

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JUNE 29, 2018

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

**74 Aurora Heights
Blvd, Blackfalds**

3 BDRM/3 BATH, EXTRA LONG LOT

Immediate possession on this unique elevations 2 storey. Covered front verandah, laminate flooring, main floor laundry, stainless steel appliances!

NEW PRICE \$319,900

For further info on this multiple listing service home, see page 5 or contact a member of the Red Deer Real Estate Board.



View our complete publication ONLINE at www.yourhouseyourhome.com



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



Les Anderson
 403.350.1932

INCREDIBLE SUNNYBROOK LOCATION!

Across from treed reserve & walking trails! 4 bdrm bungalow offers lots of upgrades. Vinyl siding, kitchen, shingles, bathroom & lots more. Basement dev. Shows like a 10! A must see at only **\$299,900**



OPEN HOUSE
 SUN., JULY 1, 2-4 PM
 25 SELKIRK BLVD

NEW LISTING!

Great location on quiet close! Fully developed, 4 bedrooms, open plan & lots of upgrades including vinyl siding, shingles, windows & a lot more! Private back yard! Great value at **\$269,900**



Stunning top floor condo over 1,700 sq. ft. overlooking the City! This has it all! Bright, open & spacious! 3 bedrooms, 3 full baths, great kitchen, granite counter tops, island & lots of cabinets. 2 decks to enjoy the outstanding view. **\$449,900**



CALL LES AT 350-1932 TO VIEW, OR FOR MORE INFORMATION ON THESE LISTINGS!



Alex Wilkinson
 Follow or contact me on
 f 403-318-3627 t



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.



291 OVERLAND DR

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



Millions of acres across North America are devoted to lush, green lawns. According to Duke University's Nicholas School of the Environment, lawns take up 40.5 million acres and individuals spend \$30 billion on average for lawn and garden upkeep in the United States alone. People certainly love their lawns and often wonder if those lawns are best left in the hands of professionals.

The National Gardening Association states that 72 percent of American households do some work in their yards. However, a growing number of homeowners also hire others to make their lawns look pristine. Homeowners who want to leave lawncare to the professionals can consider the following factors as they search for a

company that best suits their needs.

- Work with a licensed and insured company. Lawncare services that are licensed and insured provide more peace of mind to homeowners than the alternatives. Should an injury occur on your property while work is being done, an insured business will be able to take care of it and you won't be liable.
- Ask about membership in a professional or trade organization. Businesses that belong to an organization invest in continually learning about the evolution of lawncare. This increases the likelihood that member companies will be up-to-date regarding the latest, most environmentally friendly lawncare techniques. Participation in a trade organization also may indicate education in the landscaping field.
- Research reviews before hiring. Although public reviews may not paint the entire picture and they often reflect only the very positive or very negative experiences previous customers have had with a given business, they can provide an idea of how a lawncare company interacts with its customers. Prospective customers who contact the Better Business Bureau may learn if there have been any glaring complaints against a particular contractor.
- Find out which services are offered. Ask each business what services they provide. While nearly every lawncare contractor will mow the lawn and trim shrubs, many homeowners prefer companies that can adapt when the yard needs a change. This may include pest treatments, fertilization, aeration, and seasonal cleanups.
- Look for a company that's organized and connected. Customer service should be a factor when choosing a lawncare service. You want to be able to reach the company promptly. A company that responds quickly is ideal, especially if you need to change a service or need to inquire about additional or emergency work.

Shopping for a lawncare service can take time and effort, but the results will be well worth it when homeowners have lawns and landscapes that make their neighbors green with envy.

Homeowners unfamiliar with the appraisal process might not know if there is anything they can do to make the process go more smoothly. While certain variables involved in the appraisal process, such as location of the home and the value of surrounding homes, are beyond homeowners' control, the Appraisal Institute recommends homeowners take the following steps before an appraiser visits their home.

- Clean the house. A dirty home that is full of clutter will not make the best impression on appraisers. Dirty homes may be vulnerable to insect infestations that can lead to structural problems with the home. While a dirty home is not necessarily an indicator of infestations or a reflection of a home's value, a clean home will create a stronger first impression with the appraiser.

- Make any necessary repairs ahead of the appointment. Homeowners who have been putting off repairs should make them before the appraiser arrives. Homes with repairs that still need to be made will likely be valued less than similar homes with no such repair issues. Though repairs can be costly, investing in home repairs will likely



Steps to take before an appraiser's visit

increase both the appraisal and resale value of the home.

- Obtain all necessary documents before the appraiser arrives. Homeowners who have certain documentation at the ready can speed up the appraisal process. Such documentation may include a survey of the house and property; a deed or

title report; a recent tax bill; if applicable, a list of items to be sold with the house; purchase history of the home; and the original plans and specifications of the home.

- Inform the appraiser about recent improvements. Homeowners can inform appraisers about any recent

improvements to the home and the cost of those improvements. The value of home improvements with regard to a home's appraisal value vary depending on a host of variables, but having such information at the ready can help appraisers make the most informed appraisal possible.

easy tips

for home buying

Attend a first-time home buyer's seminar. Making the wrong decision on your first house can come back to haunt you. Seminars are offered by numerous organizations and many are free.

Know how much you can afford. Take a hard look at your spending budget excluding your rent, then figure out what you have left after you pay all those bills. That's what you'll have left for mortgage expenses.

Prioritize your needs and wants. When working with a budget sometimes you have to make some compromises. Create a checklist of needs and wants. Don't forget things such as neighborhood, commute, school, etc.

Look into First-time Home Buyers Programs. Some banks offer first-time home buyers who meet certain criteria lower interest rate loans and/or low down payment options.

Find the right real estate agent. This person is your insider to the world of home buying. You want someone you can trust so talk to people you already trust, friends and family can be great help in choosing the right realtor.

Get a home inspection. This will help make you aware of hidden problems before you actually buy. If they find something major to be repaired or if they don't you'll be happy to know the condition of the house before you commit.

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HOME

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PRIVATE YARD 5 bedroom/2 bathroom updated half duplex perfect for first time buyers or revenue potential. **\$224,900**
CALL NADINE 342-7700.



WESTPARK MONEY MAKER Fully renovated 2bdrm 2 bath up bungalow w/completely separate 2 bdrm, 1bath suite, dbl detached garage, backing onto playground. Perfect to live upstairs, or rent full home! JUST REDUCED TO **\$384900** **CALL NICOLE 342-7700.**



MORRISROE BUNGALOW Cute fully finished home w/3 bdrms on main, 2 full baths, fireplace, large yard & 22x24 detached garage. Perfect place to start **\$259,900**
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.



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



FULLY FINISHED 4 bdrm, 4 bath modified bilevel 23x25 attached garage great location Clearview Ridges. **\$479,900** **CALL JENNIFER 342-7700.**



BRAND NEW 1540 sq ft 3 bdrm/3bathroom 2 storey with room to build garage on extra long 132 ft lot in Blackfalds. **\$319,900**
CALL 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**
CALL BRAD 342-7700.



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



LAKE LOVERS PARADISE Amazing Bungalow Cottage w/Loft, 4 bdrms, 3 baths, 24x24 detached garage, in the community of Meridian Beach **\$579,900**
CALL 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.



LAREDO SHOWHOME with immediate possession. All the extras, fenced yard, 6 upgraded appliances, fireplace, bonus room & more **\$559,900**
CALL NICOLE 342-7700.



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



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



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.

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

How do pools affect property values?



With the warm rays of summer sun finally rolling in, the thought of having your very own pool probably seems pretty appealing. The ability to open your back door and go for a dip whenever you want is fantastically liberating. But at what cost? An in-ground pool will set you back \$20,000 to \$30,000 on average, and prices can go well beyond that for custom designs. That's a pretty hefty chunk of change. The question is: how much return on this investment — if any — will you see when you decide to sell your home? Let's find out!

Financial value

When you think of installing a pool in your backyard, you probably think about how much value it will add to your home when it comes time to sell. The fact is, though, that you might not see much of a return when all is said

and done. While it could add between 4 and 7 per cent to the overall appraisal depending on your location, statistics show that you'll be hard pressed to get that kind of value from an actual buyer.

Liability and maintenance

One of the main reason buyers can be reluctant to pay more for a home with a pool is that they see it as a liability above all. Pools generally increase home insurance premiums and can cost a small fortune in maintenance fees, not to mention the potential hazards when young children are involved.

When it comes down to it, adding a pool to your home is a great idea if it suits your lifestyle. But it's best not to view it as a long-term investment.

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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.



403.872.3350

**Peggy
Lane**

**Associate
Broker**

**\$329,900****196 CEDAR SQ.**

Meticulous 2 Bdrm. Bi-Level complete with a Monster Cave Garage 24 X 30 perfect for the man of the home, located in the Fine Community of Cottonwood, Blackfalds.



**CALL PEGGY LANE
AT 403-872-3350**

What to consider before making an offer on a home

Ready to make an offer on a new home? Are you sure? Carefully consider the following before you make it official.

- Research the area: take a look at crime stats, school districts, retail and entertainment opportunities, etc.

- Research the house: find out why the owner is selling, how much the seller paid for it (if you can), and a bit about the house's history.

- Have it inspected: make sure you know exactly how much work needs to be done before you buy.

- Interview the neighbours: get to know the people you'll have to live next to a bit before you decide to buy.

- Check utility costs: find out how much you'll be paying for utilities to get a better idea of the property's true cost.



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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JUNE 30

RED DEER

48 Daines Ave	2:00 – 4:00 pm	Mitzi Billard.....	REMAX	396-4005.....	\$379,900.....	Devonshire
19 Densmore Cres	2:00 – 4:00 pm	Hilary Rosebrugh	CENTURY 21 ADVANTAGE.....	358-2691.....	\$359,900.....	Deer park estates
9 Caribou Cres	11:00 – 1:00 pm	Kim Fox	REMAX	506-7552.....	\$519,900.....	Clearview Ridge
32 Daines ave Unit 12A .	1:00 – 3:00 pm	Elaine Wade.....	ROYAL LEPAGE NETWORK	392-2992.....	\$244,900.....	Clearview Ridge
82 Greenham Dr.....	10:00 – 12:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$244,900.....	Glendale Estates
15 Inglis Cres	1:00 – 2:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$374,900.....	Inglewood West
139 Donnelly Cres	3:00 – 4:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$367,900.....	Deer Park Estates
9 Lawrence Cres	1:00 – 3:00 pm	Barb McIntyre	REMAX	343-3020.....	\$399,900.....	Lancaster Meadows

SATURDAY, JUNE 30

OUT OF TOWN

5214 44 ST	2:00 – 4:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815.....	\$262,900.....	Rimbey
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SUNDAY, JULY 1

RED DEER

25 Selkirk blvd	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK		\$299,900.....	Sunnybrook
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SUNDAY, JULY 1

OUT OF TOWN

5 Parkridge Cres	2:00 – 4:00 pm	Mitzi Billard	REMAX	396-4005.....	\$399,900.....	Blackfalds
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house
this
weekend!

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	<h1>Advantage</h1> <p>21 photos of every property</p>			<h2>Parkland Mall, Red Deer</h2>
	<p>OPEN HOUSE</p>  <p>SATURDAY, 10 AM-12 PM NOW \$244,900!</p>	<p>OPEN HOUSE</p>  <p>SATURDAY, 1-2 PM NOW \$374,900!</p>	<p>OPEN HOUSE</p>  <p>SATURDAY, 3-4 PM \$367,900</p>	 <p>\$179,000</p>
<p>Bob Wing 403-391-3583</p>	<p>82 Greenham Dr. MAIN FLOOR RENO-ED! Attractive open design, oak kitchen, ample counter space, newer flooring windows & trim, 5 bed.</p>	<p>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.</p>	<p>139 Donnelly Cres. ENERGY EFFICIENT! Meticulously maintained, 4 bed/3 bath, upgrades, 24x24 garage, RV park, beautifully landscaped!</p>	<p>1310 Lucina St. PENHOLD STARTER HOME Well maintained raised bungalow, 2 bed/2 bath, big eat-in kitchen, AC, large fenced yard, RVP.</p>
<p>For details - call or text BOB WING today! (403)391-3583</p>				



When entering into an agreement to make a big purchase like a piece of real estate, it's a good idea to have some added security to ensure everyone gets their fair share of the deal. Escrow is a way to make sure all the conditions of a transaction have been fulfilled before any money changes hands. Keep reading to find out more.

How does it work?

In the context of a real estate transaction, the term escrow refers to a third party that has nothing to do with the buyer or the seller. This neutral party holds on to both the funds for the down payment and the deed to the house until all the conditions of the deal are met. Essentially, instead of the earnest money deposit going directly to the seller without any obligation for

the seller to sign over the deed, the money and deed are held so that it's impossible to use them as leverage when negotiating the terms of the deal. Escrow ensures that everything is done fairly and securely.

Closing

Once the deal is ready to be closed, the holder of the escrow account will make sure that all deeds are signed and that all funds are disbursed to the correct parties. The account holder, usually an attorney, will verify that all the correct documentation is signed and that everything closes smoothly and without issue.

PC: Closing in escrow is a great way to ensure your real estate transaction is completed safely and securely.

Ask Charles



I just spent \$50,000 to finish my basement with high-end finishes. Now, I'm listing my house for sale, and my real estate representative says she can't include the basement square footage in the total size. Why not?

You developed your basement and it's beautiful. You're sure any potential buyer would agree that it looks great, and is definitely livable space. But, your real estate professional is correct, the square footage of your basement cannot be included in the size of your home for listing purposes.

In Alberta, real estate professionals are required to follow the Residential Measurement Standard (RMS) when listing a residential property for sale. The RMS contains nine principles that enable real estate professionals, as well as buyers and sellers, to determine and compare the size of residential properties. The RMS sets out the specific parts of a residential property that can be included in its size for listing purposes.

Above grade levels are the levels of a residence that are entirely above grade. Below grade levels are the floor levels of a residence that are partly or fully below grade. If any portion of a level is below grade, the entire level is considered below grade. Below grade spaces include lower levels and basements. The RMS size of a property is, essentially, the sum of its above grade levels. Below grade levels are not included in the RMS area.

Without the RMS in place, there would be little consistency in how real estate professionals, and their sellers, measure and describe their property. Some may want to include their basement (unfinished or not), some may include an enclosed sunroom, while others may include the space created by a bow or bay window.

The RMS provides a consistent means of measuring, and describing, residential property size in Alberta.

Sellers, and their real estate representatives, are welcome to include additional measurement

information in their listings, but the primary size listed in the listing must be the size according to the RMS.

Sellers need to remember that size isn't the only factor that will affect a property's list or selling price. Other factors include location, condition, quality of finishing, layout, and even type of ownership. You may not be able to include the square footage of your basement in the total square footage of your home, but the features of your home will set it apart from other properties. Size matters, but it's not the only thing that matters.

"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.

The wide world of real estate specialties



Let's take a look at some of the different fields real estate professionals might specialize in:

- Residential real estate: residential real estate agents specialize in finding homes for individuals and families to live in. Sub-specialties include heritage properties, fixer-uppers, overseas relocations, etc.
- Commercial real estate: these agents specialize in finding the perfect building for commercial and industrial use. Sub-specialties include corporate relocations, medical real estate, retail space, etc.

- Agricultural and land real estate: some real estate professionals specialize in selling and finding property for land expansion or farming.

- Real estate appraisal: these agents specialize in determining the value of a given property. While they're a bit different from real estate agents, they play an important part in the overall process of buying or selling a piece of property.

PC: Look for a specialized real estate professional to assist you with your specific needs.

RE/MAX real estate
central alberta4440 - 49 ave.,
red deer
403.343.3020CALL BRYAN AT
403-340-9436**Bryan
Wilson****DEERPARK!**

This fully developed 2,230 sq. ft. 2 storey homes sits on a pie-shaped lot on a quiet close. Extensive upgrades and renovations that must be seen. The RV parking area is a plus! Shows very well.t. **\$624,900.**

**SOUTH HILL!**

Condo life at it's best! This 1,022 sq. ft. apartment offers a well sized Master Br. with a 4 pce. ensuite, open floor plan featuring a large kitchen with corner pantry and a granite topped island. Shows well. Brava is a great building with lots of amenities. **\$254,900.**



Co-ops vs. condos: what's the difference?

So, you want to buy your first piece of property and don't know where to start? When it comes to shopping for real estate, there are so many different avenues to go down that it can be overwhelming at times, especially for first-time buyers. If you'd like to stop renting but don't want all the responsibilities and costs associated with buying a detached single-family house, consider looking into condos and housing cooperatives. Here are some differences between these two types of real estate.

Condominiums

The idea behind condos is fairly straightforward: residents own their individual units and share the costs of common amenities. They have similar rights and responsibilities as conventional homeowners. Condo fees are typically required from all residents of the

building to pay for maintenance (landscaping, snow clearance) and shared facilities (pools, gyms). Condo associations can have more or less extensive rules governing the specific use of each unit. These rules are generally voted in by a majority of residents.

Cooperatives

Housing cooperatives can be organized in different ways, but the general idea remains the same: the building is owned by, and managed as, a corporation. In order to be granted the privilege of living in one of the units, you have to purchase a share of the corporation. You're not actually buying any real property; your share simply allows you to live in one of the units. Co-op boards can be extremely rigorous in how they vet their potential tenants. It isn't rare for applicants to be subjected to several rounds of interviews before a decision is made.



Lori Loney **Tim Maley** **Al Sim**
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 2 Underground Parking Spaces,
 2 bedrooms + den
 Call Lori Loney 403-350-9700



\$319,500
11 Jepsen Crescent
 Mint condition, 4 bed bi-level with
 summer kitchen, beautiful open concept
 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
69 Rowell Close
 1232 Sq feet home with
 3 bedrooms and a sunroom
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\$319,000
65 Coachman Way, Blackfalds
 Mint condition with
 3 beds up, ensuite
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\$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



\$364,900
NEW LISTING
12 Halladay Ave
 5 beds and 3 baths, large yard and big
 double garage – many renovations!
 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.
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\$740,000
3 Voisin Close
 Former Show Home, 4 bedrooms,
 Beautiful Ensuite!
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\$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
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Wolf Creek Village

207 SAND BELT DRIVE

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5.98 Acres

41512 RANGE RD 255

\$310,000

MLS CA#0112748



Lacombe

5705 56 AVENUE

\$287,000

MLS CA#0131491



Lacombe

16 PETTICOAT LANE

\$399,900

MLS CA#0138596



Lacombe

5627 53 AVENUE

\$289,000

MLS CA#0115290



Lacombe

5706 48 AVENUE

\$295,000

MLS CA#0133683



Lacombe

21 IRON WOLF BLVD

\$339,900

MLS CA#0116785



Lacombe

6 TALISMAN CLOSE

\$384,000

MLS CA#0110990



Lacombe

5628 55 AVENUE

\$349,000

MLS CA#0135329



Lacombe

46 METCALF WAY

\$409,900

MLS #CA0137554



Lacombe

38 METCALF WAY

\$450,000

MLS #CA0137543



4.52 Acres

2 GREYSTONE WAY

\$699,900

MLS CA#0114562



Lacombe

261052 TWP ROAD 422

\$1,490,000

MLS CA#0136686



Lacombe

43 PICKWICK LANE

\$499,900

MLS CA#0115455



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



Blackfalds

18 PIONEER WAY

\$379,900

MLS CA#0125952



Ponoka

4011 39 STREET

\$459,900

MLS CA#0120181