

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JULY 13, 2018

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

OPEN HOUSE: Sunday, July 15, 2:00 - 4:00 pm

**33 Selkirk Boulevard,
Red Deer**

**AMAZING LOCATION
IN SUNNYBROOK!**

5 bedroom, 3 bath bungalow.

\$449,900

*For further info on this multiple listing service home, see page 14
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



Donna Empringham

Red Deer Realtor®
 with Royal LePage
 donnaempringham.ca

Call / Text
403-872-0105

OPEN HOUSE: SATURDAY, JULY 14 FROM 2-4 PM
37 LOWDEN CLOSE, RED DEER



quiet close in Laredo with views of the park.

CALL OR TEXT RED DEER REALTOR
DONNA EMPRINGHAM OR VISIT MY WEBSITE.

REDUCED to \$558,500
 This fully finished 2 Storey WALK OUT is a former show home that includes many upgrades and unique features and is located on a

OPEN HOUSE: SUNDAY, JULY 15 FROM 2-4 PM
3814 - 58 AVENUE, RED DEER



Red Deer College.

CALL OR TEXT RED DEER REALTOR
DONNA EMPRINGHAM OR VISIT MY WEBSITE.

REDUCED to \$209,900
 This great 3 bedroom bungalow is right across the street from an elementary school and park in West Park with close proximity to



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
OPEN HOUSE SUN, JULY 15, 1-3 PM
125 DUNCAN CRES.
 Stunning 2 storey!
 MLS#CA0139028
\$479,900



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!



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



NEW PRICE
Only \$309,900
89 SUNRIDGE AVE.
 Fantastic starter home in a quiet Blackfolds area close to schools, parks, and shopping!
 4 bedrooms, 2 baths, main floor laundry, and two-tiered deck (16x18 and 8x12)!



7359 59 AVENUE
 Great home at an affordable price! Glendale
 MLS#CA0132508
\$249,900



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



NEW LISTING
436 JENKINS DR.
 Adult +45 Half duplex bung. with att. garage, hardwood floors 3 beds, 2 baths MLS# CA0141292
Only \$309,900



Les Anderson
403.350.1932



NEW LISTING!
CONDO IN THE PINES!
 Great location by large green area. 3 bedrooms, 3 baths, open kitchen, main floor laundry.
\$174,900



NEW LISTING!
FANTASTIC FAMILY HOME!
 In desirable Laredo. Absolute top end throughout! Huge kitchen, upgraded appliances, granite, 4 bdrms, 4 baths, bsmt professionally done, wet bar, in-slab heat in basement & garage, vinyl fence. **\$529,900**



OPEN HOUSE SUN, JULY 15, 2-4 PM
46 ORESTON CLOSE
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 **\$259,900**

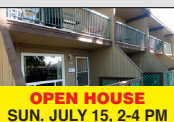


Stunning top floor condo over 1,700 sq. ft. overlooking the City! This has it all! Bright, open & spacious! 3 bedrooms, 3 full baths, great kitchen, granite counter tops, island & lots of cabinets. 2 decks to enjoy the outstanding view. **\$449,900**

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



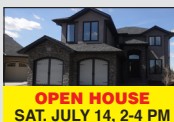
Alex Wilkinson
 Follow or contact me on
 f 403-318-3627 t



OPEN HOUSE
SUN. JULY 15, 2-4 PM
5816 65 STREET #14
 This 1 bedroom updated condo is located in Highland Green. New flooring and paint. Main floor unit offers a patio up front and out back. **Call Alex to view!**



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**



OPEN HOUSE
SAT. JULY 14, 2-4 PM
96 OAKWOOD CLOSE
REDUCED! Stunning two story home backing onto a green space, walking trails plus a tree reserve. Totally modern design is enhanced with rustic hardwood and granite.



50 JASPAR CRESCENT
Priced for a quick sale!
 Fully finished and ready to move into 1136 Sq Ft 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
NOW JUST \$199,000!
 Awesome starter half duplex in Oriole Park. Front parking and fenced yard. Basement is partially developed. **Call Alex**



Bett Portelance 403-307-5581



\$689,900

SOLD



68 VANSON CLOSE

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

HELPING YOU MAKE THE RIGHT MOVE





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



**Carol
Donovan**
403-350-5502



#106 3501 49 Street

Classy Unit, Classy Building! Downsize in style with this 2 bdrm 2 bath condo! One underground parking spot and one above ground. Well maintained and quiet adult building. **Call for your personal tour. \$199,900**



147 Douglas Avenue

Family Home Near Schools! Over 2300 Square feet finished! 3 bdrms up, 3 baths. Major upgrades! New Windows throughout - 2018, new rear fence -2018, The furnace, hot water tank and air conditioner new in 2012, shingles 2008, Hardwood flooring and RV parking! Don't miss out on this one!!



42 Adamson Avenue

Anders Half Duplex. 3 bdrms, 3 baths. Completely finished. open concept kitchen & living space. Huge master bdrm with his & hers closets. West facing deck off the eating area is 20' x 12'. New fireplace in 2015, New Shingles 2018. Att. single garage. Immaculate home.



17 Portway Close, Blackfalds

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



24 Nellis Avenue

Family Bungalow! 3 bdrms up! Spacious open living & 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 bdrm and 3 pc. bath. Double att. front drive garage. All of this next to an elementary school. Call Carol for details!



15 Forest Close

Location Location!!! 1040 sq ft bungalow with a det. Double garage (24 x 24). 3 bdrms up! New furnace and Hot Water Tank. All main floor windows have been upgraded.

Call Carol for a tour of this home



31 Elliot Crescent

Family home close to schools! Don't miss this gem which sits on a pie lot with RV parking. 3 beds up, spacious family room with fireplace, New 3 piece bath on the third level. You will love the huge ground level deck! Enjoy the mature yard and the garden is planted!



Find your dream home in
YOUR HOUSE
YOUR HOME

Tips for buying property abroad



Many travellers and investors like the idea of having a holiday home abroad. Not only does the dream conjure images of sunny skies and warm temperatures, but it also promises less time spent searching for suitable rental units and hotel rooms. If you like to spend several weeks a year in a foreign country, buying a property may very well be to your advantage. Generally speaking, there is no need to be a citizen of a country in order to own property there. But do take into consideration the risks entailed in buying a home abroad.

The real estate market is different all over the world, and it can vary from one region to another within the same country. So, the first thing to do is find out about all the current laws concerning property ownership for foreigners. It's a good idea to hire a notary or lawyer who lives there and knows all the ins and outs of purchase offers, sales contracts and title deeds in the local context. Talk to a local tax specialist who can provide information about your legal status where income tax and property taxes are concerned. Note that some countries have passed conventions

and agreements that ease the tax burden of foreign investors. In short, use the services of professionals no matter what the value of the property you'd like to buy.

Be prepared to shell out large sums of money up front. A local financial institution might require as much as a 40 per cent down payment in order for you to obtain a mortgage, and you might only be given one on the condition that you give your primary residence as collateral. Some financial institutions might also require you to use their other banking services (savings account, insurance, etc.) above and beyond the mortgage loan.

Beware of real estate scams

The Web opens the door to all kinds of fraud, and real estate is no exception. Don't buy a property sight unseen, whether you found it on the Internet, heard about it from a friend or learned about it from a real estate broker. Proceed carefully and, above all, never send money before you see the property and consult a notary or lawyer about the purchase.



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www.rcrrealestate.com

342-7700



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



BRAND NEW Fully finished 3bdrm/2 full bathrooms, all 6 appliances, fully landscaped, vinyl fencing, NO CONDO FEES!
\$249,900
CALL BRAD 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.



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



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



BRAND NEW 1540 sq ft 3 bdrm/3bathroom 2 storey with room to build garage on extra long 132 ft lot in Blackfalds. **\$314,900**
CALL NADINE AT 342-7700.



BRAND NEW 4bdrm/3 bath w/ partial basement development, separate entrance plus a 23x23 detached garage. **\$329,900**
CALL BRAD 342-7700.



BRAND NEW 2 bdrm/2 bath bilevel with front attached garage comes with all appliances **\$349,900**
CALL NADINE 342-7700.



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



IMMEDIATE POSSESSION Brand new 3bdrm/3bath with stainless appliances, laminate flooring, upstairs laundry, 10 yr warranty Penhold **\$379,900**
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.



BACKING ONTO PARK, close to school, 4 bdrms upstairs plus a bonus room. undeveloped basement. Great family home in Timberstone. **\$569,900**
CALL BRAD 342-7700.



32X46 SHOP on pie lot with 5bdrm/3bath walkout bilevel. Total pkg great location in Anders **\$759,900**
CALL NADINE 342-7700.

OPEN HOUSES THIS WEEK



OPEN HOUSE SUN., 1-3
247 DUSTON STREET, RED DEER
FULLY FINISHED bright open floor plan 3bedroom/2 bath bilevel with sunroom on large lot in Deer Park. **\$319,900**
CALL JENNIFER 342-7700.

**COLDWELL
BANKER**

OnTrack Realty

ONTRACK REALTYUNIT G, 2085—50TH AVE, RED DEERwww.coldwellbankerreddeer.ca**343-3344****COLDWELL
BANKER**

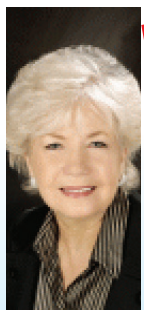
OnTrack Realty



403.872.3350

**Peggy
Lane**Associate
Broker**\$329,900****196 CEDAR SQUARE**

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.

**\$237,743****103,3501-49 AVENUE****Check it out!!!** Simply One of the Best in Condo Living. 40+ building. 2bdrm, 2bath, loaded with all the bells & whistles from upgraded dark-Walnut engineered hardwood plus Ceramic flooring, gas fireplace and air conditioning!**CALL PEGGY LANE AT 403-872-3350****Margaret
Comeau**
403-391-3399**CHARM,
PERSONALITY,
COMFORT
\$364,900**

TOTAL 1792 SQ FT, Exceptionally well kept home, 3 Bed, 2 full Baths, Large Country Kitchen, huge Family room with gas Fireplace, 18x23 Double att. garage, [10x12 deck] Fully fenced RV Parking Prof. landscaped

**FRESH AS
MORNING
SUNSHINE
\$319,000**

1499 SQ. FT. on main floor. Main flr. Family Room & Laundry, Open concept Kitchen & Dining, Vaulted Ceilings, 3Bedroom, 2 Baths, Gas Fireplace, 20x20 partially covered deck. Single att. Garage, Gardeners yard.

**PEACHES &
CREAM
\$139,000**

SYLVAN LAKE. Own the Lot, 3 Bedroom, 4 PC BATH, Laundry, OPEN CONCEPT Living Room, Dining & Kitchen, Full update on interior & Exterior, Off Street Parking for 2, Shed, Mature landscaping, 2 Decks [8x12] & [10x25] IMMEDIATE POSS.

**ACREAGE
LIFESTYLE
\$440,000**

UNBELIEVABLE, 11.91 ACRES, 1166 SQ FT HOUSE, Metal Barn 36X176 FT, Plus Additional Metal Barn, 1168 Sq. Ft. House fully finished, New Furnace & Hot water tank, Heated Shop 49x101, Private setting, Surveyed (Joffre Area)

**OPEN HOUSE
SUN. JULY 15, 1-3 PM
4715-47 AVE, LACOMBE****DON'T
HESITATE!
\$250,000 -
LACOMBE**

Fully finished bi-level, 3 bedrooms, 2 baths, spacious family room, large mature yard, faces a green. Single garage!

**1400 SQ. FT
BUNGALOW
\$349,900 -
DELBURNE**

3 Baths, 4 Bed, Open Concept Living room, Dining, Spacious Kitchen, New appliances, Total upgrades through out. Fully developed basement with walkout, 2 Lots Fenced, Custom Garage, Paved Drive, half block to school.

Ten tips for buying a prefabricated home

Built inside, away from the elements, prefabricated homes are manufactured with precision, are solid and offer good value for your money. Here are ten buying tips:

1. Visit several model homes.
2. Learn about the two production processes: panel assembly and modular construction.
3. Deal with a recognized manufacturer.
4. Make an appointment to visit the plant.
5. Make a list of your needs before meeting with the seller.

6. Don't sign anything before your notary or lawyer has examined the contract.

7. Make sure you understand what is included in the proposal and what is not.

8. Ask about quality of materials, guarantees and delivery costs.

9. Have the plans checked by a building expert.

10. Hire an inspector to supervise the pouring of the foundations.

More and more consumers are attracted by the many advantages of prefabricated homes. Will you be one of them?

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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

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.

**SCOTT KEY 403-350-6817****COLDWELL
BANKER**
OnTrack Realtywww.scottkeyrealestate.com

**Serving Red Deer and Area
for more than 27 years!**

**IMMEDIATE POSSESSION!**

115 Landry Bend, Red Deer | \$379,900

Fully finished! Stylish bi-level with 4 bedrooms and 3 baths. Vaulted ceilings, large family room, fenced yard and sunny back deck. Popular Lonsdale location.

**IMMEDIATE POSSESSION!
173 Ireland Crescent, Red Deer | \$329,900**

The perfect family home in an outstanding location. 3 bdrms up and 2 more down in the finished basement. 2 full baths. Double detached garage. Across from a park with elementary school around the corner.



What does a "green" house look like?

If you believe a green home has to be built in the middle of the woods, think again. Many consumers are choosing to build eco-friendly homes in the city or the suburbs, in the heart of residential neighbourhoods and near all the services you need.

The three main features of an eco-friendly home:

1. A green home is more energy efficient. Good

sun exposure and the quality of the insulation can reduce energy costs by at least 25 per cent.

2. An eco-friendly home is in harmony with its environment. The building plans take into account climate, soil quality, sunlight, wind, bodies of water, flora and fauna.

3. The building or renovating materials used have little impact on the environment. They are recycled and don't produce any toxic fumes.

YOUR HOUSE YOUR HOME

SERVICE DIRECTORY



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**Countertops | Quartz | Laminate
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Cabinets | Complete Renovations**

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 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

FRIDAY, JULY 13

RED DEER

95 McLevin Crescent **5:00 – 7:00 pm** Mitzi Billard RE/MAX **396-4005** \$365,000 Morrisroe Extension

SATURDAY, JULY 14

RED DEER

96 Oakwood Close **2:00 – 4:00 pm** Alex Wilkinson ROYAL LEPAGE NETWORK **318-3627** \$799,900 Oriole Park West
 121 Rupert Crescent **2:00 – 4:00 pm** Bryan Wilson RE/MAX **340-9436** \$219,900 Rosedale Estates
 73 Addington Drive #26 **1:00 – 3:00 pm** Dale Russell RE/MAX **340-9190** \$254,000 Aspen Ridge
 37 Lowden Close **2:00 – 4:00 pm** Donna Empringham ROYAL LEPAGE NETWORK **872-0105** \$558,500 Laredo
 14 Drummond Close **2:00 – 4:00 pm** Scott Wiber ROYAL LEPAGE NETWORK **505-3815** \$299,900 Davenport
 109 Lindman Avenue **2:00 – 4:00 pm** Deanna Zunti ROYAL LEPAGE NETWORK **396-9937** \$439,900 Laredo
 #510 6834 59 Avenue **11 am – 1 pm** Mitzi Billard RE/MAX **396-4005** \$38,500 Glendale
 230 Kendrew Drive **2:00 – 4:00 pm** Mitzi Billard RE/MAX **396-4005** \$227,000 Kentwood West
 #12 369 Inglewood Dr **2:00 – 4:00 pm** Tim Maley RE/MAX **550-3533** \$248,500 Inglewood West
 3717 46 Street **2:00 – 4:00 pm** George Smith ROYAL LEPAGE NETWORK **350-7038** \$279,900 Eastview
 43 Viscount Drive **2:00 – 4:00 pm** Steve Cormack ROYAL LEPAGE NETWORK **391-1672** \$324,900 Vanier Woods
 15 Inglis Crescent **1:00 – 2:00 pm** Bob Wing CENTURY 21 ADVANTAGE **391-3583** \$369,900 Inglewood West
 95 Voin Close **1:00 – 3:00 pm** Ed Katchur MAXWELL REAL ESTATE SOLUTIONS **506-7171** \$609,900 Vanier East

SATURDAY, JULY 14

OUT OF TOWN

89 Aztec Crescent **1:00 – 3:00 pm** Barb McIntyre RE/MAX **350-0375** \$313,000 Blackfalds
 68 Churchill Place **1:00 – 3:00 pm** Debra Kerr RE/MAX **597-9134** \$344,900 Blackfalds
 1310 Lucina Street **3:00 – 4:00 pm** Bob Wing CENTURY 21 ADVANTAGE **391-3583** \$179,000 Penhold
 24 Emily Crescent **2:00 – 4:00 pm** Dave Haley CENTURY 21 ADVANTAGE **304-8939** \$444,900 Lacombe
 #35 Taylor Drive **1:00 – 3:00 pm** Kim Lindstrand MAXWELL REAL ESTATE SOLUTIONS **318-7178** \$400,000 Lacombe

SUNDAY, JULY 15

RED DEER

5816 65 Street #14 **2:00 – 4:00 pm** Alex Wilkinson ROYAL LEPAGE NETWORK **318-3627** \$123,900 Highland Green Estates
 9 Lawrence Crescent **1:00 – 3:00 pm** Barb McIntyre RE/MAX **350-0375** \$399,900 Lancaster Meadows
 26 Edwards Crescent **2:00 – 4:00 pm** Bryan Wilson RE/MAX **340-9436** \$319,900 Eastview Estates
 3814 58 Avenue **2:00 – 4:00 pm** Donna Empringham ROYAL LEPAGE NETWORK **872-0105** \$209,900 West Park
 46 Oreston Close **2:00 – 4:00 pm** Les Anderson ROYAL LEPAGE NETWORK **350-1932** \$259,900 Oriole Park
 80 Ammeter Close **1:00 – 3:00 pm** Kim Fox RE/MAX **506-7552** \$485,000 Aspen Ridge
 33 Selkirk Boulevard **2:00 – 4:00 PM** Marcella & Marina RE/MAX **597-5563 & 341-0004** \$449,900 Sunnybrook
 #109 150 Vanier Drive **2:00 – 4:00 pm** Mitzi Billard RE/MAX **396-4005** \$299,900 Vanier Woods
 2 Savoy Crescent **2:00 – 4:00 pm** Natalie Schnell SUTTON LANDMARK REALTY **347-9474** \$714,900 Sunnybrook
 247 Duston Street **1:00 – 3:00 pm** Jennifer O'Shea ROYAL CARPET REALTY **342-7700** \$319,900 Devonshire
 169 Alberts Close **1:00 – 3:00 pm** Tim Maley RE/MAX **550-3533** \$469,900 Anders South
 3717 46 Street **2:00 – 4:00 pm** George Smith ROYAL LEPAGE NETWORK **350-7038** \$279,900 Eastview
 43 Viscount Drive **2:00 – 4:00 pm** Bob Gummow ROYAL LEPAGE NETWORK **598-7913** \$324,900 Vanier Woods
 111 Timberstone Way **2:00 – 4:00 pm** Dave Haley CENTURY 21 ADVANTAGE **304-8939** \$349,900 Timberstone
 125 Duncan Crescent **1:00 – 3:00 pm** Gerald Dore ROYAL LEPAGE NETWORK **872-4505** \$479,900 Deer Park Village
 4524 47 Street **2:00 – 4:00 pm** Doug Wagar ROYAL LEPAGE NETWORK **304-2747** \$309,700 Parkvale

SUNDAY, JULY 15

OUT OF TOWN

44 Cedar Crescent **1:00 – 3:00 pm** Deanna Zunti ROYAL LEPAGE NETWORK **396-9937** \$329,900 Lacombe
 4715 47 Avenue **1:00 – 3:00 pm** Margaret Comeau COLDWELL BANKER ON TRACK **391-3399** \$250,000 Lacombe

Find your **dream house** this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

Are you ready to become a homeowner?



Congratulations! You've decided to buy a house. Owning a home is something to be proud of, but be careful. Are you really ready to be a homeowner? There's a huge difference between the dream and reality.

To become a homeowner, you'll have to make a down payment of between 5 and 20 per cent of the property's price. And that's not all; you also need to estimate any additional costs associated with the purchase, such as a home inspection, notary or lawyer fees and legal expenses for the transfer of ownership. Generally, you should expect to pay about three per cent of the purchase price for these additional expenses. Don't forget to add in the property taxes and home insurance as well.

You'll also have to take into account the costs of

moving, renovations, utility connections (electricity, cable, Internet, etc.) and any maintenance. In other words, it's important to evaluate your ability to pay before buying. Your current debt load will be a determining factor, so do your calculations carefully. Tip: before you start looking for your dream home, make an appointment with your financial institution to find out what level of mortgage loan they would give you. Of course, you don't have to do this, but it can help you target properties in the price range you can afford.

Lastly, don't forget that even though home ownership is a great way to build capital, you'll have to find the time, energy and money to take care of your home's maintenance and repair work. If you'd prefer to use your savings and free time to see the world, you'd better think twice before signing.



Advantage

21 photos of every property

Parkland Mall,
Red Deer



**Bob
Wing**

403-391-3583



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.



1310 Lucina St.

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



82 Greenham Dr.

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



139 Donnelly Cres.

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

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



Selling to family? Be cautious and clear

There's nothing wrong with selling your property to a family member. Just be sure to exercise caution and be clear about all the details. If your family member expects the sale to be something like a donation in disguise, it can create a lot of

friction and misunderstandings between you. It can also cause some inheritance problems between siblings. The solution? Before selling, make sure that your family agrees with what you intend to do.

Is it a good idea to buy a house with other people?



Are you tempted to buy a property with one or more other people so you can access the property market more cheaply? Admittedly, it's an interesting concept. But think carefully before you get involved in this type of real estate transaction. Buying a house with your sister or a friend is a complex project that could easily become disastrous. Here are three tips to help things go smoothly.

1. Choose your partners carefully

Agreeing to share the responsibilities of a house with other people is like committing to a relationship. Even though everyone gets along perfectly now, no one can predict what will happen 5, 10 or 15 years down the road. So, you're better off choosing partners that you know well and with whom you have already established a trusting relationship. After all, you won't be able to just walk away from the project whenever you feel like it.

2. Rely on experts

Start by using the services of a real estate broker who is familiar with how co-ownership works. Talk about the advantages and disadvantages. And be

patient; it may take several weeks before you find a property that meets everyone's needs. When you find a property that interests you, hire a certified home inspector for a full pre-purchase inspection report that can protect you in case of later disputes. Lastly, choose a trustworthy notary or lawyer who will be able to guide you through the buying process.

3. Plan for the worst-case scenario

Should you buy a divided or undivided co-ownership property? Do you need to establish a co-ownership agreement? Your notary or lawyer can help you determine the best format. Even if you trust your partners completely, have a plan for the worst-case scenario. If one partner decides to leave, will you be responsible for his or her mortgage payments? Can you buy him out? What happens if one of you dies?

In short, buying a property with other people can be a great opportunity to become a property owner. Just keep both feet planted firmly on the ground so you can make informed decisions. And whatever happens, remember the adage that short reckonings make long friends.

Ask Charles

I hired a real estate professional to sell my home. The seller representation agreement (listing agreement) I signed is for four months. It's only been two months, but I want to terminate the agreement, can I?

The short answer is yes, but it can be complicated.

The agreement you signed is a legal contract between you and a real estate brokerage to sell your home. It contains a start date and an end date, as well as provisions for ending the agreement early. If you and your real estate professional agree in writing to end the agreement before the end date, the agreement immediately ends.

If you change your mind about selling your home and your real estate professional agrees to end the agreement early, you may be responsible for reimbursing your real estate professional for reasonable expenses they incurred while your property was for sale. Those potential expenses need to be listed on the agreement when you sign it; your real estate professional can't add them after the fact. These expenses may include, but aren't limited to, reimbursement of advertising, measurement, or photography costs.

But, what happens when you want to end your agreement early and your real estate professional doesn't agree?

If you want to end your agreement early because you want to work with a different real estate brokerage, there could be consequences. For example, if you begin working with another



real estate brokerage, and your property sells, your first real estate brokerage could make a claim that commissions are payable to them since the brokerage didn't agree to release you from the obligations of your agreement. You could find yourself owing commission to two brokerages.

Think carefully about why you want to end your agreement early. If it's because you genuinely changed your mind about selling, perhaps your employment situation changed, be open and upfront with your real estate professional. You won't be the first seller who has a change of heart or financial circumstances, but your real estate brokerage is under no requirement to release you from your agreement.

Another possibility is that your real estate professional may agree to a conditional termination of your agreement. Conditional terminations typi-

cally require the seller to agree in writing that they won't re-list their property for sale with another real estate brokerage before the end of their original agreement.

If you want to end your agreement early because you and your real estate professional are not working well together or you have concerns about their performance, RECA encourages you to speak to their broker.

"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 SOLD Sisters

Marina
Brouwer-Kooman
403-341-0004
marinakooman.remax.ca

Marcella
Brouwer-Barthel
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central alberta
4440 - 49 ave., red deer | 403.343.3020

Feature Home



33 Selkirk Blvd
5 bdrms, 3 baths **\$449,900**

OPEN HOUSE: Sunday, July 15, 2-4 pm



7 and 21 Wilson's Beach Estates
Lots for \$225,000 and \$250,000



4603 Stanley St, Blackfalds
4 bdrms, 3 baths,
\$259,900



142 Newton Dr, Penhold
2 Bdrm Legal Suite
\$367,900

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CALL BRYAN AT
403-340-9436



**Bryan
Wilson**



OPEN HOUSE SATURDAY, JULY 14, 2-4 PM

121 RUPERT CRESCENT

Be sure to stop by and see this fully developed bilevel duplex. With 3 bdrms up & 2 bdrms down, spacious kitchen & a great family room. Various upgrades including PVC windows, furnace, newer shingles and a big deck. Come and have a look or call me for another time. **\$219,900.**



OPEN HOUSE SUNDAY, JULY 15, 2-4 PM

26 EDWARDS CRESCENT

Stop by and have a look, great bilevel with an attached double car garage. Vaulted ceilings on the main floor, Master bedroom with an ensuite bath and a great kitchen layout. There is an enclosed 3 season porch as well. Shows well. **\$319,900.**



*Mitzi
Billard
Associate*

403.396.4005
mitzibillard@remax.net



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

510, 6834 59 AVENUE



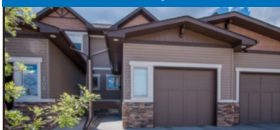
OPEN HOUSE SAT, JULY 14, 11 AM-1 PM

**IMMEDIATE
POSSESSION!**

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

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

109, 150 VANIER DRIVE



OPEN HOUSE SUN, JULY 15, 2-4 PM

**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**

95 MCLEVIN CRESCENT



OPEN HOUSE FRI, JULY 13, 5-7 PM

**PERFECT FAMILY
HOME**

4-bed, 3-bath 4-level split on a large pie lot in a mature neighborhood. Features skylight, wood burning fireplace, new bay windows, attached double garage and lots of room for storage. **\$389,000**

230 KENDREW DRIVE



OPEN HOUSE SAT, JULY 14, 2-4 PM

**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**

21 WILLOW ROAD, BLACKFALDS



New Listing!

**IMMEDIATE
POSSESSION**

3 bedroom end unit townhouse with gas fireplace and attached garage. Large, fully fenced yard with 2-tier

deck. Basement undeveloped. **\$239,900**

17 ALDERWOOD CLOSE, BLACKFALDS



IDEAL LOCATION

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

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



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

RE/MAX Real Estate
 Central Alberta
 4440 - 49 Avenue, Red Deer
 403.343.3020



\$248,500 **OPEN HOUSE**
SAT. JULY 14, 2-4 P.M.

#12 369 Inglewood Drive
 Perfect starter with 2 large beds up,
 each with an ensuite – great shape!
 Call Tim Maley 403-550-3533



\$249,900 **NEW LISTING**

113 Rupert Crescent
 1/2 Duplex with No Condo Fees!
 Detached Double Garage
 Call Lori Loney 403-350-9700



\$314,000 **REDUCED**

65 Coachman Way, Blackfalds
 Immaculate condition with
 3 beds up, ensuite
 Call Tim Maley 403-550-3533



\$319,500

11 Jepsen Crescent
 Mint condition, 4 bed bi-level with
 summer kitchen, beautiful open concept
 Call Tim Maley 403-550-3533



\$319,500 **NEW LISTING**

1 Duval Crescent
 Fully finished with 4 beds and
 detached double 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



\$359,900 **SOLD**

69 Rowell Close
 1232 Sq feet home with
 3 bedrooms and a sunroom
 Call Al Sim 403-391-1771



\$359,900 **NEW LISTING**

30 Richards Crescent
 Huge pie lot, oversized detached
 garage, many renovations!
 Call Tim Maley 403-550-3533



\$364,900

12 Halladay Ave
 5 beds and 3 baths, large yard and big
 double garage – many renovations!
 Call Tim Maley 403-550-3533



\$389,900 **REDUCED**

4103 45 Ave, Sylvan Lake
 Custom designed, 3 beds
 and next to school
 Call Tim Maley 403-550-3533



\$469,900 **OPEN HOUSE**
SUN. JULY 15, 1-3 P.M.

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



\$799,000 **NEW LISTING**

39140 RR 282
 Mins from Red Deer on pavement! Nearly 3 acres, 3 bed & 2 bath
 bi-level with huge 50x96 shop, zoned AG B. Seller is open to offers!!
 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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Lacombe

#105-4801 54 ST

\$249,900

MLS #CA0137079



Lacombe

96 BURBANK CRESCENT

\$848,000

MLS CA#0133689



5.98 Acres

41512 RANGE RD 255

\$299,900

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



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5628 55 AVENUE

\$349,000

MLS CA#0135329



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46 METCALF WAY

\$409,900

MLS #CA0137554



Lacombe

38 METCALF WAY

\$450,000

MLS #CA0137543



4.52 Acres

2 GREYSTONE WAY

\$675,000

MLS CA#0114562



Lacombe

261052 TWP ROAD 422

\$1,490,000

MLS CA#0136686



Lacombe

43 PICKWICK LANE

\$499,900

MLS CA#0115455



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204 SAND BELT DRIVE

\$598,900

MLS #CA0138190



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98 HATHAWAY LANE

\$439,800

MLS CA#0119722



Lacombe

1 EMILY CRES

\$429,000

MLS #CA0137028



Penoka

7 MORNING MEADOWS DR

\$1,185,000

MLS CA#0118644



Penoka

4011 39 STREET

\$459,900

MLS CA#0120181