

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JUNE 15, 2018

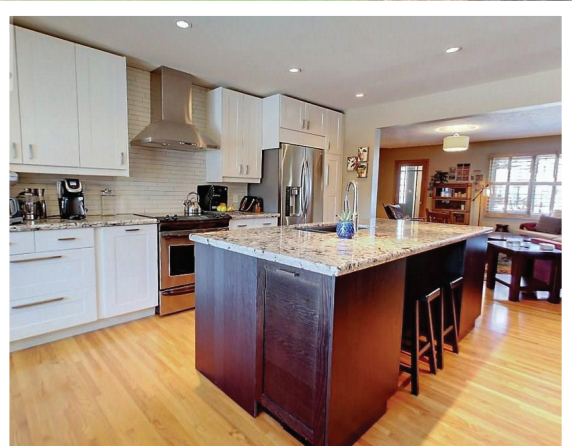
Central Alberta's
**OPEN HOUSE
LISTINGS**
inside

**3940 43A Avenue,
Red Deer**

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. **\$449,900**

For further info on this multiple listing service home, see page 3 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



OPEN HOUSE
SAT. JUN 16, 2-4 PM

39215 RANGE RD 284
 15 Min to Red Deer and Sylvan Lake Private acreage! Almost 3 acres walk out fully finished home with triple garage. Custom built with loads of great features! **Call Alex**



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 baths. **Call Alex!**



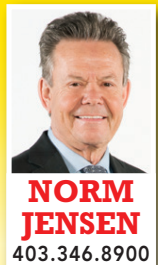
50 JASPAR CRESCENT
REDUCED!
 Priced for a quick sale! Fully finished and ready to move into 1136 SqFt Bi-level in Johnstone Crossing. 4 bedrooms, 3 baths, breakfast bar, pantry. **Call Alex!**



46 MCKINLAY CRESCENT, LACOMBE
 Cute as a button and a great location! This fully finished bungalow offers 5 bedrooms, 3 baths, an over-sized 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**



Great Revenue Property
 Located on a quiet close in Morrisroe. 3 bdrm Townhouse, 2 Storey, Newer furnace and Hot water tank



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



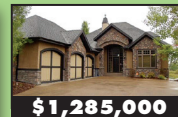
Large Yard & RV Parking
 Spacious Bi-level with Dlb. Att. Garage. 4 bdrms, 2 bths, Large yard, RV parking, Lots of storage.



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!



\$1,285,000
Premier Location in Westlake
 Backing onto the water! Stunning w/o bungalow, absolutely loaded with quality. Custom cabinetry & woodwork, granite throughout. Deluxe ensuite & w/i closet. Views over the lake & park from the deck or patio. Heated triple garage and much more.



\$189,900
Cabin at the Lake!
 Enjoy the beach, boating & golf steps from your door. Large pie lot with plenty of room for guests, RV parking or bring your ideas & build your dream home!



\$489,900
Fully Finished Modified Bi-level, only 4 years old! Modern finishing with vaulted ceilings, tile & laminate flooring. Large master has 5 pc. ensuite & w/i closet. Vinyl fence, deck. River valley trails at your door.



\$329,900
First Home
 This 4 bdrm/3 bath bi-level has a gas fp in the front room. Bright, island kitchen with corner pantry & eating bar. Master ensuite & w/i closet. Finished basement too!



\$674,900
All Dressed Up - With Lake Views!
 Very well cared for bungalow with triple att. garage plus a heated shop. This 5 yr old home has a dream kitchen with access to the sunroom.



\$389,900
Beautiful All Season Cabin
 backing onto treed park reserve. Enjoy this property year-round. Features bunkie and garage. Metal roofs on all buildings.



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



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)! **\$659,900**



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



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#CA0139028 \$479,900**



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



19 VOISIN CT
 Luxurious Trueline bungalow loaded with features. **MLS#CA0125955 \$699,900**

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.



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



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!!



Feature Home
 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!



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!



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.



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!



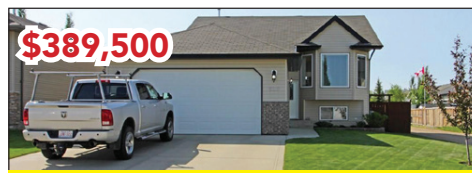
Bett Portelance 403-307-5581



OPEN HOUSE SATURDAY, JUNE 16, 1-3 PM

68 VANSON CLOSE

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



OPEN HOUSE SUNDAY, JUNE 17, 2-4 PM

930 RAMAGE CRESCENT

1052 SQ FT BI LEVEL
 4 BDR, 3 BATH, ATTACHED GARAGE

HELPING YOU MAKE THE RIGHT MOVE



Doug Wagar
403.304.2747

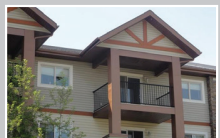
FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



SUNNYBROOK - BIG PIE LOT!

Heated shop, renovated home. Come and visit!

A must see at \$335,900



JUST LISTED!

Top floor Inglewood townhome - 2 bedrooms, 2 baths, large balcony! Super value!
\$175,000



EASTVIEW ESTATES ADULT TOWNHOME!

Fixer upper and priced to sell at

\$199,900



ROYAL OAKS!

2 bed, 2 bath top floor view condo. 2 heated parking spots, vaulted ceiling, balcony!
\$229,900



DRIVE A LITTLE, SAVE A LOT!

Blackfalds, fully developed bi-level. 4 beds, 2 baths, central air!
\$258,500



CHAMPAGNE TASTE, BEER BUDGET!

Really nice 1 bdrm renovated condo.

Bargain priced at \$68,500



PRETTY HOME! PRETTY STREET!

4 beds, 2 baths, lovely yard, double garage.

\$266,900



REVENUE!

Apartment-style 2 bedroom condo! Close to hospital! Super for college students.

\$108,900



ANDERS PARK EAST!

Executive 1539 sq. ft. 2 storey duplex. Excellent location on a close!

\$329,900



CLASSY DEVONSHIRE

Fully developed, 5 bdrms, gas fireplace, under floor heat, lovely upgrades, large yard.
\$342,900

IT'S NO SECRET
 YOURHOUSE
 YOUR **HOME**



CALL JAMIE AT 403-309-5451 TO ADVERTISE • SALES@YOURHOUSEYOURHOME.CA

SHEDDING LIGHT

*on lighting***What are some of the current trends in lighting?**

With so many different styles, shapes, sizes and colours to choose from, light fixtures are becoming the focal point of more and more interior designs. Exposed light bulbs, transparent globes, spotlights, recessed lights, floor lights — the possibilities are endless!

Are you a trend addict? This season, warm metallic finishes like brass and soft gold are making a definite comeback for their vintage charm. Minimalist styles boasting clean lines and abstract shapes have also been dominating the interior design scene recently, as have industrial and retro-inspired light fixtures.

The popularity of LED fixtures is still on the rise, and smart lights —



which you can program and control remotely from your smartphone — are becoming more and more ubiquitous in

today's modern interiors. For personalized advice on the latest lighting trends, visit a specialty retailer near you.



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BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



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



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.



4 BDRM/2 BATH with a detached garage in great location close to schools. Air conditioning working infloor heat plus more **\$314,900** **CALL BRAD 342-7700.**



FULLY FINISHED bright open floor plan 3bedroom/2 bath bilevel with sunroom on large lot in Deer Park. **\$319,900**
CALL NADINE 342-7700.



BRAND NEW 4bdrm/3 bath w/ partial basement development, separate entrance plus a 23x23 detached garage. **\$339,900**
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. **\$394,900**
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 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.



LAREDO July possession Brand new 3bdrm/3 bath 2 storey with bonus room, upper floor laundry, quartz countertops, vinylplankflooring, 4 stainless appliances, undeveloped basement 10 year new home warranty **\$552,900.00**
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! **\$689,900** **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



OPEN HOUSE SAT., 1-3
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



OPEN HOUSE SAT., 1-3
287 OVERDOWN DRIVE, RED DEER
PRIVATE YARD
5 bedroom/2 bathroom updated half duplex perfect for first time buyers or revenue potential. **\$224,900**
CALL JENNIFER 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 NADINE 342-7700.**



OPEN HOUSE SUN., 1-3
1601 33 STREET, RED DEER
RENOVATED 3 bedroom 2bath end unit townhouse across from Kin Canyon. Perfect for college student/Investment or first time Buyer. **\$159,900** **CALL JENNIFER 342-7700.**

SHEDDING LIGHT

*on lighting***How can I use lighting to create a cozy atmosphere?**

A room's atmosphere will largely depend on the type of lighting used. For example, to create a warm ambiance in your bedroom, your living room or any other space in your home, use multiple light sources (lamps, spotlights, etc.) to produce an attractive contrast between shaded and illuminated areas. As a rule of thumb, don't settle for generic overhead lighting; instead, make sure to spotlight specific items of interest like artwork or decorative accessories.

Furthermore, keep in mind that the wall colour will greatly influence the effects of lighting, as pale hues reflect light while darker shades absorb it. Additionally, the atmosphere produced by different lighting systems



will depend on the colour of the light bulb(s) used. For example, a warm white bulb, which typically gives off a yellowish hue, is an excellent option for creating a relaxing, spa-like environment.

Lastly, choose light fixtures that allow you

to adjust the brightness according to the nature of your activities (reading, cleaning, etc.) or the time of day. To find out more on how to use lighting to create a cozy atmosphere, visit a specialty retailer near you.

**COLDWELL
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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.

**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.

**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.



SHEDDING LIGHT

on lighting

What are the advantages of LED bulbs?

LEDs (short for Light Emitting Diodes) are known to have numerous advantages, including, most notably, their incredible energy efficiency. Indeed, these tiny bulbs consume about 85 per cent less electricity than their incandescent counterparts and last up to 25 times longer. (If used for three hours every day, these recyclable bulbs can continue to shine bright for more than 20 years!)

LEDs are available in a wide range of colours (white, red, green, etc.) and silhouettes (round, candle-shaped, etc.). They produce very little heat, light up instantly, and are resistant to both shock and cold, which makes them the perfect solution for your outdoor lighting needs as well. What's more, many LED light fixtures can be programmed to illuminate your space with whichever colour strikes your fancy.

In order to choose the right type of LED bulbs to efficiently illuminate your indoor and outdoor living space and create an alluring atmosphere, ask a professional at your local lighting store for advice.



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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

YOUR HOUSE YOUR HOME



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JUNE 16

RED DEER

19 Thomlison Ave.....	1:00 – 3:00 pm	Allan Melbourne.....	RE/MAX.....	304-8993	\$309,900.....	Timber Ridge
12 Ash Close	1:00 – 3:00 pm	Danielle Perry	CENTURY 21 ADVANTAGE.....	505-9596	\$979,900	Anders Park East
44 Drever Close	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$439,900.....	Deer Park Village
287 Overdown Drive	1:00 – 3:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700	\$224,900.....	Oriole Park
5765 41 Street Cres.....	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY.....	342-7700	\$389,900.....	West Park
173 Ireland Crescent.....	1:00 – 3:00 pm	Scott Key	COLDWELL BANKER ONTRACK.....	350-6817	\$339,000.....	Inglewood West
54 Veronica Close.....	1:00 – 3:00 pm	Al Sim.....	RE/MAX.....	391-1771	\$849,900.....	Vanier East
68 Vanson Close	1:00 – 3:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$689,900.....	Vanier Woods

SATURDAY, JUNE 16

OUT OF TOWN

39215 RR 284	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK	318-3627	\$939,900.....	Lacombe County
24 Emily Crescent	2:00 – 4:00 pm	Dave Haley.....	CENTURY 21 ADVANTAGE.....	304-8939	\$444,900.....	Lacombe
68 Churchill Place	1:00 – 3:00 pm	Debra Kerr.....	RE/MAX.....	597-9134	\$354,900.....	Blackfalds
213 Pine Street	2:00 – 4:00 pm	Hilary Rosebrugh	CENTURY 21 ADVANTAGE.....	358-2691	\$199,900.....	Springbrook
4707 50 Street #407.....	1:00 – 3:00 pm	Jim Escott.....	SUTTON LANDMARK REALTY	391-1397	\$319,900.....	Sylvan Lake
53 Aztec Crescent.....	1:00 – 3:00 pm	Nicole Dushanek	ROYAL CARPET REALTY.....	342-7700	\$314,900.....	Blackfalds
5423 55 Avenue	1:00 – 3:00 pm	Deanna Zunti.....	ROYAL LEPAGE NETWORK	396-9937	\$302,500.....	Lacombe
27264 Twp Rd 392 #49..	12:00 – 2:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795	\$579,900.....	Red Deer County
27240 Twp Rd 392 #306	3:00 – 5:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795	\$739,900.....	Red Deer County
39525 Highway 766.....	1:00 – 3:00 pm	Ernie Sandstra	RE/MAX.....	877-2477	\$1,525,000...	Lacombe County

SUNDAY, JUNE 17

RED DEER

90 Eversole Crescent	2:00 – 4:00 pm	Dallas Todd	CENTURY 21 ADVANTAGE.....	575-5153	\$269,900.....	Eastview Estates
111 Timberstone Way	2:00 – 4:00 pm	Dave Haley.....	CENTURY 21 ADVANTAGE.....	304-8939	\$359,900.....	Timberstone
139 Donnelly Crescent ..	1:00 – 3:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583	\$369,900.....	Deer Park Estates
6259 61 Avenue	11 am – 1 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$188,500.....	Highland Green
1601 33 Street.....	1:00 – 3:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700	\$159,900.....	Mountview
30 Richards Crescent.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$399,900.....	Rosedale Estates
930 Ramage Crescent.....	2:00 – 4:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$389,500.....	Rosedale Meadows
3 Stanley Crescent.....	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$345,900.....	Sunnybrook

SUNDAY, JUNE 17

OUT OF TOWN

68 Churchill Place.....	1:00 – 3:00 pm	Debra Kerr.....	RE/MAX.....	597-9134	\$354,900.....	Blackfalds
5 Parkridge Crescent	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$539,900.....	Blackfalds



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

**OPEN
HOUSE**



SUNDAY, 1 - 3 PM
\$369,900

139 Donnelly Cres.

ENERGY EFFICIENT!
Meticulously maintained,
4 bed/3 bath, upgrades,
24x24 garage, RV park.
beautifully landscaped!



NOW \$374,900!

15 Inglis Crescent

INGLEWOOD WALKOUT!
Gorgeous 4 bdrm bi-level:
vaulted ceilings, 3 sided FP,
MF laundry, 3 full baths, RV
parking, 21x26 htd. garage.



NOW \$254,900!

82 Greenham Dr.

MAIN FLOOR RENO-ED!
Attractive open design,
oak kitchen, ample counter
space, newer flooring
windows & trim, 5 bed.



\$179,000

1310 Lucina St.

PENHOLD STARTER HOME
Well maintained raised
bungalow, 2 bed/2 bath,
big eat-in kitchen, AC,
large fenced yard, RVP.

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

What should I look for when choosing dining room lights?



In order to choose the right lighting for your dining area, it's important to know your table's exact dimensions. Keep in mind that the width of the fixture you choose shouldn't exceed two-thirds of your table's surface.

Furthermore, as a rule of thumb, a chandelier will generally provide adequate light for a round table, whereas longer hanging fixtures or a series of smaller lights are better suited for rectangular surfaces. With countless styles available on the market, narrow your search by selecting models that match both your budget and your dining room's current design. Note that upward-facing light bulbs will illuminate the entire space, while downward-facing bulbs will shine directly on the table's surface. Another useful tip: consider investing in a dimmer to regulate the room's brightness according to your family's needs.

Finally, to optimize your seating arrangement, make sure that the bottom of each light sits at least 75 centimetres above the table. This way, nobody risks banging their head on low-hanging fixtures or getting blinded by the bright light every time they rise from the table. For more personalized advice, speak to a specialist in store.



Asha Chimiuk
403-597-0795



Advantage

Check for 21 Photos & Videos at

www.ashachimiuk.com | www.Asha.Chimiuk.RealtyFanPage.com



OPEN HOUSE

Sat., Jun 23, 12-2 pm

\$424,900

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 bedrooms 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!



NEW LISTING

Sat., Jun 16, 3-5 pm

\$739,900

306 Valley Ridge Estates

Sophisticated living in a country setting. What a unique find - 2 acres Acreage within minutes of Red Deer all on pavement! 1449 sq.ft., fully finished, open style, walk-out Bungalow! Both the property and the home are one of a kind. Home welcomes you with impressive curb appeal! Fully paved driveway w/ room for RV, beautiful landscaping front & back, stone sidewalks & decorative fire pit area recently added. Walking trails are close by.



OPEN HOUSE

Sat., Jun 23, 3-5 pm

\$339,900

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.



OPEN HOUSE

Sat., Jun 16, 12-2 pm

\$579,000

#49 Spruce Lane Acres

ACREAGE! Convenient location just minutes from Red Deer! Beautiful walk out bungalow on 1 are 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.



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!



\$179,900

4716 Lake Street

Stunning, Lakeland Lot on Alix Lake! Imagine yourself boating, waterskiing, wake boarding or skating and ice fishing in the winter right from your back yard! Enjoy panoramic lake views in a home that you going to build here! Perfect for outdoor living, relaxing and watching sunsets over the lake! Lot includes a gravel driveway & concrete 20x24 parking pad - perfect for future garage!



\$135,000

#204, 4515-53 Street

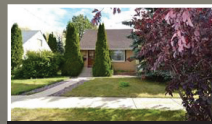
"Woodlea Estates"
Nestled in historic Woodlea, steps away from Coronation Park is this hidden gem! 1 bdrm condo situated on the 2nd floor facing South. Beautifully renovated & freshly painted throughout, is ready to move in! Squeaky clean building, is a pleasure to show. Close distance to downtown makes this a desirable building. Elevator and parking space on site.



\$239,900

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!



\$257,990

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!



\$309,900

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.



NEW LISTING

\$688,800

32 Sunnyside Rd

Wonderful views of the gull lake from this one of the kind property! long list of upgrades and room for entire family to enjoy! Fantastic kitchen is a chefs dream!! No cutting corners of finishings here! Double attached garage, patio and super sized deck in the front, walkout basement 6 bedrooms and 3 bathrooms! Call for more details Today!



NEW LISTING

\$385,900

106, 100 Sunnyside Place

Lovely, previously used for bed and breakfast 4 seasons home! the basement has self contained suite that is separate from the top, but there is possibility of joining it together. Walkout basement to totally private and finished with mature trees yard! two deck: front and back! Perfect to split with another family members or for your kids to come visit



NEW LISTING

\$385,000

159 Kirtan Close

Perfect family home! Nicely finish bi level with open floor plan super sized u shaped kitchen with breakfast bar, 5 bedrooms and 3 bathrooms! Located on the close across from a large park with beautiful deck and the back, granite side walks and pie shaped lot with RV parking!



\$719,900

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.



NEW LISTING

\$389,500

422003 RR 10

Perfect place to retire! a beautifully cared for mobile home with attached oversized garage and sun room. Plenty of storage; 4, nicely landscaped with trees surrounding your home and wonderful fountain with a rock river pond! Your own golf course!! this 5 acre parcel is located just East of the lake with a view on it and on pavement right to the corner! Call for details today!



NEW LISTING

\$255,000

4137 38 Ave

Built in 1959 Gem had only one owner! Original hardwood was nicely refinished and cared for! An excellent shape for this carefully cared for home! 3 bedrooms and 1 bathroom up and den and hook ups for another bathroom down. newer furnace, electrical, flooring, shingles. garage is in excellent shape! Mature gorge our yard is private to make you feel like you are in the park! Covered patio at the back! call to book apt. Today before this one is gone!

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YOUR HOME**

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SHEDDING LIGHT *on lighting*

How do I light up my bathroom mirror?

Is there anything worse than trying to apply makeup or trim your beard when half of your face is cast in shadow? The right lighting for your bathroom mirror is essential for going about your personal grooming (makeup, hair, shaving, etc.) as efficiently as possible.

For the best lighting results, install wall fixtures at eye level (about 1.5 metres above the ground) on either side of your bathroom mirror. (It's worth noting that mirrors with built-in lights, although sometimes more expensive, are another great option.) Bright lights that provide a widespread glow are perfect for taking care of more minute tasks like applying makeup, shaving, and plucking those pesky eyebrows. Most importantly, make sure to never place



lights directly above your head — unless of course you don't mind unflattering shadows and emphasized dark circles.

Furthermore, to avoid frowning at your reflection every time you look in the bathroom mirror, make sure to choose the right type of bulbs to use in your light fixtures. Thanks

to their warmer hue, halogens are much better at rendering your skin's natural complexion than compact fluorescents, which typically give skin a grayish quality.

For more information on how to optimize your bathroom lighting, consult a specialist in store.



Ask Charles

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

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

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

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

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

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



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

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

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

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

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



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Associate*

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mitzibillard@remax.net



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

5 PARKRIDGE CRES., BLACKFALDS



OPEN HOUSE SUN, JUNE 17, 2-4 PM

FORMER SHOW HOME
Fully developed 5-bed, 4-bath, 2-Storey with bonus room above garage, theatre room, gas fireplace, tons of upgrades, large fenced yard and double attached & double detached garages. **\$539,900**

Price Reduction!

6259 61 AVENUE



OPEN HOUSE SUN, JUNE 17, 11 AM-1 PM

IMMEDIATE POSSESSION!
Perfect starter home or revenue property. 3 bed, 1 bath half duplex with partially finished basement; close to Dawe Center, schools & shopping. Large, fully fenced yard. **\$188,500**

New Listing!

44 DREVER CLOSE



OPEN HOUSE SAT, JUNE 16, 2-4 PM

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**

Price Reduced!

48 DAINES AVENUE



Price Reduced!

GREAT LOCATION!
Fully finished 4 bed, 2 bath bi-level with walkout, backing onto green space. Large, fully fenced and landscaped yard with established trees and storage shed. Attached double garage. **\$379,900**

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



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real estate central alberta
(403) 343-3020

OPEN HOUSE JUNE 16th 1 pm - 3 pm



End of the road on searching for the perfect pristine property. 150 acre of grazing land, completely fenced, spring run-off creek/water ponds/(water rights to: one pond/one water well/a run off slough). Great revenue property w/4 oil wells in one corner of the property + grazing rental. Nicely distanced back from paved secondary hwy w/electric security gate at entry. Home is a stunning 3,000+ s.f. immac. 2 storey. With 4 B/Rs, 4 Baths featuring spacious open areas, central a/c, M/F laundry, gas F/P in L/R, huge kitchen pantry, a secondary day kitchen, an upstairs full guest suite, lg outside deck, O/S att. finished dbl. garage. Farm yard holds various buildings fr: children's playhouse, green house, sheds, huge fantastic shop 60'x40' w/a 40'x16' annex, 36'x48' horse stable Quonset w/5 pens.



\$1,525,000

**39525 Highway 766
Lacombe County**



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Why live in someone else's house?

WHY NOT LIVE ON YOUR OWN?

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\$260,000

#301, 3615-51 Ave Red Deer
2 Underground Parking Spaces, 2
bedrooms + den
Call Lori Loney 403-350-9700



\$269,900

NEW PRICE

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



\$319,900

SOLD

4213 53 Street
Fantastic location backing onto
treed reserve, double det. garage
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



\$399,900

OPEN HOUSE

NEW LISTING

SUN. JUN 17, 1-3 P.M.

30 Richards Crescent
5 bdrm bungalow on a huge pie lot!
Many upgrades and large garage
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



\$469,900

REDUCED

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



\$539,000

REDUCED

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 Bedrooms

Call Al Sim 403-391-1771



\$600,000

HUGE PRICE REDUCTION!

86 Oaklands Crescent
2 storey with bonus room,
walk out basement.
Call Lori Loney 403-350-9700



\$740,000

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!

Call Tim Maley 403-550-3533



\$849,900

OPEN HOUSE

REDUCED

SAT. JUN 16, 1-3 P.M.

54 Veronica Close
1760 Sq Ft Bungalow
5 Bedrooms
Call Al Sim 403-391-1771



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Lacombe

96 BURBANK CRESCENT

\$848,000

MLS CA#0133689



Wolf Creek Village

207 SAND BELT DRIVE

\$729,000

MLS CA#128676



18.5 Acres

422015 RANGE ROAD 20

\$699,000

MLS CA#0127575



Lacombe

54 METCALF WAY

\$450,000

MLS #CA0137553



Lacombe

16 PETTICOAT LANE

\$399,900

MLS CA#0138596



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50 METCALF WAY

\$385,000

MLS #CA0137



19.99 Acres

422013 RANGE ROAD 20

\$349,585

MLS CA#0119996



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21 IRON WOLF BLVD

\$339,900

MLS CA#0116785



5.98 Acres

41512 RANGE RD 255

\$299,900

MLS CA#0112748



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60 HERITAGE DRIVE

\$285,000

MLS #CA0132630



Lacombe

11 PAR COURT

\$279,900

MLS #CA0135315



Lacombe

19 WILLOW CRESCENT

\$270,000

MLS #CA0135363



Rimby

4906 53 AVENUE

\$175,000

MLS #CA0134834



Lacombe

261052 TWP ROAD 422

\$1,490,000

MLS CA#0136686



Ponoka

7 MORNING MEADOWS DR

\$1,185,000

MLS CA#0118644



Lacombe

204 SAND BELT DRIVE

\$598,900

MLS #CA0138190



Lacombe

98 HATHAWAY LANE

\$449,000

MLS CA#0119722



Lacombe

1 EMILY CRES

\$429,000

MLS #CA0137028



Blackfoot

18 PIONEER WAY

\$389,900

MLS CA#0125952



Ponoka

4011 39 STREET

\$459,900

MLS CA#0120181