conditioners or pre-treaters so that the stain will not leave blotches on the wood. This is especially important for homeowners who determined their wood is prone to uneven color absorption. Allow the conditioner to dry according to product directions.

Stain should be applied so that it is evenly coated. Wipe off the excess to get the preferred color. Apply more stain as necessary to get the desired color. Many stains only offer color, so you'll need to apply a finishing coat to protect the wood. Otherwise, look for a product that combines stain color and a finish to save time.

Remember to remove knobs, hinges, and handles from a piece before staining, as the stain may affect the color of any metal hardware and damage it.



Lori Loney 403.350.9700
Tim Maley 403.550.3533
Al Sim 403.391.1771

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28 Pearson Crescent

SOLD



\$244,900

#25, 73 Addington Drive

Fully Finished,
 Walkout Basement
 Call Lori Loney 403-350-9700



\$260,000

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2 Underground Parking Spaces,
 2 bedrooms + den
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\$269,900

58 Greenham Drive

Open concept
 with many upgrades
 Call Tim Maley 403-550-3533



\$289,500

NEW LISTING

46 Mackenzie Crescent

Morrisroe charmer with huge lot,
 4 beds, 3 baths
 Call Tim Maley 403-550-3533



\$299,900

REDUCED

138 Maxwell Avenue

Huge 28x40 garage, 4 beds
 and 2 baths
 Call Tim Maley 403-550-3533



\$309,900

REDUCED

195 Cedar Sq Blackfalds

1101 Sq Ft Bi Level
 4 Bedroom
 Call Al Sim 403-391-1771



\$319,000

65 Coachman Way, Blackfalds

Mint condition with 3 beds up,
 ensuite
 Call Tim Maley 403-550-3533



\$324,900

NEW LISTING

RR 265 East of Innisfail

2.54 Acres, 2 bedrooms,
 1 bathroom
 Call Lori Loney 403-350-9700



\$395,000

NEW LISTING

4103 45 Ave, Sylvan Lake

Custom designed, 3 beds
 and next to school
 Call Tim Maley 403-550-3533



\$429,500

4766 Aspen Lakes Blvd Blackfalds

Show home, quartz counter,
 hardwood, open design
 Call Tim Maley 403-550-3533



\$479,000

OPEN HOUSE

SUN. JUN 10, 1-3 P.M.

169 Alberts Close

Superb condition, hardwood,
 fully developed
 Call Tim Maley 403-550-3533



\$499,900

47 Ackerman Crescent

Walkout Bungalow,
 Immaculate!
 Call Lori Loney 403-350-9700



\$549,900

26 Lowden Close

1951 Sq Foot 2 Storey
 4 Bedroom
 Call Al Sim 403-391-1771



\$574,500

40 Illingworth Close

Walkout Bungalow,
 4 bedrooms
 Call Lori Loney 403-350-9700



\$599,900

203 Township Rd 384, Red Deer

1.34 Acres, 4 Bedroom
 Call Al Sim 403-391-1771



\$740,000

NEW LISTING

3 Voisin Close

Fully Finished,
 Former Show Home
 Call Lori Loney 403-350-9700



\$769,500

NEW LISTING

11 Van Horn Close

Triple garage, 2680 sq feet,
 backs on to park!
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\$869,900

NEW LISTING

54 Veronica Close

1760 Sq Ft Bungalow
 5 Bedrooms
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MLS CA#0131920



38 METCALF WAY

\$450,000

MLS #CA0137543



42 METCALF WAY

\$450,000

MLS #CA0137549



1 EMILY CRES

\$429,000

MLS #CA0137028



46 METCALF WAY

\$409,900

MLS #CA0137554



6 TALISMAN CLOSE

\$384,000

MLS CA#0110990



5628 55 AVENUE

\$349,000

MLS CA#0135329



41512 RANGE RD 255

\$310,000

MLS CA#0112748



5009 FOX DRIVE

\$299,000

MLS CA#0131246



5705 56 AVENUE

\$299,000

MLS CA#0131491



204 SAND BELT DRIVE

\$598,900

MLS #CA0138190



18 PIONEER WAY

\$389,900

MLS CA#0125952



5627 53 AVENUE

\$289,000

MLS CA#0115290



98 HATHAWAY LANE

\$449,000

MLS CA#0119722



4011 39 STREET

\$459,900

MLS CA#0120181



#105-4801 54 ST

\$249,900

MLS #CA0137079



261052 TWP ROAD 422

\$1,490,000

MLS CA#0136686



7 MORNING MEADOWS DR

\$1,185,000

MLS CA#0118644



5706 48 AVENUE

\$295,000

MLS CA#0133683