

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JULY 20, 2018

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



**54 Metcalf Way, Lacombe**

**NOW AVAILABLE IN LACOMBE'S NEWEST COMMUNITY - METCALF RIDGE!**

Find your brand new dream home in the east end of Lacombe. These five new Broder Homes houses will be available soon for possession. All three styles available: bi-levels, bungalow, and a two-storey.

**Prices between \$385,000-\$450,000**

*For further info on this multiple listing service home, see page 16 or contact a member of the Red Deer Real Estate Board.*

View our complete publication ONLINE at [www.yourhouseyourhome.com](http://www.yourhouseyourhome.com)



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



**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 Double Attached Garage. 4 bdrms, 2 baths, Lots of storage.



**Fully Finished Bungalow**

Eastview Estates. 4 Bdrms, 3 Bths, Private Basement Entry. Double garage.



**Totally Renovated Bungalow**

All new Plumbing & Electrical. 4 Bdrms, 2 Bths, Single detached garage.



**Gerald Doré**  
 403.872.4505

**TAKE THE 3D TOUR OF MY PROPERTIES AT [www.geraldlore.ca](http://www.geraldlore.ca) or call me at (403) 872-4505**



**34 BRIARWOOD CRES, BLACKFALDS**  
 1065 sq. ft. bi-level - Back yard is a piece of paradise!  
 MLS# CA0142823

**Only \$249,900!**



**5830 59A STREET**  
 6 beds, 3 baths many upgrades on the main level of this 1280 sq. ft. bungalow. 2 Non-conforming suites.  
 MLS# CA0142557

**A steal at \$259,900!**



**19 VOISIN CLOSE**  
 Listed below replacement cost! 1565 sq. ft. Executive Bungalow - loaded to the "nines" including triple, heated garage! MLS# CA0142825

**Now only \$679,900!**



**125 DUNCAN CRES.**  
 Stunning 2 storey! 4 beds, 4 baths, too many upgrades to list!  
 MLS# CA0139028

**\$479,900**



**28 PAYNE CLOSE**  
 Acreage in the City! Pines  
 MLS# CA0138178

**\$659,900**



**7359 59 AVENUE**  
 Great home at an affordable price! Glendale  
 MLS# CA0132508

**\$249,900**



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

**\$474,900**



**436 JENKINS DR.**  
 Adult +45 Half duplex bung. with att. garage, hardwood floors 3 beds, 2 baths  
 MLS# CA0141292

**Only \$309,900**



**Donna Empringham**

Red Deer Realtor® with Royal LePage  
[donnaempringham.ca](http://donnaempringham.ca)

**Call / Text 403-872-0105**

**OPEN HOUSE: SATURDAY, JULY 21 FROM 2-4 PM**  
**126 RUPERT CRESCENT, RED DEER**



**JUST REDUCED TO \$339,000**

This fully finished bi-level is in a great Rosedale Location, included 4 bedrooms, large garage

24x24, RV parking and plenty of upgrades throughout the home.

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

**OPEN HOUSE: SUNDAY, JULY 22 FROM 2-4 PM**  
**122 EVERSOLE CRESCENT, RED DEER**



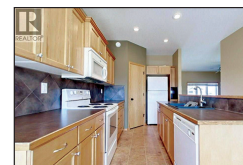
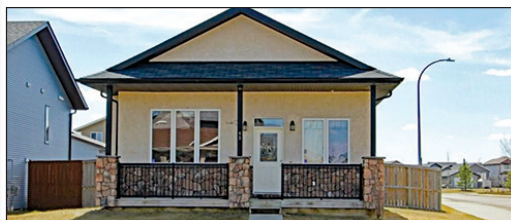
**JUST REDUCED TO \$314,900**

A must see - this is an amazing property, so well kept, fully fin. bi-level, 5 bedrooms and 3 bathrooms, it's a great family home in this very private and quiet location.

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



**Bett Portelance 403-307-5581**



**43 VISCOUNT DRIVE**

1156 SQ FT BI-LEVEL, 4 BDR, 3 BATH

**OPEN HOUSE: SATURDAY, JULY 21, 2-4 PM & SUNDAY, JULY 22, 2-4 PM**

**HELPING YOU MAKE THE RIGHT MOVE**



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



**CALL JAMIE AT 403-309-5451 TO ADVERTISE • [SALES@YOURHOUSEYOURHOME.CA](mailto:SALES@YOURHOUSEYOURHOME.CA)**



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



**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**



**96 OAKWOOD CLOSE**

**REDUCED!** Stunning two story home backing onto a green space, walking trails plus a treed 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!**



**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**



**184 TIMBERSTONE WAY - JUST LISTED!**

Fabulous fully fin. 5 bdrm home located in the new Timberstone subdivision of Red Deer. Upper floor incl. great kitchen with stainless steel appliances & much more! **Call Alex!**



**Doug Wagar**

403.304.2747



**JUST LISTED!**  
 Eastview Estates - end unit townhome, enormous pie lot!  
**\$224,900**



**JUST LISTED!**  
 Blackfalds - fully dev, 4 beds, 2 baths, double front att. garage. On a crescent. **\$274,900**



**JUST LISTED!**  
 Beautiful acreage property, 5 mins to Lacombe & Blackfalds! 1489 sq. ft., 3 beds, 3 baths, incredible location, super garage/shop. **\$480,000**



**JUST LISTED!**  
 Linn Valley acreage - 5 mins to Red Deer. Cozy upgraded home, 40x14 workshop, 60x36 heated shop/garage, nicely landscaped, 1 acre parcel. **\$419,900**



**IMMACULATE**  
 inside and out. 4 beds, 3 baths, central air, heated double garage. A home to fall in love with! Wonderful price! **\$379,900**



**PRETTY HOME!**  
 Pretty street! 4 bdrms, fully developed, private yard, double garage.  
**\$266,900**



**ANDERS EAST!**  
 1539 sq. ft., fully developed 2 storey. Front attached garage & on a close! **\$299,900**



**ADULT VIEW CONDO!**  
 Top floor overlooking Golden Circle Park. 2 bdrms, heated parking. **\$197,500**



**FULLY DEVELOPED**  
 Steps from beautiful Barrett Park! 5 beds, 2 baths, loads of upgrades. Double garage.  
**\$309,700**



**BLACKFALDS**  
 Executive home, 4 years old, 1594 sq. ft., walkout basement to large pie lot. **\$434,900**

**FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747**

## *Circles and spheres:* the latest craze in interior design

Have you noticed how popular circular shapes have become in interior design? Just think about it: suspended lanterns, braided rattan balls, luminous garlands with rounded bulbs, decorative orbs made of stainless steel, glass or wood — they're popping up everywhere! Organic and playful in design, spheres of all sizes, colours and configurations are being used to create an alluring atmosphere in virtually every type of room.

Do you have one of those old-fashioned globes or retro disco balls hidden in a far corner of the house? Put it on display right away! Whether you showcase it in your living room or your bedroom, it won't go unnoticed. To get your hands on some of the most trendsetting spherical shapes available, visit your local home décor centres without delay.





of Red Deer



**Call  
Barb  
Munday**

**403-598-7721**

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

**OPEN HOUSE**



**Sunday, July 22, 2018 10 am - 1 pm  
#22 939 RAMAGE CRESCENT**

**GATED COMMUNITY, END UNIT, 1160 sq. ft. fully finished, 3 bdrms, ensuite, attached garage, too many great features to mention.**

**Come see! \$332,000**

**CONDO with a city view \$324,900**

**OPEN HOUSE**



**Sunday, July 22, 2018 10 am - 1 pm  
#24 939 RAMAGE CRESCENT**

**931 sq. ft., inside unit with att. garage. Fully finished, open design, 3 bdrms, 2 baths.**

**Price reduced to \$299,000**

**CONDO students, seniors \$152,000**

**OPEN HOUSE**



**Saturday, July 21, 2018 1-3 p.m.**

**HWY 11 TURN AT ALBERTA SPRING GOLF SIGN AND FOLLOWING SIGNS 1.4 KM. SOUTH TO #38263 #20 - RR 283**

**DRASTICALLY reduced 2.15 acres, 1471 sq. ft. fully developed Bi-level, ATTACHED 24x24 garage AND 30X40 SHOP. 5 bedrooms, 3 baths, set up to accommodate 2 families or just enjoy summer kitchen, upgrades beyond mention.**

**Come visit and I will outline them all!**

**New Price \$749,000 & open to offers.**

# Tips for designing the *perfect home gym*



Do you feel like having a space where you can exercise (without judgment!) in the comfort of your own home? Here are a few tips to help you design the perfect home gym.

First, whether you choose to use your garage or your basement, make sure that you set up your personal gym in a brightly lit and well-ventilated area. In order to maximize the square footage available and create a space that's conducive to exercise, divide the room into different sections. For example, you could dedicate one area to cardio, another to strength training and yet another to stretching.

In terms of equipment, always keep your budget in mind and evaluate your needs accordingly before making purchases you may regret. You can surely

find a multi-purpose, high-performance exercise machine at a specialty retailer in your area that won't break the bank! Furthermore, stocking up on basic equipment, such as free weights, elastic bands, an exercise ball and a yoga mat, is always a great way to start.

Stay motivated!

Design a space that's visually appealing and that you wouldn't mind spending a few hours each week in by painting the room your favourite colour or hanging some inspiring art on the walls. You could also put up a chalkboard (or bulletin board) to track your progress on. Finally, consider investing in a good sound system that will encourage you to keep moving to the beat of your favourite tunes.



# ROYAL CARPET REALTY LTD.

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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.**



**IMMEDIATE POSSESSION**  
Fully finished bright open floor plan 3bedroom/2 bath bilevel with sunroom on large lot in Deer Park. **\$314,900**  
**CALL NADINE 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. **\$309,900**  
**CALL BRAD AT 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** 4bdrm/3 bath w/ partial basement development, separate entrance plus a 23x23 detached garage. **\$329,900**  
**CALL JENNIFER 342-7700.**



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



**IMMEDIATE POSSESSION** Brand new 3bdrm/3bath with stainless appliances, laminate flooring, upstairs laundry, 10 yr warranty Penhold **\$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 **\$379,000** **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 **\$549,900**  
**CALL BRAD 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.**



**2 GARAGES & RV PARKING** HUGE PIE LOT on this quiet close, sits this Beautiful 2 storey, 4 bdrms, 4 bath Executive home, w/ tons of upgrades & huge yard for all your Toys! **\$689,900** **CALL NICOLE 342-7700.**



**32X46 SHOP** on pie lot with 5bdrm/3bath walkout bilevel. Total pkg great location in Anders **\$759,900**  
**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 SUN., 1-3**  
**287 OVERDOWN DRIVE, RED DEER**  
**PRIVATE YARD** 5 bedroom/2 bathroom updated half duplex perfect for first time buyers or revenue potential. **\$224,900**  
**CALL JENNIFER 342-7700.**

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



**EDUARDO HARO**  
403.347.0751

**Sutton**  
landmark realty

#101-4406 - 50th Ave.  
**403.347.0751**  
(24 hrs.)



### Located in Oriole Park!!!

3 beds and 3 baths, 1277 sq. ft. Attached Garage. Affordable starter home with nice laminate flooring, only minutes to Bower Ponds and other amenities, attached garage and a master bdrm with ensuite. **\$234,900**

# Six renovation projects to tackle during the summer

The sunny season is finally back! With its high temperatures and long, clear days, summer is the perfect time of year to tackle those outstanding tasks that you've been "meaning" to get around to. Take advantage of the pleasant days ahead to accomplish these six home renovation projects.

## 1. Repave the driveway

If your driveway is in (very) bad condition and showing signs of wear like cracks or crevasses, it's high time to take action. Did you know that summer is the best season to repave? Indeed, high outdoor temperatures are necessary to achieve optimal results that will stand the test of time. So, give your driveway some much-needed attention this summer!

## 2. Repair the roof

It's a fact: bad weather (rain, wind, snow, ice, etc.) can cause serious damage to your roof. This summer, enlist the help of a professional to determine if your roof is in need of repairs (or a complete overhaul). Have your roofer check for damaged or missing shingles, mould, clogged gutters, etc. Regular inspections are essential to prevent water leaks and other inconveniences that can result from poor roof maintenance.

## 3. Replace the windows and doors

Are you all too familiar with infiltration (water or air) or insulation problems? If your windows and doors have served their time, or if you simply wish to modify the look of your home with newer units, keep in mind that summer is the ideal time to replace them. In addition to not having to worry about heat loss, you won't have to sacrifice home comfort during the installation phase since outside temperatures are (almost) always agreeable at

this time of year. If your windows and doors don't need replacing, take advantage of the warmer days to make them sparkle.

## 4. Refresh your home's facade

Is your home's facade looking a little lacklustre these days? This summer, take the opportunity to give it a well overdue facelift! If you don't have the budget for major renovation work, a simple high-pressure cleaning and a fresh coat of paint can significantly rejuvenate the look of your humble abode.

## 5. Restore your deck

Is your deck a little on the tattered side? Make it look as good as new with a fresh coat of stain or varnish. For longer lasting results, always opt for a special weather-resistant product. Is your deck damaged beyond repair? Why not take advantage of the beautiful weather to build a brand new one?

## 6. Revamp the landscaping

When it comes to working on your yard, pleasant summer weather is your greatest ally. Does your home's landscaping leave a lot to be desired? Embellish your outdoor space by planting colourful flowers, trimming your hedges, building a stone walkway, etc. In short, take advantage of the summer months to transform your yard into that beautiful oasis you've been dreaming of!

## Kitchen renovations

If your kitchen is in need of an overhaul, summer's the ideal time to get started! After all, you can always cook on the barbecue and dine on the patio while the work is under way.

Happy renovation!

**COLDWELL  
BANKER**

OnTrack Realty

**ONTRACK REALTY**UNIT G, 2085—50<sup>TH</sup> AVE, RED DEER[www.coldwellbankerreddeer.ca](http://www.coldwellbankerreddeer.ca)**343-3344****COLDWELL  
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Stuart**

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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.**



## Seven tips for an eco-friendly remodel

Every year, the construction industry produces heaps of waste, which contributes to widespread pollution. Are you looking to transform one or more rooms in your home while leaving behind the smallest possible ecological footprint? Consider these seven eco-friendly tips for your upcoming renovation!

1. Deal with a specialized recycling company that will take your leftover scraps instead of sending debris and other waste to your local junkyard.
2. Buy synthetic gypsum (which is made from recycled materials) instead of standard brands. Not only is their quality identical, but synthetic varieties are also much more sustainable.
3. Choose paint that doesn't contain volatile organic compounds (VOC). For example, water-based paints with a matte finish are generally good choices.

4. Invest in types of flooring produced with materials that have been either recycled or extracted from forests protected under the Forest Stewardship Council (look for the letters "FSC"). Eco-friendly materials to consider include bamboo, concrete, cork and engineered wood products.

5. Prioritize plumbing fixtures (toilets, showers, faucets, etc.) that cut down on water waste.

6. Insulate your water heater to reduce heat loss and minimize condensation.

7. Carefully consider your choice of lighting. Opt for energy-efficient bulbs to lower your utility bills and carbon footprint.

Did you know that "green" houses have a higher sell-through rate?



403.872.3350

**Peggy  
Lane**  
Associate  
Broker

**OPEN HOUSE Sunday, July 22, 1-3 pm**

**\$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.

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

# YOUR HOUSE YOUR HOME

## SERVICE DIRECTORY



info@counterscapes.ca  
**403.347.2115**  
# 9-4608 62<sup>nd</sup> Street  
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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

### SATURDAY, JULY 21

### RED DEER

126 Rupert Crescent.....	2:00 – 4:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	\$349,000	Rosedale Estates
29 Ireland Crescent.....	2:00 – 4:00 pm	Bob Gummow	ROYAL LEPAGE NETWORK	598-7913	\$319,900	Inglewood West
5825 69 Street Drive.....	2:00 – 4:00 pm	John Richardson	REALTY EXECUTIVES	348-3339	\$289,500	Glendale
128 Weddell Crescent.....	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$675,000	Westlake
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	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$324,900	Vanier Woods/

### SATURDAY, JULY 21

### OUT OF TOWN

38263 #20 RR 283.....	1:00 – 3:00 pm	Barb Munday	HELP U SELL	598-7721	\$749,000	Red Deer County
4707 50 Street #407.....	2:00 – 4:00 pm	Jim Escott	SUTTON LANDMARK	391-1397	\$319,900	Sylvan Lake
3 Regatta Way.....	2:00 – 4:00 pm	Mitzi Billard	REMAX	396-4005	\$369,900	Sylvan Lake
39302 Range Rd 32.....	2:00 – 4:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	505-3815	\$539,900	Lacombe County
#72 26540 Highway 11.....	2:00 – 4:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$650,000	Red Deer County
82 Mitchell Crescent.....	1:00 – 4:00 pm	Quisha Yee	ROYAL LEPAGE NETWORK	596-2792	\$549,900	Blackfalds

### SUNDAY, JULY 22

### RED DEER

122 Eversole Crescent.....	2:00 – 4:00 pm	Donna Empringham	ROYAL LEPAGE NETWORK	872-0105	\$314,900	Eastview Estates
#22 939 Ramage Cres.....	10 am to 1 pm	Barb Munday	HELP U SELL	598-7721	\$332,000	Rosedale Meadows
#24 939 Ramage Cres.....	10 am to 1 pm	Barb Munday	HELP U SELL	598-7721	\$299,000	Rosedale Meadows
4434 53 Street Cres.....	1:00 – 3:00 pm	Elaine Wade	ROYAL LEPAGE NETWORK	396-2992	\$339,900	Woodlea
114 Rowell Close.....	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$323,500	Rosedale Meadows
38 Lowden Close.....	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$560,000	Lancaster
19 Jaspas Close.....	1:00 – 3:00 pm	Len Parsons	RE/MAX	350-9227	\$434,900	Johnstone Crossing
114 Ivany Close.....	2:00 – 4:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	896-2151	\$484,900	Inglewood West
287 Overdown Drive.....	1:00 – 3:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$224,900	Oriole Park
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	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$324,900	Vanier Woods
80 Jennings Crescent.....	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$309,900	Johnstone Crossing
7 Kirton Close.....	2:00 – 4:00 pm	Margaret Comeau	COLDWELL BANKER ONTRACK	391-3399	\$364,900	Kingsgate

### SUNDAY, JULY 22

### OUT OF TOWN

5 Parkridge Crescent.....	11:30 am – 1:30 pm	Mitzi Billard	RE/MAX	396-4005	\$539,900	Blackfalds
17 Alderwood Close.....	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$369,900	Blackfalds
196 Cedar Square.....	1:00 – 3:00 pm	Peggy Lane	COLDWELL BANKER ONTRACK	872-3350	\$329,900	Blackfalds



Find your  
**dream house**  
this weekend!

# Proceed carefully when buying a property from a plan



Has a residential property development project caught your eye, and you'd love to buy one of the models? Everything seems right: the location, surroundings, materials, size of rooms and price. But be cautious about signing a pre-purchase contract based on a plan. You need to check a lot of details before buying a property that you've never laid eyes on.

Your first step is to ask about the developer, builder and architect. Do they have good reputations? How many years have they been in business? Are they accredited by a recognized association? Check their permits and licences and don't hesitate to ask for references from previous clients.

Go to city hall to find out about other projects that are planned for the area where you want to live. Will there eventually be a park? A bigger road? Rental properties? Industrial buildings? Don't rely exclusively on everything you're told while visiting the show home. Do you feel pressured to sign quickly? Never sign a preliminary contract before your notary or lawyer has checked it out first.



As a final precaution you can hire your own specialists to inspect your house or condo during every stage of the building process. They can check the quality of the soil, the excavation, foundations, framing and insulation, to name just a few things worth keeping tabs on. In other words, it's a good idea to have objective experts looking after your interests, from breaking ground right through to the finishing details.



# Advantage

21 photos of every property

Parkland Mall,  
Red Deer



**Bob  
Wing**

403-391-3583



**NOW \$369,900!**

**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.



**\$179,000**

**1310 Lucina St.**

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



**NOW \$239,900!**

**82 Greenham Dr.**

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



**NOW \$362,900**

**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**



**What is a  
kitchen peninsula?**

Contrary to the traditional kitchen island, which stands isolated from the rest of the cabinetry, the peninsula is an extension of the main counter space. Like the island, the peninsula can harbour a cooking appliance, a sink or shelving units.

A versatile piece, the peninsula can serve as both a workstation and a dining area. In narrow dwellings with limited room, it's often used as

the main dining table to optimize the amount of space available.

In terms of seating, stools are your best bet! If possible, choose models with adjustable heights or at least make sure there's enough wiggle room (about 30 centimetres) to slide your chairs comfortably beneath the countertop.

## DIY project

# Give your bed a beautiful new headboard



Do you often find yourself itching to redecorate, especially when summer rolls around? If you like DIY projects, here's one that will surely pique your interest: give your bed a fresh new look with a handcrafted cushioned headboard!

### Materials

- A utility knife
- Styrofoam panels (2.5 centimetres thick at most)
- Sewing scissors
- Padding (polyester or cotton)
- Fabric (of your choosing)
- A stapler
- Adhesive Velcro or double-sided tape

### Instructions

1. With your utility knife, cut the Styrofoam into 30 cm x 30 cm squares. For a queen-sized bed,

anticipate using 15 pieces to create three rows of five.

2. Cut 15 squares of padding and place each on top of a Styrofoam square. For a more cushiony finish, double or triple the layers of padding.

3. Cover each square with the fabric of your choosing (solid, chequered, abstract, etc.) and securely staple the ends to the back. Depending on your artistic skill, you can configure the squares so that they combine to form an image or a particular pattern.

4. Carefully place the cushioned squares on the wall directly above your bed using strips of adhesive Velcro or double-sided tape. And there you have it!

Now, step back and admire the results. Sweet dreams!

# Ask Charles

***I'm on a condominium board, and we have decided to hire a professional management company. Do they need to be licensed?***

This is one of the most common questions we get. The answer depends on what they are going to do on behalf of the Board of Directors, and how they will handle the condominium corporation's money.

Condominium managers are responsible for collecting condominium fees, arranging property maintenance (according to instructions from the condominium's Board of Directors), assisting the Board of Directors with enforcing the Bylaws, and other duties set out in the Bylaws.

The Real Estate Act does not specifically refer to condominium management, but it does say that individuals need a licence if they collect contributions, or money, for the control, management, or administration of real estate.

So, if a condominium manager is collecting condominium fees, or other such fees such as special assessments, do they need a licence?

If a condominium manager collects the money payable to the condominium corporation, deposits it directly into the condominium corporation's account, and they are not carrying out any other activities that fall under the definition of trading in real estate, they do not require a licence.

If a condominium manager



deposits the money payable to the condominium corporation into the management company's account for any period of time, no matter how short, they do require a licence.

As a member of a condominium Board of Directors, you and your Board will have to think about how you want your management company to collect and hold fees. If the company will hold them in its own account, they require a licence.

Licensing requirements provide some protection for consumers when a third party, for example a management company, holds consumer funds. All licensees are required to have Errors and Omissions insurance, and there is a consumer compensation fund that compensates consumers who suffer a financial loss as a result of fraud, breach of trust, or a failure to disburse or account for money held in trust. The compensation fund is only available to consumers who are working with li-

censed professionals on trades in real estate or deals in mortgages.

In December 2014, the Government of Alberta passed legislation that will require licensing for all condominium managers; however, the government has not announced the date on which those legislative changes will come into effect. In the meantime, the licensing requirements detailed in this article continue.

*"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](http://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](mailto:askcharles@reca.ca).*



Lori Loney | 403.350.9700

Tim Maley | 403.550.3533

Al Sim | 403.391.1771

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Real Estate Central Alberta

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403.343.3020



**\$248,500**

**#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**

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



**\$257,000**

**#301, 3615-51 Avenue**  
2 Bedrooms + Den, 2 Underground  
Parking Stalls, Close to Hospital.  
Call Lori Loney 403-350-9700



**\$259,500**

**NEW LISTING**

**4617 44st**  
Renovated Parkville townhouse with 2 beds & 2 ensuites,  
new kitchen, baths, paint & flooring. Single det. garage  
Call Tim Maley 403-550-3533



**\$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**

**REDUCED**

**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 50x40 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



**Ivan Busenius**

**403.350.8102**

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**OPEN HOUSE**

**114 Rowell Close | \$323,500**

**NEW PRICE** - Excellent adult designed  
home on a quiet close... Fully developed,  
central air, underground sprinklers, fire-  
place, dble garage, covered deck, all at a  
superb price. **Come see Sunday 2-4 PM!**



**Acreage 15 mins to Red Deer | \$479,000**

**3.5 ACRES RIGHT ON PAVEMENT**  
but secluded in the trees with a large 2 storey  
custom built home with double heated  
garage... a super price for this much home  
this close to Red Deer.



**Tony Sankovic**

**403.350.4236**

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**OPEN HOUSE • SUN., JULY 22, 1-3 PM**



**\$309,900**

**80 Jennings Crescent**

**PRIDE OF OWNERSHIP**  
showcased in this fully finished bi-  
level. Features 963 sq ft w/ 4 bdrms,  
2 baths, open design w/ vaults and  
massive family room w/ impressive  
wet bar area. Newer paint & flooring.  
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call 403.391.4236

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### 17 ALDERWOOD CLOSE, BLACKFALDS

**HUGE REDUCTION!**



**OPEN HOUSE SUNDAY, JULY 22, 2-4 PM**

#### 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. **\$369,900. SELLER MOTIVATED!**

### 3 REGATTA WAY



**OPEN HOUSE SAT, JULY 21, 2-4 PM**

#### REVENUE PROPERTY

Beautiful 2 bed, 1 bath bi-level with 2 bed, 1 bath LEGAL SUITE in basement. Separate entrances, laundry and fenced yard areas. Tenants want to stay! **\$369,900**

### 48 DAINES AVENUE



**Reduced!**

#### GREAT LOCATION!

Fully finished 4 bed, 2 bath bi-level with walkout, backing onto green space. Large, fully fenced and landscaped yard with established trees and storage shed. Attached double garage. **\$374,900**

### 230 KENDREW DRIVE



**Reduced!**

#### 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. **\$225,000**

### 5 PARKRIDGE CRES., BLACKFALDS



**OPEN HOUSE SUN, JULY 22, 11:30 AM-1:30 PM**

#### FORMER SHOW HOME

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

### 144 INGLEWOOD DRIVE



**Reduced!**

#### FULLY DEVELOPED

4-bed, 2-bath bungalow with gas fireplace in family room and heated double attached garage on a huge South facing, fully landscaped lot with lots of room for RV parking. Roofing recently replaced. **\$374,900**

### 95 MCLEVIN CRESCENT

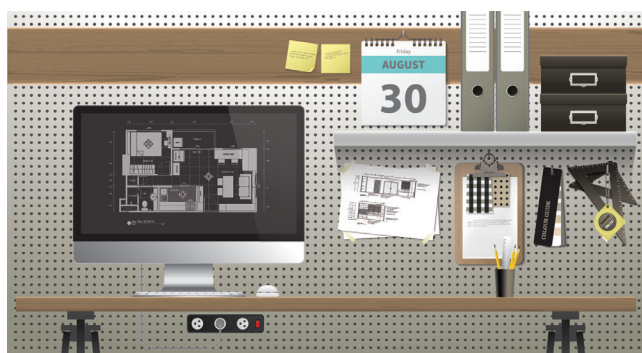


**Huge Reduction!**

#### 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. **\$365,000**

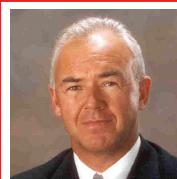
**Give Mitzi Billard a call to set up a personal viewing of these properties**



## Discover the possibilities of pegboards

Pegboards aren't just for garages and sheds anymore. In 2017, they're making their way into every room of the house! Increasingly, homeowners are using these perforated boards to decorate and organize their humble abode. With the help of a few sturdy shelves and some decorative hooks, you can hang almost anything! Here are some ideas to help you get started:

- Accessories (hats, ties, etc.)
- Sewing equipment (spools of yarn, scissors, etc.)

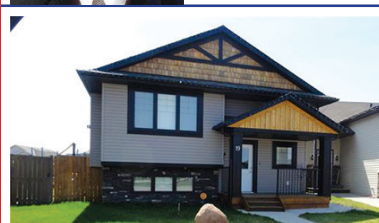


**Len Parsons**

**403.350.9227**

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**OPEN HOUSE SUN, JULY 22, 1-3 PM**

**\$434,900**

**19 Jasper Close**

#### FULLY DEVELOPED BILEVEL

4 bdrms, 3 baths, close location, pie lot, dream garage - 36x26. Lots of extras!

Your host, **Len Parsons**  
403-350-9227

- Jewellery (necklaces, bracelets, etc.)
- Cosmetics (nail polish, lipstick, etc.)
- Decorative objects (trinkets, masks, etc.)
- Food products (oil, spices, etc.)
- Kitchen utensils (spatulas, ladles, etc.)
- Plants (dried flowers, herbs, etc.)
- Clothes (dresses, shirts, etc.)
- Art supplies (paintbrushes, paint tubes, etc.)

No matter how you choose to use your pegboards, remember: a little creativity goes a long way!



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*Lacombe*

38 METCALF WAY

**\$450,000**

MLS #CA0137543



*Lacombe*

42 METCALF WAY

**\$450,000**

MLS #CA0137549



*Lacombe*

46 METCALF WAY

**\$409,900**

MLS #CA0137554



*Lacombe*

50 METCALF WAY

**\$385,000**

MLS #CA0137



*Lacombe*

*Feature Home*

54 METCALF WAY

**\$450,000**

MLS #CA0137553



*Penoka County*

424035 RANGE ROAD 254

**\$650,000**

MLS #CA0142813



*Red Deer*

63 PARKSIDE DRIVE

**\$79,000**

MLS #CA0141257



*Lacombe*

5214 47 AVENUE

**\$350,000**

MLS #CA0141121



*Lacombe*

20 WESTVIEW DRIVE

**\$530,000**

MLS #CA0141108



*Red Deer*

34 SPRINGFIELD AVENUE

**\$299,900**

MLS CA0140915



*Lacombe County*

40130 RANGE ROAD 262

**\$1,099,000**

MLS #CA0140783



*Alix*

4839 LAKE STREET

**\$200,000**

MLS #CA0140487



*Lacombe*

19 WILLOW CRESCENT

**\$250,000**

MLS #CA0135363



*Rimbey*

4906 53 AVENUE

**\$175,000**

MLS #CA0134834



*Lacombe*

60 HERITAGE DRIVE

**\$279,000**

MLS #CA0132630



*Gull Lake*

425065E HWY 771

**\$499,000**

MLS CA#0131920



*18.5 Acres*

422015 RANGE ROAD 20

**\$699,000**

MLS CA#0127575



*Blackfalds*

124 PARAMOUNT CRES

**\$119,900**

MLS CA#0103058



*Lacombe*

261052 TWP ROAD 422

**\$1,490,000**

MLS CA#0136686



*Lacombe*

1 EMILY CRES

**\$429,000**

MLS #CA0137028