

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JUNE 22, 2018

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

**28050 Highway 587,
Red Deer County**

FANTASTIC SCENIC ACREAGE
in a well treed private setting.
On pavement east of Bowden.

\$529,900

*For further info on this multiple listing service home, see page 7
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
 SUN. JUN 24, 2-4 PM

4827 50 ST - CLIVE

Great starting home on a huge lot (4 lots) located in downtown Clive. This home has 3 bdrms and 2 bths. Fully redone with huge garage. **Call Alex**



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



50 JASPAR CRESCENT

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, an over-sized detached heated garage and much more.



OPEN HOUSE
 SAT. JUN 23, 2-4 PM

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



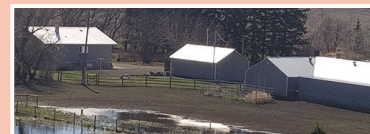
FEELS LIKE A RETREAT

Homey updated split with **HARDWOOD/TILE**, renovated bath, private "ZEN GARDEN" yard with huge **GAZEBO**, dbl. garage. **\$289,500.**



BEAUTIFUL RIVER VIEW (BURBANK)

Over 3 manicured acres delightfully presenting a custom 1880 sq. ft. home w/3 beds, 4 baths & 4 bay ATT. garage. **QUICK POSSESSION.** Compare at **\$699,900.**



ACREAGE/STORAGE/SHOPS/QUIET

Gorgeous 5 ACRES with lovely bungalow home offering **PARK LAKE** setting from covered front veranda. **HUGE 96'x40'x28' HTD. SHOP, 4th & 5th QUONSET,** Additional storage **PLUS** garage. Business, hobbyists, collectors: **\$549,900**

..... www.yourcentralalbertarealtor.com



Gerald Doré

403.872.4505

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

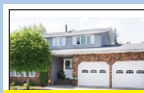
or call me at (403) 872-4505



NEW PRICE
Only \$309,900

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)!



OPEN HOUSE SAT. JUN 23, 1-4 PM

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



NEW PRICE
OPEN HOUSE SUN. JUN 24, 1-3 PM

125 DUNCAN CRES.

Stunning 2 storey!

MLS#CA0139028

\$479,900



NEAR RIVER VALLEY

74 WILTSHIRE BLVD

Great location near parks, bike paths and river valley! West Park Estates

MLS#CA0128615

\$474,900



19 VOISIN CT

Luxurious True-line bungalow loaded with features. MLS#CA0125955

\$699,900



NORM JENSEN

403.346.8900



Great Revenue Property

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



4 Level Split in Eastview Estates

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



Large Yard & RV Parking

Spacious Bi-level with Dbl. 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!

YOURHOUSE YOUR HOME

View our complete listings at

www.yourhouseyourhome.com



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



Bett Portelance 403-307-5581



68 VANSON CLOSE

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

HELPING YOU MAKE THE RIGHT MOVE

ROYAL LEPAGE



The Durling Group

**YOUR HOUSE SOLD
 GUARANTEED**

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STARTING AT \$259,900

LATORIA COURT

Liberty Landing, Gasoline Alley

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



\$509,900 OR TRADE

CLEARVIEW RIDGE

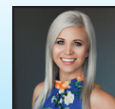
- Brand new 2 storey
- Open floor plan with color palette of the newest trends
- 9 foot ceilings throughout main floor
- 3 Bedrooms, 3 Baths
- Master features walkin closet & dual sinks



**TEXT CODE TO 555-0000
 FOR PHOTOS & DETAILS**



Kevin Durling
 Agent



Jamie Berg
 Agent

\$239,900 OR TRADE

BLACKFALDS

- 2016/2017 Builder of the Year, Falcon Homes presents, Brand new 2 storey townhouses starting at \$239,900
- 1196 SqFt, 3 Bedrooms, 3 Baths, NO condo fees
- Open concept main floor with access to a south facing back deck
- Yards are fully landscaped & partially fenced



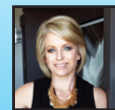
\$254,900 OR TRADE

PENHOLD

- Half duplex, 4 bedrooms, 3 baths
- Open concept design complemented w/ vaulted ceilings
- Eye catching dark maple cabinetry
- Master features its own 4 piece ensuite
- Ideally located near parks, schools & rec centre



Scott Wiber
 Agent



Deanna Zunti
 Agent

\$229,900 OR TRADE

NORMANDEAU

- One owner home, bungalow
- 3 Bedrooms, 2 Baths
- Bright living room, functional kitchen
- Fully fenced & landscaped yard



\$329,900 OR TRADE

44 CEDAR CRES, LACOMBE

- Huge immaculately maintained home
- 4 level split, 1679 SqFt
- 5 Bedrooms, 3 Baths- Home features 2 bedrooms & 1 bath
- In floor heated 24x24 garage
- Backyard has rear alley access, numerous perennials
- The perfect family home



Debby Wells
 Office Administrator

ROYAL LEPAGE Network
 Realty
 403-346-8900

* Some conditions apply



Find your dream home in
**YOUR HOUSE
 YOUR HOME**

Protect your home with a state-of-the-art alarm system



When it comes to the safety of your home, its contents and, most importantly, its occupants, you want the best protection you can get. Equipping your dwelling with a state-of-the-art alarm system is always a smart investment.

Multiple benefits

Why should you have a home alarm system installed? For peace of mind. In addition to protecting your house from intruders — a sign indicating the presence of a security system is by itself a powerful deterrent — you'll be minimizing the safety threat posed by fire, carbon monoxide leaks and water infiltration. What's more, having a home security system in place should allow you to save on insurance.

Flexible functionality

Today's alarm systems perform a wide range

of functions, which can often be expanded according to the type of protection you need. These may include:

- Open window and door detection
- Motion detection
- Broken glass detection
- Gas or water leak detection
- Health emergency panic button

Security systems can be either wired or wireless. The latter option is easier to install (no need to drill any holes in your walls), and you can take it with you when you move. Wireless systems may also alert you via email or text in the event that something unusual is detected.

Finally, you can program your security system to either automatically alert emergency services in certain situations, or call you first to confirm and avoid false alarms.



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342-7700



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



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.



PENHOLD HOME with 2 bdrm/2 bath on main and a 1 bdrm/1 bath LEGAL SUITE. Live on main for mortgage helper or rent both out & make \$\$\$ **\$369,900** **CALL BRAD 342-7700.**



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! JUST REDUCED TO **\$384,900** **CALL NICOLE 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.



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**
CALL BRAD 342-7700.



LAREDO SHOWHOME with immediate possession. All the extras, fenced yard, 6 upgraded appliances, fireplace, bonus room & more **\$559,900**
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.



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**
CALL NADINE 342-7700.

OPEN HOUSES

THIS WEEK



OPEN HOUSE SAT., 1-3
16 DURIE CLOSE, RED DEER
2 GARAGES & RV PARKING HUGE PIE LOT on this quiet close, sits this Beautiful 2 storey, 4 bdrms, 4 bath Executive home, w/ tons of upgrades & huge yard for all your Toys! **\$689,900** **CALL JENNIFER 342-7700.**



OPEN HOUSE SAT., 1-3
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 SAT., 1-3
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 SUN., 12-2
43 MCLEVIN CRESCENT, RED DEER
MORRISROE BUNGALOW Cute fully finished home w/3 bdrms on main, 2 full baths, fireplace, large yard & 22x24 detached garage. Perfect place to start **\$269,900**
CALL NICOLE 342-7700.



OPEN HOUSE SUN., 1-3
52 CLEARVIEW DRIVE, RED DEER
FULLY FINISHED 4 bdrm, 4 bath modified bilevel 23x25 attached garage great location Clearview Ridges. **\$479,900** **CALL JENNIFER 342-7700.**



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

*For more info on our listings,
check out www.rcrrealestate.com*

Smart homes: safety powered by technology



When it comes to enhancing residential safety, nothing beats home automation. This rapidly developing technology allows you to control appliances and electronic devices of all kinds from a distance. Curious to know more? Here are five things smart-home technology can do for you.

1. Lighting

Being able to remotely manage your lighting system means that no matter where you are in the world, you can turn your lights on and off to make it seem as if you're home. Don't like coming back to a pitch-black house? Just switch on a few lights before you arrive.

2. Video surveillance

Connecting surveillance cameras to your smartphone allows you to keep an eye on what's happening in your home in real time. Some surveillance systems can alert you when movement is detected, allowing you to know

when your kids are home from school or if your home has been broken into, for example.

3. Locks

Gone are the stressful days of wondering if you locked your front door when you left for work — now you can take care of it remotely and get on with your day. Smart locks also allow you to give temporary keys to visitors, and some models keep a log of who's entered your home.

4. Doorbells

Wireless doorbells with audio-visual capabilities let you know who's at your door at all times. On top of the added security, this could be quite useful for things like arranging deliveries during your absence.

5. Leak detection

There are all sorts of smart sensors capable of detecting water leaks, allowing you to act fast and minimize damage.

**COLDWELL
BANKER**

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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.

**SCENIC ACREAGE ON
PAVEMENT WITH
A PRIVATE SETTING**

\$529,900*Feature Home*

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.**

Buying a house with family or friends

You don't need to be married in order to buy a house with another person. In this age of rising house prices and stagnant salaries, the only way some people could ever hope to own a home is to pool their resources with family or friends and pay off a mortgage together. But you need to be careful. Entering into a mortgage loan with one or more friends or family members is a long-term and risky enterprise. You need to make sure you pick the right people before you ever apply for a loan.

How does it work?

There are various types of partnerships when it comes to buying a house, but in all cases, everyone whose name is on the mortgage



loan is liable for its entire sum. Let's say, for example, that you buy house with two other people and each agrees to pay one-third of the mortgage. Should one person default on their portion, the other two are still required to pay the full

amount. That's why it's important to choose people who are financially responsible, or it could get messy fast.

Should I have an escape plan?

Many people who enter into these types

of mortgages have legal documents drawn up that outline what should happen in the event of various contingencies. Ask your real estate professional and legal team what the best course of action would be for your circumstances.



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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**

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE





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 23

RED DEER

291 Overdown Drive	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$201,000.....	Oriole Park
16 Durie Close.....	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY.....	342-7700	\$689,900.....	Davenport
247 Duston Street	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY.....	342-7700	\$319,900.....	Devonshire
26 Darling Crescent	1:00 – 3:00 pm	Nicole Dushanek	ROYAL CARPET REALTY.....	342-7700	\$439,900.....	Devonshire
32 Payne Close.....	1:00 – 4:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	896-2151	\$839,900.....	Pines
144 Inglewood Drive.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$379,900.....	Inglewood West
5825 69 Street Drive	1:00 – 3:00 pm	John Richardson	REALTY EXECUTIVES	348-3339	\$297,900.....	Normandeau
69 Rowell Close.....	1:00 – 3:00 pm	Al Sim.....	RE/MAX.....	391-1771	\$359,900.....	Rosedale Meadows
28 Payne Close.....	1:00 – 4:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$659,900.....	Pines
111 Dunham Close.....	12:00 – 2:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795	\$424,900.....	Deer Park Estates
116 Osler Crescent	3:00 – 5:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795	\$339,900.....	Oriole Park West
45 Lundberg Crescent	1:00 – 4:00 pm	Dallas Todd	CENTURY 21 ADVANTAGE.....	575-5153	\$819,900.....	Laredo
10 Adamson Avenue.....	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$329,900.....	Aspen Ridge
89 Lalor Drive.....	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$559,900.....	Laredo

SATURDAY, JUNE 23

OUT OF TOWN

44 Cedar Crescent	1:00 – 3:00 pm	Deanna Zunti.....	ROYAL LEPAGE NETWORK	396-9937	\$329,900.....	Lacombe
27240 Twp Rd 392 #215	1:00 – 3:00 pm	Len Parsons	RE/MAX.....	350-9227	\$575,000.....	Red Deer County

SUNDAY, JUNE 24

RED DEER

210 Webster Drive	1:00 – 3:00 pm	Alison Richardson	CENTURY 21 ADVANTAGE.....	358-1557	\$449,900.....	Westlake
154 Webster Drive	1:00 – 4:00 pm	Cindy Dooley	REALTY EXECUTIVES	597-0284	\$454,900.....	Westlake
114 Rowell Close.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$329,900.....	Rosedale Meadows
52 Clearview Drive	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY.....	342-7700	\$494,900.....	Clearview Ridge
287 Overdown Drive	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY.....	342-7700	\$224,900.....	Oriole Park
43 Mclewin Crescent	12:00 – 2:00 pm	Nicole Dushanek	ROYAL CARPET REALTY.....	342-7700	\$269,900.....	Morrisroe Extension
45 Allard Crescent	2:00 – 4:00 pm	Natalie Schnell	SUTTON LANDMARK.....	391-6422	\$678,900.....	Anders South
125 Duncan Crescent.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK	872-4505	\$479,900.....	Deer Park Village
43 Manning Street.....	2:00 – 4:00 pm	Carol Clark.....	COLDWELL BANKER ONTRACK.....	350-4919	\$369,900.....	Morrisroe Extension
113 Darling Crescent.....	2:00 – 4:00 pm	Dallas Todd	CENTURY 21 ADVANTAGE.....	575-5153	\$339,900.....	Devonshire
90 Osmond Close	2:00 – 4:00 pm	Len Parsons	RE/MAX.....	350-9227	\$619,900.....	Oriole Park
36 Joa Avenue	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$414,900.....	Johnstone Crossing
89 Lalor Drive.....	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$559,900.....	Laredo

SUNDAY, JUNE 24

OUT OF TOWN

4827 50 Street.....	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$187,000.....	Clive
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Find your
dream house
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

How to put together the perfect guest room



Whether they're staying with you for one night, a long weekend or a couple of weeks, your houseguests will surely appreciate your hospitality — and even more so if their room is cozy and inviting. Here are a few ideas to help you put together the perfect guest room.

First, ensure your guests' optimal comfort by leaving several pillows, cushions, towels, sheets and blankets at their disposal. In the summer, keep a fan in the room if it isn't air conditioned, and in the winter, leave some comfy slippers at the foot of the bed.

Furthermore, make sure there's enough space for your guests to store their clothes and other belongings in a closet or dresser, for example. In the bedside tables, stow some useful objects that your guests might need (paper, pens, magazines, books, alarm clock, phone charger, etc.). And don't forget to give them your Wi-Fi password.

Finally, leave a personal care kit in the room in case your guests forgot any essentials. Make sure the kit contains at least a tooth brush, dental floss, soap and shampoo.



Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583



\$367,900

139 Donnelly Crescent

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 Drive

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



\$179,000

1310 Lucina Street

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

Five tile trends for the bathroom

Thinking of retiling your bathroom to update its look? To achieve a modern design, get inspired by these five trending tile styles.

1. Textured

Both modern and chic, textured ceramics are great for achieving a bold and unique look. Thanks to their abstract patterns and 3D effect, textured tiles are the perfect choice for creating a refined bathroom design.

2. Herringbone

Traditionally reserved for flooring, herringbone-patterned tiles are becoming increasingly popular on walls, especially when it comes to showers and backsplashes. This bold pattern is great for adding depth to any space.

3. Imitation wood

Ceramic tiles that mimic the raw look of natural wood are in high demand this year. Available in a wide range of shades from light to dark, they're perfect for giving your bathroom a warm, rustic feel.

4. Concrete

For an avant-garde, industrial design, opt for tiles that imitate the look of concrete. Incredibly modern, this ceramic style is the perfect complement to an urban-inspired bathroom.

5. XXL

Extra-large tiles are making a definite comeback in the bathroom. Ideal for smaller spaces, oversized tiles create an impression of depth that make rooms appear much bigger.



Ask Charles

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

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

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

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

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



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

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

- helping the buyer and seller negotiate an agreement
- giving the buyer and seller property statistics and information, including comparative information from listing services and local databases
- providing and preparing agreements of purchase and sale, and other relevant documents according to the buyer and seller's instructions

A transaction facilitator has to treat both parties in an even-handed, objective, and impartial manner. They must remain neutral, not advocate for either you or the buyer, and they cannot provide confiden-

tial advice.

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

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

RE/MAX real estate
central alberta

 4440 - 49 ave.,
red deer
403.343.3020

 CALL BRYAN AT
403-340-9436

**Bryan
Wilson**

ROSEDALE!

Quick possession available with this fully developed half duplex. 3 bedrooms up, 2 down. Lots of renos have been completed including PVC windows, furnace, deck and bsmt. carpet. **\$227,500.**


EASTVIEW ESTATES!

Wait until you see this great family home. It has an attached double garage and 3 season enclosed rear deck. Open floor plan with vaulted ceiling. Shows well! **\$319,900.**





ERNIE SANDSTRA
Associate
(403) 877-9144
www.erniesandstra.ca
erniesandstra@remax.net

Vacant Real Estate Concierge

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

 140 Acres 392022 A&B HWY 752 \$1,350,000 OPEN HOUSE June 23rd 1 pm - 3 pm	 152 Acres 392010 Range Road 6-0 \$925,000 OPEN HOUSE June 24th 1 pm - 3 pm
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How to keep your shower curtain in prime condition

Have you ever had to throw away a shower curtain because it was tainted with dirt, soap scum or mould? Cleaning your shower curtain regularly is a foolproof way to prevent this from happening again. Here's some advice to help you preserve the look of your curtain and keep it out of the trash.

First, make sure to thoroughly clean it once or twice a month. If it's made of fabric, throw it in the wash and use your usual laundry soap. If it's made

of plastic, however, place it in the tub and wash it with a cloth soaked in white vinegar and baking soda. Rinse it well and hang to dry.

Ideally, you should wipe down your shower curtain with a wet cloth every time you wash up. Make sure to air out the bathroom after every shower, and keep your curtain closed to allow it to dry quicker and prevent mould.



*Mitzi
Billard
Associate*

403.396.4005
mitzibillard@remax.net



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

6259 61 AVENUE



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**

144 INGLEWOOD DRIVE



OPEN HOUSE SAT, JUNE 23, 2-4 PM

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**

105, 4904 54 STREET



area. **Priced to sell! \$110,000**

Main floor, 2 bed 1 bath condo unit located downtown Red Deer near shopping and public transit. New laminate floor & paint. In-suit laundry. Patio & fenced in grass

HUGE Reduction!

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. **\$414,900**

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**

230 KENDREW DRIVE

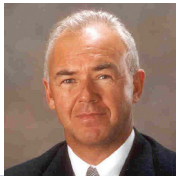


New Listing!

PERFECT STARTER HOME

Fully finished 3 bed, 2 bath half duplex on corner lot across from park. Open concept w/main floor laundry. Fenced & landscaped with small detached garage & rear parking. **\$227,000**

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



Len Parsons

403.350.9227

RE/MAX real estate
central alberta

4440 - 49 ave., red deer • 403.343.3020



OPEN HOUSE SAT, JUN 23, 1-3 PM

\$575,000 | 27240 Twp Rd 392 #215
ACREAGE - 2 ACRES, 4 bdrms, 1 baths, 28x30 att. garage, plus 28x60 shop.
Your host, Len Parsons 403-350-9227.
Directions: North on C&E Trail, watch for signs to Valley Ridge Estates.



OPEN HOUSE SUN, JUN 24, 2-4 PM

\$619,900 | 90 Osmond Close
BEAUTIFUL 2 STOREY, 4 bdrms, 4 baths, located on a quiet close with treed belt plus green space. Home has been extensively renovated from top to bottom. Shows like new. **Your host, Len Parsons**



Ivan Busenius

403.350.8102

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OPEN HOUSE SUN, JUN 24, 2-4 PM

\$329,900 | 114 Rowell Close
ADULT HOME, NO CONDO FEES, fully developed set in a quiet close. **MUST SELL - Immediate possession.**
Come see Sunday!



\$479,000 | Acreage Close to Haynes
LARGE 2 - STOREY HOME secluded in the trees, on pavement just 20 minutes to Red Deer... Ideal. **Call me for details.**



Call Jamie at 403-309-5451

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(Blackfalds, Innisfail, Lacombe, Penhold, Red Deer & Sylvan lake)



Lori Loney **Tim Maley** **Al Sim**
 403.350.9700 403.550.3533 403.391.1771

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 403.343.3020



\$257,000
NEW PRICE
#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



\$359,900
NEW LISTING
SAT. JUN 23, 1-3 P.M.
69 Rowell Close
 1232 Sq feet home with
 3 bedrooms and a sunroom
 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
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
NEW LISTING
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
 Immaculate Walk-Out Bungalow
 a/c, infloor heat, u/g sprinklers
 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
 Open Concept Walkout Bungalow,
 Theatre Room, 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
 Former Show Home, 4 bedrooms,
 Beautiful Ensuite!
 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
REDUCED
54 Veronica Close
 1760 Sq Ft Bungalow
 5 Bedrooms
 Call Al Sim 403-391-1771



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SUAREZ
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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



Rimbey

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