

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JULY 27, 2018

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

**125 Duncan Crescent,
Red Deer**

THE ULTIMATE FAMILY HOME!

4 beds, 4 baths and 2231 sq. ft. of
living space on two levels plus a fully
finished 1206 sq. ft. basement!

\$479,900

*For further info on this multiple listing service home, see page 2
or contact a member of the Red Deer Real Estate Board.*





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



Gerald Doré
403.872.4505

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



NEW LISTING!
34 BRIARWOOD CRES, BLACKFALDS
 1065 sq. ft. bi-level - Back yard is a piece of paradise!
 MLS# CA0142823
Only \$249,900!



NEW LISTING!
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!



OPEN HOUSE SUN. JULY 29, 1-3 PM
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!



NEW PRICE
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. 5 beds, 4 baths to Payne Close - numerous upgrades! MLS# CA0138178
\$659,900



OPEN HOUSE SAT. JULY 28, 1-3 PM
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
\$469,900



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



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



5816 65 STREET #14
 This 1 bedroom updated condo is located in Highland Green. New flooring and paint. Main floor unit offers a patio out 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 tree reserve. Totally modern design is enhanced with rustic hardwood and granite.



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
 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!**



Rick Burega
403.350.6023



\$315,000
Just Listed!
 Year round cottage on a treed lot. Vaulted ceilings, knotty pine floors, huge sunroom and wraparound deck. Workshop & bunkie. Very cute!



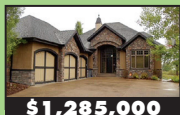
\$249,900
Picture Perfect Cottage at the Lake!
 Vinyl sided with newer windows and shingles. Gas fp, double garage, newer deck too!



\$389,900
Just Step In and Enjoy!
 Fully restored four season cabin. Beautiful property. Covered decks, bunkie, 14'x40' tandem garage.



\$479,900
OPEN HOUSE SUN 1-3 PM 10 GREENWAY STREET
Fully Finished Modified Bi-level, only 4 years old! Modern finishing with vaulted ceilings, tile & laminate flooring. Large master has 5 pc. ensuite & w/i closet. Vinyl fence, deck. River valley trails at your door.



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



\$599,900
Gorgeous Acreage + Huge Shop - Country living in this family home. Jack & Jill bathroom upstairs for the kids + upper loft. Master + den on the main floor. Heated 38'x68' shop for dad.



Doug Wagar
403.304.2747



OPEN HOUSE SUN. JULY 29, 2-4 PM 88 ANDREWS CLOSE
ANDERS EAST!
 Incredible value - 1539 sq. ft. 2 storey duplex w/double att. garage. **\$299,900**



BLACKFALDS
 Fully dev. bi-level, 4 beds, 2 baths, central air conditioning, pie lot. Priced to sell! **\$252,000**



JUST LISTED!
 2015 sq. ft. executive 2 storey, open plan, gas FP, super master ensuite, double att. garage. **\$470,000**



TOP FLOOR
 2 bed, 2 bath condo, loft, air conditioning, double heated parking! **\$210,000**



REVENUE? STARTER?
 Top floor 2 bedroom condo. Close to hospital. **\$102,999**



SUPER VALUE!
 Gorgeous fully dev. bi-level, 4 beds, 3 baths, central air, heated double garage. Lovely yard! **\$379,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747

YOURHOUSE YOUR HOME

View our complete listings at

www.yourhouseyourhome.com

Top three ways to increase the resale value of your home



If you're planning on selling your home, it's wise to consider making a few strategic upgrades. A fresh coat of paint is a great place to start, but if you have the budget, certain renovations can raise the value of your property and accelerate its sale. Wondering which projects to tackle? Consider the following.

An extra bathroom

Putting in an extra bathroom isn't cheap, but you'll make a profit in the long run. You don't want to eat up too much usable space, but if you have a rarely used closet or perhaps a room under the stairs, then go ahead and put in that call to your contractor. Existing bathrooms can also be

updated for a decent return on investment.

The kitchen

If you can only update one room in your house, make it the kitchen. Modern cabinetry, granite countertops, recessed cabinet lighting and new appliances will add real value to your home — as much as seven per cent, in fact.

An income suite

Nothing entices buyers quite like the possibility of offsetting mortgage costs with rental income. Whether it's in your basement or another part of your home, an income suite is guaranteed to increase the value of your property.

OPEN HOUSE ~ 2PM - 5PM ~ JULY 29



\$349,900

6 MACKENZIE RANCH WAY, LACOMBE

NITA JENSEN 403.350.9878

Are you familiar with *luxury vinyl tiles?*

You're no doubt familiar with standard vinyl flooring sold by the square foot. However, did you know that this type of flooring, which is both affordable and practical, has undergone a significant upgrade in recent years?

Available in the form of multi-coloured, interlocking slabs, luxury vinyl tiles come with many advantages. For example, they're:

- Waterproof
- Easy to install on almost every surface
- Similar in style to other materials (wood, stone, concrete, etc.)

- Scratch-resistant
- Low-maintenance

Thanks to their remarkable durability and versatile design, luxury vinyl tiles are becoming an increasingly popular choice for both commercial and residential spaces. Like traditional vinyl, the luxury version remains an excellent option for rooms prone to high levels of humidity, like your basement or bathroom.

If you plan on renovating this summer, consider luxury vinyl flooring!



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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.



IMMEDIATE POSSESSION Brand new 3bdrm/3bath with stainless appliances, laminate flooring, upstairs laundry, 10 yr warranty Penhold **\$366,900**
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.



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 **\$379,000** **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. **\$309,900**
CALL JENNIFER AT 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.



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.



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.



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



PARADISE IN THE CITY! 80x150 lot w/extensive landscaping, upgraded 4 bdrm/3 bath bilevel. Lacombe. **\$484,900** **CALL NADINE 342-7700.**



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



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



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



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



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

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

Top remodelling trends of 2018



Come summer, the desire for change tends to make an appearance, and the warm weather is perfect for tackling big projects. If you yearn for a more beautiful yard or would like to enhance your home's exterior, get inspired by these timely trends. Ready to get your hands dirty?

Roofing

Need to replace your roof? These days, building material manufacturers have all kinds of durable, great-looking and eco-friendly options to choose from. Among the greenest solutions are steel, cedar, composite (made from recycled tires) and EPDM (a white membrane that counters the urban heat island effect). If you have the right type of structure, you could even set up a green roof.

Driveway paving

There's no doubt about it: a well maintained yard is a good indicator that the rest of the property is in tiptop shape. Is your driveway looking a bit worse for wear? This summer, have it repaved to restore its lustre and durability. Imitation stone is a trendy choice, but whether you go with concrete, asphalt or paving stones, trust a local paving contractor with the job for guaranteed great results.

Windows and doors

Whether made of fibreglass, wood or steel, your front door should also include lots of glass to let in as much natural light as possible. Along the same lines, oversized windows are great for bringing the sun into

contemporary interiors. In 2018, the focus is on quality, timelessness and simplicity—think dark frames and clean lines. Visit your local retailers to find the right windows and doors to make your house shine.

Deck

The trendiest decks of 2018 feature a combination of materials. Mix and match metal, wood, marble, glass and cement to give your outdoor space a magnificent modern touch. For an atmosphere inspired by Scandinavian lounges, create a cozy seating area with long chairs, booths and lots of cushions.

Exterior cladding

Redoing your home's cladding involves a significant investment. Choose your material wisely. Siding, for example, is available in vinyl, engineered wood, polymer, fibre cement and stucco, to name just a few, and those options come in a wide variety of colours, sizes and finishes. This year, rustic and natural materials are at the top of the trend list.

Landscaping

Over in the garden, structured shrubs and perfectly spaced flowerbeds are making way for a wilder, more natural layout. Want the trendiest landscaping on the block? Plant flowers that feature Pantone's 2018 Color of the Year, Ultra Violet. Furthermore, you could use outdoor lighting to create a magical atmosphere in your yard come sundown. Bright and romantic!

**COLDWELL
BANKER**

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BANKER**

OnTrack Realty



403.872.3350

**Peggy
Lane**Associate
Broker**103, 3501-49 AVE**

Check it out!!!! Simply One of the Best in Condo Living. 40+ building. 2bdm, 2bath, loaded with all the bells & whistles from upgraded dark-Walnut engineered hardwood plus Ceramic flooring, gas fireplace and air conditioning!

**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**Margaret
Comeau**
403-391-3399

PICTURE PERFECT
\$39,900 - DELBURN
4 bdrms, 4 baths, open concept for living, dining and kitchen, new condition, double lot, exterior entrance for base. Huge 24x30 garage, 10 ft. doors, call today! Fully finished!



FIRST CLASS CONDO!
BARGAIN \$299,000
2 spacious bdrms, 2 full baths, open kitchen with island counter, numerous windows, 2 large balconies, fireplace, formal dining, amenities, new condition! (fees: \$487.44/month, includes water/heat)



BRIGHT AS THE MORNING SUN
\$364,900
Bi-level, 3 LRG. Bedrooms, 2 Full Baths, Large Country Kitchen, Living Room, Spacious family room with Gas Fireplace & office area, Lower Level Laundry, Large Dbl Garage and shed for toys(14x20) RV Parking; Extra street parking.



CONSTANT INCOME PRODUCER
\$139,000
Bank rate for savings .5%. 3 bed, 4 pc bath, open living room, kitchen & dining, 2 decks, fenced, immediate possession. Income was \$1,000/mo. Bank rate .5% on \$138,000 = \$43.00 per mo. interest



ACREAGE \$339,000 - BLACKFALDS
Great revenue property, 3 bed, 2 baths, 980 sq. ft. plus additions 1401 sq. ft. Zoned as AG, small business & residential, room for a shop, 3 kms east on 597.

**Dale
Stuart**
403-302-3107

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YOU QUALITY
SERVICE AND A
VERY COMPETITIVE
COMMISSION RATE"**

**FULLY DEVELOPED
FAMILY HOME IN
DAVENPORT!**

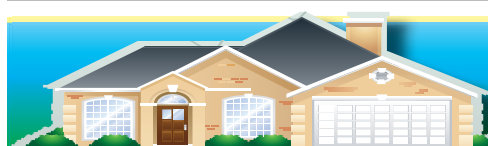
80 DEMPSEY STREET
This fully developed bi-level features 4 bdrms and 3 baths, vaulted ceilings, open floor plan, lrg kitchen with loads of cabinet space and pantry, with large dining area. Basement finished has a large family room, 2 bdrms, 4 pce bath and underslab heat. 24 x26 heated garage with 10' ceiling.

**UPPER LEVEL
CONDO UNIT
IN SUNNYBROOK!!**

#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**

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.



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

Open House

**100 Lakeway
Boulevard,
Sylvan Lake**

**Sunday,
July 29
2-4 pm**



How to choose the right paintbrush

Do you have a painting project in mind? Before you get started, make sure you have the right paintbrush for the job. Here's what to consider.

1. The bristles

Paintbrushes can have either synthetic or natural bristles. The latter are especially resistant to solvents and are thus the better choice for applying oil-based or alkyd paint. If you plan on using water-based paint — acrylic or latex, for example — opt for a brush with synthetic bristles, which won't expand when wet, to ensure an even application. Synthetic bristles are more durable and easier to clean than natural ones.

2. The shape

Paintbrushes come in different shapes, such as flat, angled and tapered. To make the right



choice, consider the task at hand. For trim and other types of precision work, opt for an angled paintbrush designed for tracing fine lines. To cover larger surfaces, go with a flat-tipped brush, and use a paintbrush with tapered bristles to paint uneven surfaces (pipes, furniture, grills, etc.).

3. The size

As a general rule, the bigger the surface you intend to paint, the bigger your paintbrush should be. Choose a brush that's at least 10 centimetres (4 inches) wide for painting walls, floors and ceilings. To paint doors, cabinets and wide mouldings, use a brush that's around 7 centimetres (3 inches) wide. Finally, brushes that are 5 centimetres (2 inches) wide or less are perfect for trim and smaller mouldings.

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, JULY 28

RED DEER

184 Timberstone Way	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$359,000	Timberlands
29 Ireland Crescent	2:00 – 4:00 pm	Bob Gummow	ROYAL LEPAGE NETWORK	598-7913	\$319,900	Inglewood West
43 Viscount Drive	1:00 – 3:00 pm	Tanyalie Charles	ROYAL LEPAGE NETWORK	598-1059	\$319,900	Vanier Woods
2333 Danielle Drive	2:00 – 4:00 pm	Jake Warkentin	REALTY EXECUTIVES	348-9996	\$139,900	Davenport Place
80 Ammeter Close	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$485,000	Aspen Ridge
90 Osmond Close	2:00 – 4:00 pm	Len Parsons	RE/MAX	350-9227	\$619,900	Oriole Park
81 Tyson Crescent	1:00 – 3:00 pm	Toni James	RE/MAX	887-2217	\$479,900	Timber Ridge
7359 59 Avenue	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$249,900	Glendale Park Estates
15 Inglis Crescent	12:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$369,900	Inglewood West
82 Greenham Drive	2:30 – 4:30 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$239,900	Glendale Park Estates

SATURDAY, JULY 28

OUT OF TOWN

27240 TWP Rd 392 #306	12:00 – 2:00 pm	Asha Chimiuk	CENTURY 21 ADVANTAGE	597-0795	\$724,900	Red Deer County
4800 Westbrooke Road	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$289,900	Blackfalds

SUNDAY, JULY 29

RED DEER

80 Dempsey Street	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK	302-3107	\$354,900	Davenport
88 Andrews Close	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$299,900	Anders Park East
114 Rowell Close	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$323,500	Rosedale Meadows
2333 Danielle Drive	2:00 – 4:00 pm	John Richardson	REALTY EXECUTIVES	348-3339	\$139,900	Davenport Place
52 Durand Crescent	10:30 – 12:30	Jay McDouall	CENTURY 21 ADVANTAGE	396-7355	\$224,900	Davenport
57 Austin Drive	1:00 – 3:00 pm	Len Parsons	RE/MAX	350-9227	\$814,900	Anders South
33 Selkirk Boulevard	1:00 – 3:00 pm	Marina Kooman	RE/MAX	341-0004	\$449,900	Sunnybrook
10 Greenway Street	1:00 – 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK	350-6023	\$479,900	Garden Heights
19 Voisin Close	1:00 – 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK	872-4505	\$679,900	Vanier East

SUNDAY, JULY 29

OUT OF TOWN

100 Lakeway Blvd #107	2:00 – 4:00 pm	Jay McDouall	CENTURY 21 ADVANTAGE	396-7355	\$229,900	Sylvan Lake
#208 28126 TWP Rd 411	11:30 – 1:30 pm	Mitzi Billard	RE/MAX	396-4005	\$329,900	Lacombe County
#152 28126 TWP Rd 411	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$650,000	Lacombe County
6 Mackenzie Ranch Way	2:00 – 5:00 pm	Nita Jensen	RED KEY REALTY	350-9878	\$349,900	Lacombe
4603 Stanley Street	1:00 – 3:00 pm	Marcella Barthel	RE/MAX	597-5563	\$259,900	Blackfalds
203 28342 TWP Rd 384	12:00 – 2:00 pm	Al Sim	RE/MAX	391-1771	\$599,900	Red Deer County



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**Parkland Mall,
Red Deer**

 <p>Bob Wing 403-391-3583</p>	<p>OPEN HOUSE</p>  <p>SATURDAY, 12-2 PM NOW \$369,900!</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>\$179,000</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>OPEN HOUSE</p>  <p>SATURDAY, 2:30-4:30 PM NOW \$239,900!</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>NOW \$362,900</p> <p>139 Donnelly Cres. ENERGY EFFICIENT! Meticulously maintained, 4 bed/3 bath, upgrades, 24x24 garage, RV park. beautifully landscaped!</p>
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For details - call or text BOB WING today! (403)391-3583

Five steps to a successful real estate flip

What's a flip? Buy cheap, renovate and resell for a profit. Are you thinking about embarking on a real estate flip? Whatever you do, don't go into it blindly. Take the time to plan your project and learn about this type of real estate transaction in order to avoid making rookie mistakes. Here are the most important steps to follow to turn your project into a resounding success.

1. Find the perfect property

The first step is to find a suitable property to flip. The challenge is to find a good deal, wherein you acquire a property that might require some major renovations but that has great potential to be resold at a decent price. It is also essential that the property is located in a desirable neighbourhood. In other words, you need to know the market in order to identify what constitutes a good selling price. After all, the purchase price largely determines the achievable profit on resale, which is generally about 10 to 15 per cent. You're going to be looking for the lowest possible prices, so start your search with properties that owners want to sell quickly.

2. Do your calculations

Before you buy, you should evaluate all project expenses, including the costs of purchase (purchase price, inspection, lawyer fees, transfer taxes), possession (mortgage, property taxes, utilities, insurance, snow removal) and selling. Don't assume that you'll be able to sell the property without a real estate agent.

Obviously, you should also evaluate the costs of the renovations. To do this properly, ask a general contractor to visit the property with you. He or she will estimate the work required and the associated costs. However, bear in mind that renovations usually involve a few surprises, so leave some

leeway in your budget for unforeseen expenses. Also, be careful not to do too much in the way of renovations; if you want to recover your investment when you sell, don't exceed the potential value of the property. A licensed appraiser and a real estate broker can help you evaluate the resale value of the property once it has been renovated.

3. Find financing

Contact a mortgage broker to determine your borrowing capacity. Do you have the required down payment? Can you get a loan to finance the renovations? Are you eligible for some subsidies? Are you thinking of going into a partnership for this project?

4. Ask about current regulations and get insurance

Make sure that the work you want to undertake will be accepted by the municipality concerned. Ask about the necessary permits, and make sure you understand the impact of the flip on your taxes. Insure your investment and check that the professionals with whom you are dealing have all the necessary permits.

5. Do as much work as you can, then delegate

Of course, your project will be more profitable if you do as much of the work yourself as possible. However, you must be able to acknowledge your limitations and find competent professionals for tasks requiring special expertise, such as electricity or plumbing.

Real estate flips are demanding and stressful, with the possibility of overloaded credit cards, water supply cut offs and the risk of selling at a loss. Are you mentally prepared for the challenge? If so, dive in!



Asha Chimiuk
403-597-0795

Call Asha for all of your real estate needs!

Century 21 Advantage

Check for 21 Photos & Videos at
www.ashachimiuk.com | www.Asha.Chimiuk.RealtyFanPage.com



\$414,900

111 Dunham Close

Beautiful curb appeal and perfect location on a close with only one block to school and walking distance to shopping! Massive 1700 sq.ft bungalow is a perfect family home. there is a room for everything here! 5 bdrms and 3 baths, storage, separate laundry room numerous closets and walk out door to the garage! Large backyard is fully fenced with large deck and beautiful patio at the front! This gem will not stay on the market very long! call Today for more details!



\$724,900

306 Valley Ridge Estates

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



\$304,850

1 Hanson Green, Penhold

Quality built with great floor plan in this fully developed Bi-level that offers 4 beds all good size & 3 baths. Spacious, bright U-shaped kitchen with lots of counter space, stylish cabinets & stainless steel appliance package. Dining area has large windows. It comes with a breakfast bar & opens to a large living room. Garden door right off the kitchen will take you to rear, covered & south facing deck.



\$719,900

141-39235 C&E Trail

An acreage located in Valley Ridge Estate developed in 2006. 1630 sq. ft. bungalow with 3 ple garage on 2 acre lot just 2km north of Red Deer city limits. short walk to a river and a play park makes it a perfect place to raise your family. 3 bedrooms & 2 bathrooms up with additional 1 bedroom, office and theatre room - that could be another bedroom and 1 large spa like bathroom in the basement. decorative curbs, massive storage shed and trees were added to give you privacy in the future.



\$255,000

4137 38 Ave

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



\$336,900

87 Greig Drive

Good Looking, quality built Home with attached double garage! 1230 sq. ft bungalow in excellent shape and has a long list of updates. 5 beds and 3 baths - just a perfect family home. Some features include updated rock on the outside of the house and deck at the back. Nice open floor plan with dining area open to living room and kitchen tucked in behind. Nicely updated Kitchen has white cabinets, patio doors to a private deck.



\$399,990

87 Issard Close

Stylish Bi Level located in a family oriented, safe neighbourhood! Fantastic curb appeal! Nicely designed w/ desirable open floor plan, vaulted ceilings, modern colours throughout & updated flooring. Large kitchen with maple cabinets, granite sink, pantry, modern hardware, decorative backsplash, large breakfast bar. Living room is open to dining area with patio doors to large deck. There are 2 beds & full bath on this level.



\$249,900

5015-50 A Ave, Sylvan Lake

What a rare find, one block from the beach, shopping & golf course! Full - front to back - duplex! First-time buyer can live in one side & rent the other side with 5% down! Each unit has separate entry, 2 beds, 1 full bath, kitchen with a dining area & a spacious living room. Shared laundry in the partial basement with separate entry & comes with large storage room. Both suites are currently rented out at \$700.00 per side & tenants would like to stay.



\$255,000

5813-43 Ave

A GEM! Located in desirable Waskasoo close to schools, parks and trails with only minutes to downtown! Built in 1948 home has a newer addition & large detached garage built in 80s! It has a unique open design - hard to find in this age homes! 3 bedrooms and 1 bathroom with possibility of adding another bedroom and bath in the basement. Large private yard, mature trees, deck and patio will please you!



\$309,900

144 Larsen Crescent

«Like new» townhouse located on a nice close in desirable south location. Home comes with attached garage and it backs onto a green space. Fully finished on all 3 levels with upgrades throughout. full appliance package offered by the seller. Spacious finished with modern colours. There is no condo fees to pay just move in and enjoy! Priced below city assessment value.



\$375,000

106, 100 Sunnyside Place

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



\$385,000

159 Kirtion Close

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



\$329,990

16 Osler Crescent

Modified bi level, conveniently located in Oriole Park West is an ideal home! 3 bed, 2 baths. It greets you w/ beautiful curb appeal, newer siding, covered front porch finished with decorative rock & upgraded railing. Home has open floor plan - Kitchen to dining area - and towering ceilings in your sun-kissed living room. Double detached 24x24 garage is insulated and appointed on this fully fenced lot with additional parking pad beside it. Young trees and curbs were recently added. Walking trails are close by.



\$387,500

422003 RR 10

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



\$159,850

#201, 5326-47 Avenue

Affordable 2 bed, 1 bath downtown condo w/ walking distance to all amenities including shopping, transit & Waskasoo Creek. Squeaky clean, in perfect shape with laminate flooring, tile & corner gas fireplace to keep you warm & cozy. Galley kitchen with white cabinets, white appliances and loads of cupboards. Living room opens onto a nice, sunny deck with west exposure. Just steps to the secure underground parkade! Parking stall right next to the outside doors. Building does come w/ elevator. Pet friendly.



\$135,000

#204, 4515-53 Street "Woodlea Estates"

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



\$179,900

4716 Lake Street

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



\$2,250,000

27123 Highway 597

LAND AND BUILDING ONLY: This 2.58 +/- Ac Industrial property in the Burbank Industrial Park. The 9,000 +/- sq ft building is a steel structure, built in 1999 and consists of 60 x 150 +/- ft of shop manufacturing area c/w 24' ceilings, (4) 16x16 "sunshine" overhead door c/w electric openers, in floor heat in the shop floor, wash bay, 400 Amp electrical service, metal roof & interior finish. In addition there is an office (approx. 1800 sq.ft.) separate from the shop, consisting of an open reception area, (3) offices, 2 washrooms (one with shower), Kitchen, furnace/ utility rm, AC & a multi-purpose storage room.



\$239,900

201, 3505-51 Ave

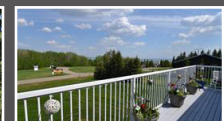
Looking for a carefree style of living, something modern & stylish that doesn't require any renovations? Check out this condo in the perfect downtown location! 2 bdrms, 2 baths, your own laundry room in-suite, large front entry, walk in closet, & a west-facing balcony! Upgrades include: AC, under ground parking, granite counter tops & stylish finishings- perfect for a professional working at the hospital! Call Today for details!



\$579,000

#49 Spruce Lane Acres

ACREAGE! Convenient location just minutes from Red Deer! Beautiful walk out bungalow on 1 acre lot with mature trees is a dream! Gorgeous landscape and perennials will wow you in the summer months! Private patio comes with hot tub and comes with all the privacy you need. Admire wild life right from your two decks! Safe and family friendly neighbourhood.



\$668,800

32 Sunnyside Rd

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

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or for advertising space!*

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YOUR HOUSE YOUR HOME



Ask Charles

I want to buy a resale condominium, but I'm worried about rising fees and possible assessments. How can I ensure the condominium is a good one?

Condominiums can be a great housing option, and with some due diligence, you can find one that is well suited to your needs, and a financially sound purchase.

Condominium refers to a type of ownership that includes the individual ownership of a unit and shared ownership of common property with other unit owners. Condominiums can be apartment-style, townhouses, attached, or detached.

Condominium owners typically pay monthly condominium fees to cover their share of expenses for the common property, and some of this payment goes into the condominium corporation's reserve fund.

The reserve fund is used to pay for major capital repairs and replacements. All condominium corporations must have a reserve fund. As a buyer, you want a condominium corporation that has a healthy reserve fund because it reduces the likelihood of a special assessment. Special assessments occur when a condominium corporation has major work to do and there isn't enough money in the reserve fund. The corporation assesses an amount owing to the owner of each unit.

So how can you find out if the corporation you're thinking of buying into is a healthy one? A good place to start is a condo-



minium document review.

Condominium documents relate to the operation of the condominium corporation, which you want to ensure is financially stable and well managed. Condominium documents include but are not limited to:

- current reserve fund study (5 years old or less) and 25-year
- reserve fund plan
- current operating budget and fee schedule
- current balance sheet
- registered bylaws

When buying a condominium, you can hire a professional to review your condominium documents. They can provide you with a summary of the documents, and identify areas about which you might have concerns. Reviewing condominium documents can uncover financial difficulties, bylaws you find unacceptable (for example, restrictions as to size, number, or type of pet), upcoming necessary maintenance, or even discussion in Board meet-

ing minutes about water issues.

Even a healthy reserve fund and a review of condominium documents can't guarantee you won't have a special assessment or that your fees won't go up. In fact, you should expect your fees to go up a small amount each year, from factors such as inflation or rising utility costs. However, reviewing the condominium documents will give you a good idea of the health of your condominium, and if it's the right one for you.

"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.



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Billard
Associate*

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mitzibillard@remax.net



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

#208, 28126 TWP RD 411



OPEN HOUSE SUN, JULY 29 11:30-1:30

Lovely character home on a quiet lot in McLaren Beach at Gull Lake! 2-bed, 2 bath bungalow with wood fireplace, beautiful yard with mature trees, single attached and double detached garages. **\$329,900**

IMMEDIATE POSSESSION!

Lovely character home on a quiet lot in McLaren Beach at Gull Lake! 2-bed, 2 bath bungalow with wood fireplace, beautiful yard with mature trees, single attached and double detached garages. **\$329,900**

17 ALDERWOOD CLOSE, BLACKFALDS



Master includes 3 pc ensuite & walk-in closet. Fully finished basement with in-floor heat, 2 bed & 4 pc bath. **\$369,900. SELLER MOTIVATED!**

IDEAL LOCATION

5 bedroom, 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!**

#152, 28126 TWP 411



OPEN HOUSE SUN, JULY 29 2-4 PM

McLaurin beach 4 B/R walkout bungalow; year round living. 2 Garages. Open concept. Kitchen has granite island & maple cabinets. Deck extends width of home facing lake. Bsmt 75% complete. **\$650,000**

VIEW OF GULL LAKE

McLaurin beach 4 B/R walkout bungalow; year round living. 2 Garages. Open concept. Kitchen has granite island & maple cabinets. Deck extends width of home facing lake. Bsmt 75% complete. **\$650,000**

25 VIENNA CLOSE

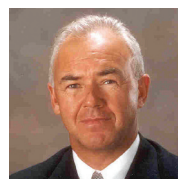


wood burning F/P, 5pc ensuite in M/B, basement wet bar. So many upgrades!! **\$899,900**

STUNNING RUSTIC WALKOUT

4 bed, 3 bath bungalow backing onto pond & trees. Granite, hardwood, hand-rubbed maple cabinets, wood burning F/P, 5pc ensuite in M/B, basement wet bar. So many upgrades!! **\$899,900**

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



Len Parsons

403.309.2907

RE/MAX real estate
central alberta
4440 - 49 ave., red deer • 403.343.3020



OPEN HOUSE SAT, JULY 28, 2-4 PM

90 Osmond Close | \$619,900

LOCATION, LOCATION

As close to acreage living as you're going to find within the city. Totally renovated top to bottom. 4 beds, 4 baths.

Your host, Len Parsons, 403-343-3020



OPEN HOUSE SUN, JULY 29, 1-3 PM

57 Austin Drive | \$814,900

WELCOME TO ANDERS ON THE LAKE

Fully developed, 2100 sq. ft. bungalow walkout. 6 bdrms, 3 baths, recent upgrades. Will consider smaller homes on trade.

Your host, Len Parsons, 403-350-9227



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, fireplace, 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.

How to save money with a professional inspection

You've visited the property a few times; you know a bit about construction and nothing abnormal has caught your eye. The house is practically new, so why waste a few hundred dollars having it inspected?

But consider this scenario: you've just moved into your new home, and a bout of heavy rain goes on for a while. You're shocked to see water dripping through your bedroom ceiling. There was no indication such a problem existed; no stains or traces of mould. Even the roof, which you had inspected from ground level, seemed in perfect condition.

A home inspector might have detected a problem in the attic or roof before you bought the home. And even if he or she hadn't seen anything apparent, the simple fact of having used his services allows you to demonstrate that you took all necessary precautions before buying. In this case, the seller could be held

liable to pay for all the repair work.

By insisting on an inspection that makes the purchase conditional to your satisfaction, you give yourself some flexibility and open the door to negotiations. Are there cracks in the basement foundations? Some windows aren't sealed properly? The heating system is defective? All necessary repair work can be used to negotiate the selling price, especially if they were spotted by a certified inspector and you have his report to prove it.

A professional home inspection is the best way to protect yourself against hidden defects and other surprises that can occur when you least expect them. And in addition to giving you peace of mind, a professional inspection could help you to acquire the home of your dreams for less money. Why pass that up?



Lori Loney | 403.350.9700

Tim Maley | 403.550.3533

Al Sim | 403.391.1771

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\$244,900
REDUCED
113 Rupert Crescent
1/2 Duplex with No Condo Fees!
Detached Double Garage
Call Lori Loney 403-350-9700



\$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



\$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 Parkview 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

CALL TODAY

**for more
information
on any of our
listings!**



\$599,900
OPEN HOUSE
SUN. JULY 29, 12-2 P.M.
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



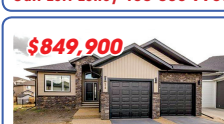
\$740,000
3 Voisin Close
Former Show Home, 4 bedrooms,
Beautiful Ensuite!
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\$769,500
NEW LISTING
11 Van Horn Close
Triple garage, 2680 sq feet, backs
on to park!
Call Tim Maley 403-550-3533



\$799,000
NEW LISTING
39140 RR 282
Mine 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

How to re-caulk your bathtub in five simple steps

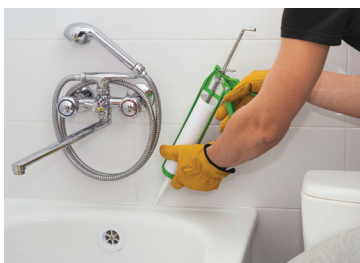
Is the caulk around your bathtub crumbling or showing signs of unsightly mould? If so, it's time to re-caulk! While it's always recommended to entrust any plumbing work to a professional, repairing the caulk around your tub is a relatively simple task that you can easily do yourself. Just follow these five foolproof steps.

1. Remove worn-out caulk

With the help of a utility knife, make an incision in the middle of the damaged caulk to make it easier to remove. Next, use a scraper or flat-head screwdriver to scrape the remaining sealant free, if necessary.

2. Clean the surface

Wash the area you just finished scraping with a sponge soaked in white vinegar. Make sure to remove all traces of dirt and mould, and then use



a cloth or rag to wipe down the surface. This last step is particularly important to ensure the new caulk adheres properly.

3. Get your duct tape handy

Border off the area where you'll apply the new caulk with duct tape, much like when you trim a room for painting. It might take a few extra

minutes, but the final result will be much cleaner.

4. Apply the new caulk

Apply the caulk with a caulking gun, ideally in a single stroke while maintaining constant pressure. Next, dip your thumb in soapy water and go over the new caulk to make it nice and watertight.

5. Remove the duct tape

Wait at least 24 hours before removing the duct tape and taking a bath. If the caulk overflowed, carefully cut away the excess with a utility knife.



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42 METCALF WAY
\$450,000
MLS #CA0137549



46 METCALF WAY
\$409,900
MLS #CA0137554



50 METCALF WAY
\$385,000
MLS #CA0137



54 METCALF WAY
\$450,000
MLS #CA0137553



424035 RANGE ROAD 254
\$650,000
MLS #CA0142813



63 PARKSIDE DRIVE
\$79,000
MLS #CA0141257



5214 47 AVENUE
\$350,000
MLS #CA0141121



20 WESTVIEW DRIVE
\$530,000
MLS #CA0141108



34 SPRINGFIELD AVENUE
\$299,900
MLS CA0140915



40130 RANGE ROAD 262
\$1,099,000
MLS #CA0140783



4839 LAKE STREET
\$200,000
MLS #CA0140487



19 WILLOW CRESCENT
\$250,000
MLS #CA0135363



4906 53 AVENUE
\$175,000
MLS #CA0134834



60 HERITAGE DRIVE
\$279,000
MLS #CA0132630



425065E HWY 771
\$499,000
MLS CA#0131920



422015 RANGE ROAD 20
\$699,000
MLS CA#0127575



124 PARAMOUNT CRES
\$119,900
MLS CA#0103058



261052 TWP ROAD 422
\$1,490,000
MLS CA#0136686



1 EMILY CRES
\$429,000
MLS #CA0137028