

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | AUGUST 3, 2018

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

**#103, 3501-49 Avenue,
Red Deer**

WOW! BELLS AND WHISTLES PLUS
is what you will find in this Main Floor
40+ Condominium. Upgrades galore
plus 2 bedrooms, 2 baths.

\$237,743

*For further info on this multiple listing service home, see page 7
or contact a member of the Red Deer Real Estate Board.*



View our complete publication ONLINE at www.yourhouseyourhome.com



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



NORM JENSEN
 403.346.8900



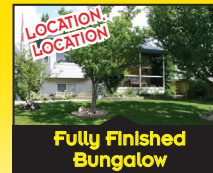
Great Revenue Property
 Located on a quiet close in Morrisroe. 3 bdrm Townhouse, 2 Storey, Newer furnace and Hot water tank



Pegasus Beauty!
 4 bedrooms, 3 baths, granite counters, air conditioning, wet bar, ensuite and so much more!



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.



Les Anderson
 403.350.1932



OPEN HOUSE SUN, AUG. 5, 2-4 PM
74 LALOR DRIVE
FANTASTIC FAMILY HOME!
 In desirable Loreda. 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**



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



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**



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**

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



Gerald Doré
 403.872.4505

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



26 DUFFIELD AVE
 1224 sq. ft. custom bung. w/4 beds, 3 baths, NB w/walk-in closet/ensuite, A/C, in-floor heat, main flr laundry, 22x22 heated oversized garage, new paint. New kitchen appliances, RV parking & open plan with gas f/p, much more! **MLS#CA0143614**
Priced to sell at \$384,900!



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



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



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



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
 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.



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!**

YOURHOUSE YOUR HOME

View our complete listings at

www.yourhouseyourhome.com

Welcome to the neighbourhood **Just moved in? Time to explore!**



Finally starting to settle into your new home? Now that the headache of hauling boxes back and forth is over and done with, it's time to explore your new surroundings.

First stop: the house next door! Make a good first impression by introducing yourself to your new neighbours. Take the opportunity to ask them where to find the tastiest takeout or who the best hairdresser in town is. They'll appreciate the initiative and gladly offer insider advice.

Next, set off on a voyage of discovery! Tour the neighbourhood to better acquaint yourself with your new environment. Keep an eye out for nearby parks, supermarkets and convenience stores, noting street names and other reference points along the way. Furthermore, locate buildings that

pertain to your interests: a karate school, library, café or shopping centre, for instance. Spending a day playing tourist is the best way to immerse yourself in your new community and discover its hidden gems. If you're interested in uncovering the town or city's history, many municipalities offer guided or self-guided heritage tours. Visit the local information centre to find out more!

Finally, head online. The city's official website provides valuable information about things like waste collection schedules and overnight parking rules in addition to a schedule of community events for your leisure. Blogs and forums are also great sources of information, especially when it comes to well-kept secrets only known to locals, like hidden bars and delicious food at crazy-low prices!

Welcome to the neighbourhood

Moving 101:

how to pack your belongings



You've sorted through your belongings and are finally ready to get packing - a stage of the moving process that often gives homeowners a headache. Relax, take a deep breath, and follow these tips for packing success!

1. Get organized. Boxes, bins, masking tape, precision knives, black markers, bubble wrap — make sure to have all of the necessary equipment handy for a quick and efficient move.

2. Prepare an essentials box. There's nothing more frustrating than looking for your toothbrush in a sea of boxes. Pack a box filled with your necessities (hygiene products, bandages, towels, etc.) for those first couple of days in your new home.

3. Maximize space. Make sure to properly fill your boxes so they don't sag or crumple under one another's weight. Similarly, don't try to squeeze too much in — boxes bursting at the seams don't stack up very well. A few tips:

- Use smaller boxes for heavy items, and make sure to distribute the weight evenly.
- Wrap your fragile belongings in dishtowels, bed

sheets or bubble wrap.

- Label your cables and electrical wires.
- If you're dismantling furniture — a table, for instance — keep all screws and bolts in a labeled bag and bind the leg posts.
- Tie your brooms, curtain rods and blinds together for ease of transport.

4. Properly seal your boxes. Make sure each box is tightly sealed so that it doesn't pop open mid-move or give out in your arms.

5. Label every box. Clearly list the contents of each box as well as their location in the home (kitchen, children's bedroom, garage, etc.) to better orient yourself as you settle in. There's nothing more maddening than hauling your boxes from room to room, hoping you land on the right one.

Make sure to remove the propane tank from your barbeque before moving it. For safety reasons, dangerous or explosive items should never be wrapped or packed away in boxes.



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BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



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



4 BDRM/2 BATH with a detached garage in great location close to schools. Air conditioning working infloor heat plus more **\$309,900** **CALL NADINE 342-7700.**



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



LAREDO July possession Brand new 3bdm/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.



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



BUILDER SAYS SELL THE SHOWHOME! 3 bdrm, 3 bath 2 Storey Family Home in Laredo, w/ vinyl fenced yard, upgraded stainless appliances, walk thru pantry, storage lockers, bonus room, blinds, large garage & more! Priced @ less than appraised value, only **\$559,900** **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.



LEGAL SUITE Executive 3brm/2bath main floor with att'd garage, plus a 1 bdrm basement suite in great Timberlands location **\$599,900**
CALL JENNIFER 342-7700.



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



IMMEDIATE POSSESSION Brand new 3bdm/3bath with stainless appliances, laminate flooring, upstairs laundry, 10 yr warranty Penhold **\$366,900**
CALL BRAD 342-7700.



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



WESTPARK MONEY MAKER Fully renovated 2bdm 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.**



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



Moving Season **Don't leave your animals to fend for themselves**

For many animals, the arrival of moving season means parting ways with their owners for good. Every year, factors like moving to a smaller property or one that doesn't allow animals drive countless pet owners to abandon their furry companions.

This mass abandonment results in numerous animals wandering the streets in distress each year, many of which are sick, wounded or extremely malnourished. Thankfully, there are solutions.

- If you anticipate moving, begin your search early to ensure you find a house, condo or apartment that not only suits your needs and budget, but also allows your trusted companion to come along for the journey.
- Ask potential landlords if they'd be willing to meet your well-behaved pet prior to the big move. If impressed, would they consider making conditional modifications to the lease?
- Track down a caring family who'd gladly adopt your furry friend. Ask your friends, co-workers and neighbours, and leaf through classified ads to find prospective pet owners in your area.

If you aren't in a position to take your pet with you, leaving your dog, cat or bunny in a box by the side of the road is never the solution! As a last resort, entrust your pet to a no-kill shelter.

Pets are a serious commitment

Adopting a pet is a long-term commitment. Ask yourself if you have the means to properly care for an animal before welcoming one into your home. Animal shelters are becoming increasingly overpopulated with dogs and cats in search of a new family. Unfortunately, those who fail to find one end up being put to sleep.

**COLDWELL
BANKER**

OnTrack Realty

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

OnTrack Realty

**Margaret
Comeau**
403-391-3399**OPEN HOUSE SAT, AUG 4, 3-5 PM
7 KIRTON CLOSE****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.

**OPEN HOUSE SUN, AUG 5, 2-4 PM
18 ODELL GREEN****SPACIOUS!
\$319,000**

Faces a green! 3 beds, 2 baths, living/dining room, vaulted ceiling, main floor family room and laundry, covered deck, huge fenced yard. Immediate possession!

**12 MINUTE DRIVE
TO RED DEER!
\$339,000**

8.75 acres, close to Burbank, choice spot. Mobile with 3 bedrooms and 2 baths, quick possession!

**1151 SQ. FT.,
COMFORT
\$319,900**

Spacious 4 level split, 5 bedrooms, 3 baths, large kitchen and dining, garage 24x26.

**SWEET 3 BEDROOM
BI-LEVEL
\$250,000**

Lacombe. 2 baths, sunny kitchen, spacious family room, 14x22 detached garage. Quick possession. Faced a green.

**Dale
Stuart**
403-302-3107**"DALE OFFERS
YOU QUALITY
SERVICE AND A
VERY COMPETITIVE
COMMISSION RATE"****FULLY FINISHED EXECUTIVE
BUNGALOW IN INGLEWOOD****\$499,900 NEW LISTING!**
**OPEN HOUSE SUNDAY, AUG 5,
1:30-4:00 PM****31 IRVING CRESCENT**
Backing onto school park and ball diamond. A great place for kids to play. Features an open floor plan with 4 bdrms, 3 full baths(jet tub), hardwood floors, a large family room, media room, underslab heat, 25x25 heated garage.**FULLY DEVELOPED
FAMILY HOME IN DAVENPORT!****\$354,900 NEW LISTING!****80 DEMPSEY STREET**
Fully dev. bi-level features 4 bdrms & 3 baths, vaulted ceilings, open floor plan, lrg kitchen with loads of cabinet space & pantry, with large dining area. Bsmt 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!!****\$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 NEW LISTING!**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.**Welcome
HOME!****CALL JAMIE
TODAY**
for all of your
advertising needs!**YOUR HOUSE YOUR
HOME****403-309-5451****403.872.3350
Peggy
Lane
Associate
Broker****\$237,743**
103, 3501-49 AVE**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***Find your
dream
home in***YOUR HOUSE YOUR
HOME**

YOUR HOUSE YOUR HOME

SERVICE DIRECTORY



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9-4608 62nd 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, AUGUST 4

RED DEER

| | | | | | | |
|--------------------------|----------------|----------------------|------------------------------|---------------|----------------|-------------------|
| 280 Wiley Crescent..... | 1:00 – 3:00 pm | Kim Fox | RE/MAX..... | 506-7552..... | \$300,000..... | Westlake |
| 43 Veronica Close | 2:00 – 4:00 pm | Mitzi Billard..... | RE/MAX..... | 396-4005..... | \$799,900..... | Vanier East |
| 15 Inglis Crescent | 2:00 – 4:00 pm | Bob Wing..... | CENTURY 21 ADVANTAGE..... | 391-3583..... | \$369,900..... | Inglewood West |
| 7 Kirton Close..... | 3:00 – 5:00 pm | Margaret Comeau..... | COLDWELL BANKER ONTRACK..... | 391-3399..... | \$364,900..... | Kingsgate |
| 1 Duval Crescent..... | 2:00 – 4:00 pm | Tim Maley..... | RE/MAX..... | 550-3533..... | \$319,500..... | Davenport |
| 147 Douglas Avenue..... | 2:00 – 4:00 pm | Carol Donovan | ROYAL LEPAGE NEWORK..... | 350-5502..... | \$385,000..... | Deer Park Estates |

SUNDAY, AUGUST 5

RED DEER

| | | | | | | |
|---------------------------|----------------|----------------------|------------------------------|---------------|----------------|------------------|
| 96 Oakwood Close | 2:00 – 4:00 pm | Alex Wilkinson | ROYAL LEPAGE NETWORK | 318-3627..... | \$799,900..... | Oriole Park West |
| 31 Irving Crescent | 1:30 – 4:00 pm | Dale Stuart | COLDWELL BANKER ONTRACK..... | 302-3107..... | \$499,900..... | Inglewood West |
| 74 Lalor Drive..... | 2:00 – 4:00 pm | Les Anderson | ROYAL LEPAGE NETWORK | 350-1932..... | \$529,900..... | Laredo |
| 12C 32 Daines Avenue..... | 2:00 – 4:00 pm | Scott Wiber | ROYAL LEPAGE NETWORK | 505-3815..... | \$224,900..... | Devonshire |
| 18 Odell Green..... | 2:00 – 4:00 pm | Margaret Comeau..... | COLDWELL BANKER ONTRACK..... | 391-3399..... | \$319,000..... | Oriole Park |



Find
your
**dream
house**
this
weekend!

Eco-friendly advice for moving day



There are plenty of ways you can reduce your ecological footprint when relocating from one home to the next. If you're keen on protecting the environment, be sure to follow these five eco-friendly moving tips.

1. Recycle whenever possible. You've sorted through your belongings and are now faced with a mountain of junk (tattered clothes, broken appliances, forgotten toys, etc.). Before feeding the trashcan, find out which items are recyclable. For example, you can drop off broken electronics at a nearby depository. For safety reasons, never dispose of solvents, oils, leftover paint or other hazardous materials by throwing them in the trash or pouring them down the drain.

2. Give your goods a second chance. If many of the items you no longer want are still in decent condition, organize a garage sale or put them up for auction on a classified ads website. Better yet, donate them to a local charity.

3. Don't buy boxes. Instead of buying boxes

that you'll end up throwing away, ask local business owners if you can take some empty boxes off their hands. You can also rent plastic bins to help transport your belongings from point A to point B. Use bed sheets, towels or old newspapers instead of bubble wrap to protect your fragile items from damage.

4. Rent a moving truck. Think of all the gas and time you'll waste driving back and forth in your small car on moving day! Renting a truck is a cost-effective alternative that respects the environment.

5. Choose green products. Is your new home in need of a thorough cleaning or a good paint job? Be sure to carry out such chores with products that aren't harmful to the environment. In need of new appliances? Opt for energy efficient brands!

Many companies offer eco-friendly products and services to safeguard the environment during moving season. Contact your local movers to find out more!



Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583

**OPEN
HOUSE**



SATURDAY, 2-4 PM

NOW \$369,900!

15 Inglis Crescent

INGLEWOOD WALKOUT!

Excellent 4 bedroom bi-level, 3 full baths with vaulted ceilings, 3 sided FP, MF laundry, 21x26 heated garage, RV gate, plus fruit trees!



NOW \$362,900

139 Donnelly Crescent

ENERGY EFFICIENT!

Meticulously well maintained with 4 bedrooms, 3 baths, upgraded over the years, 24x24 garage, RV parking & beautifully landscaped.



\$179,000

1310 Lucina Street

PENHOLD STARTER HOME

Well maintained, 2 bedroom, 2 bath raised bungalow, large eat-in kitchen, jet tub, AC, big fenced yard with RV parking and more

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

Choose the right moving company in four steps

Are you looking for a reliable moving company to help you pack up and go? Follow these steps for a stress-free experience.

1. Compare prices. Request a quote from at least three separate companies, and be wary of businesses that advertise abnormally low prices. To obtain an accurate estimate, make sure to give as many details about the move as possible. For example, specify if stairs are involved, provide the square footage of each building, and mention any heavy items (a piano, for instance) included in the relocation.

2. Ask for proof of insurance. Verify that the moving company you're considering is insured against loss and damages. Don't hesitate to communicate directly with the insurance provider to ensure the best protection for your belongings.

3. Research the company. Has the company been the subject of any lawsuits or complaints in the past? For peace of mind, make sure to gather as much information about the movers in question before entrusting them with your property and possessions.

4. Ask for a written agreement. Make sure the company provides their clients with a detailed written agreement that outlines what their services

**#441, 37543 England Way,
in Waskasoo Estates
Mobile Park.**

\$92,900

- Very well cared for 16x80 mobile in the adult part of the park.
- 3 bedrooms, 2 baths, central a/c.
- Recent improvements- flooring 2015, kitchen appliances 2013, h/w tank 2017 & more!
- Nice open and bright floor plan with vaulted ceilings & skylight.
- Large deck is partially covered & storage shed included.

**Call Dale Devereaux,
Century 21 Advantage**
for more details
or to view!
403 346 0021 Century 21 Advantage

include and how their prices add up. Moving is already a costly process; you wouldn't want to end up with a bunch of unexpected extra fees to pay!

Once everything is said and done, carefully inspect all items with the movers before you sign off on the job, taking note of any missing or damaged pieces. Finally, make sure the business's name and address is clearly printed on your copy of the invoice.



Keeping warm on your deck



Photo: Les Foyers
Feu Ardent Inc.

A theme for every backyard pavilion

Do you love staying out on your deck or patio until late in the evening? Don't let the cool night air discourage you.

Outdoor fireplaces have become really popular in recent years and are perfect for creating a warm atmosphere on decks. And with the huge range of models now on the market, you're sure to find a design that blends perfectly with your outdoor decor. Imagine gathering a few friends and family members around your fireplace and enjoying those chillier evenings in comfort.

Another great way of extending your evenings in the fresh air is to buy a patio heater. Increasingly popular, these outdoor heaters can be run on electricity, propane or natural gas, and they're now accessible to all budgets. Just wrap your hands around a warm mug of hot chocolate, position the patio heater in a strategic place in order to stay warm, and you'll love being outside even in the off-season.

Whether you opt for a fireplace or patio heater, you'll enjoy lots of al fresco evenings this summer.

Thematic pavilions, or gazebos, are the talk of the outdoor design world at the moment, whether they're used for relaxing, sporting events, family movie nights or poker games with friends. And they've become popular for good reason. With a roof and optional walls, backyard pavilions are perfect for enjoying summer without having to worry about sudden changes in the weather.

So, just like the kitchen, the living room and games room can now be moved out into the backyard. Thanks to new technologies and the wide variety of furniture and backyard accessories available on the market, modular sofas, cushions, TVs and video games can be set up just as well outside as inside.

You could also make your spa the centerpiece of a peaceful oasis. In fact, the possibilities are endless: chic, Zen, sporty, family oriented, exotic or relaxing. Simply choose a theme you love and create a stylish backyard pavilion that meets all your family's needs.

Ask Charles

I'm selling my house, and the listing agreement says I have to pay my real estate agent commissions if my place sells after the agreement ends. Is that legal?

It sounds like you're referring to the "holdover" clause, which is found in most residential listing agreements (seller representation agreements) in Alberta. And yes, holdover clauses are legal.

A holdover clause permits your real estate brokerage to collect its fee or commission from you if you enter into a purchase contract with a buyer within a specific number of days after your listing agreement ends and that buyer was introduced to your property during the term of the listing agreement. The length of the holdover period is negotiable between you and your real estate professional.

When a real estate professional lists your home, your listing agreement sets out that you will pay your brokerage in the event your home sells.

Imagine you have a 90-day listing agreement. On day 88, your real estate professional arranged for a showing of your home to a buyer. The buyer liked it, but had to think about it for a few days. On day 91, the buyer decides they want to buy your home. That buyer only knew about your home being for sale because of the listing you had on it with your real estate professional.

Assume you didn't extend your listing agreement, on day 91, your home is no longer official-



ly for sale but you still want to sell. The buyer that viewed your home on day 88 writes on Offer to Purchase for your home, and you accept their offer.

Now the holdover clause kicks in.

Because you're selling your home to a buyer who was introduced to it during the term of your listing agreement, the holdover clause requires you to pay your real estate brokerage the commission you agreed to in your listing agreement.

Your real estate professional did what they set out to do – they sold your home for a price with which you were happy. They deserve, and have every right, to be paid for their work.

The holdover clause also protects a real estate brokerage's commission in the unlikely event a buyer and seller want to work together to get a deal

done, but they wait until just after the listing agreement ends merely so they don't have to pay commission. If in such a case the buyer was introduced to the seller's property during the term of the listing, the real estate professional deserves to be compensated for their work. Side deals between a seller and that buyer shouldn't affect the ability of the seller's real estate brokerage to collect its commission.

"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.



Lori Loney | 403.350.9700

Tim Maley | 403.550.3533

Al Sim | 403.391.1771

RE/MAX®

Real Estate Central Alberta

**4440 - 49 Avenue, Red Deer
403.343.3020**



\$259,000
NEW PRICE
58 Greenham Drive
Open concept
with many upgrades
Call Tim Maley 403-550-3533



\$319,500
OPEN HOUSE
SAT. AUG. 4, 2-4 P.M.
1 Duval Crescent
Fully finished with 4 beds and
detached double garage
Call Tim Maley 403-550-3533



\$479,900
NEW LISTING
97 Portway Close
4 bedroom Walk-Out 2 Storey
2nd floor Laundry
Call Lori Loney 403-350-9700



\$600,000
REDUCED
86 Oaklands Crescent
2 storey with bonus room,
walk out basement.
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



\$364,900
12 Halladay Ave
5 beds and 3 baths, large yard and big
double garage – many renovations!
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



\$769,500
NEW LISTING
11 Van Horn Close
Triple garage, 2680 sq feet, backs
on to park!
Call Tim Maley 403-550-3533



\$299,900
REDUCED
138 Maxwell Avenue
Huge 28x40 garage, 4 beds
and 2 baths
Call Tim Maley 403-550-3533



\$399,900
NEW LISTING
11 Fulmar Close
4 bedroom Bungalow
RV Parking
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



\$849,900
REDUCED
54 Veronica Close
1760 Sq Ft Bungalow
5 Bedrooms
Call Al Sim 403-391-1771

It's air conditioning season!

There isn't a fan in the world that can keep you cool during a heat wave. Luckily, air conditioners are up to the task. Whether it's wall-mounted, central or portable, your A/C has what it takes to banish heat and humidity from your home, even on the most sweltering summer days.

Is your air conditioning system ready to face the sky-high temperatures to come? To avoid a breakdown that could make your home unbearably hot, have your A/C inspected and maintained by a local professional.

In the market for an air conditioner that can provide the cooling power you need at a price you can afford? Visit your local specialty retailers to find the right model for your home.

Go ahead: treat yourself to a cool, comfortable summer.





*Mitzi
Billard
Associate*

403.396.4005
mitzibillard@remax.net



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

43 VERONICA CLOSE



3 BEDROOM PLUS LEGAL SUITE
Fully finished 2-Storey backing onto green reserve in a quiet close. Open concept with quality finishing, upper floor laundry, 4pc ensuite in master. Legal suite has single car att. garage and in-floor heat. **\$799,900**

OPEN HOUSE SAT, AUG 4, 2-4 PM

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**

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**

153 WINSTON PLACE, BLACKFALDS



New Listing!

FULLY DEVELOPED CONDO
5-bed, 2-1/2 bath with 3-sided gas fireplace, fenced yard and attached garage. Located near a playground, close to the Abbey center w/easy access to Highway 2. **\$239,900**

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**

120 ALMOND CRESCENT, BLACKFALDS



Reduced!

LARGE PIE LOT
Gorgeous 3 bedroom 2-Storey with unfinished basement. Lots of upgrades, dark stained cabinets, granite countertops, soaker tub in ensuite. gas BBQ hookup. South facing, fully fenced yard with room to build garage. **\$335,000**

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

Survival guide for renovating couples

You hate the ceramic tiles, the leaky faucet is driving you crazy and that colour on the walls, which was all the rage in 2002? Well, you'd rather not think about it. You've been dreaming of renovating your home for ages, but be careful — home renovations are often the cause of friction within a couple. Here are a few great tips for avoiding fights with your better half during your renovations.



your mind about the position of the sink isn't a good idea when the only bathroom in the house is under construction and your nerves are stretched to the breaking point.

4. Make compromises.

Obviously, you don't want to have to look at yellow walls for the next few years if you happen to hate that particular colour. But is it really so important that the cabinets have oval rather than round handles? Choose

1. COM-MU-NI-CATE. Yes, this is still and will always be the key to successful renovating. Be open to your partner's needs and express your own without imposing your ideas. No one wants to be told what to do and what to like. Instead, explain what is motivating your choices.

2. Ask for advice. You can't come to an agreement? Talk to an architect, designer or even a friend — if he or she has good taste, of course. Let them play the role of mediator and help you both decide.

3. Plan. Before you start work on your project, schedule each step of the renovations, deciding exactly what has to be done and when. Changing

your battles based on what's most important to you.

5. Expect the unexpected. Surprise expenses during a renovation are practically inevitable and, as you probably already know, money can be a major source of conflict within a couple. So plan your budget accordingly and make sure you're both on the same wavelength.

Big expenses and important decisions; stress; workers in and out all day long; no privacy; dust everywhere: all these factors make for an explosive cocktail. During your home renovations, take some time for yourself to de-stress and be sure to hire competent professionals. Otherwise, you may end up needing to hire a marriage counsellor.



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5706 48 AVENUE

\$295,000

MLS CA#0133683



5.98 Acres

41512 RANGE RD 255

\$299,900

MLS CA#0112748



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5628 55 AVENUE

\$339,000

MLS CA#0135329



Lacombe

21 IRON WOLF BLVD

\$339,900

MLS CA#0116785



19.99 Acres

422013 RANGE ROAD 20

\$349,585

MLS CA#0119996



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6 TALISMAN CLOSE

\$384,000

MLS CA#0110990



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50 METCALF WAY

\$385,000

MLS #CA0137



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16 PETTICOAT LANE

\$399,900

MLS CA#0138596



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98 HATHAWAY LANE

\$435,000

MLS CA#0119722



Ponoka

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\$459,900

MLS CA#0120181



Wolf Creek Estates

29 CREEK ROAD

\$499,000

MLS CA#0143025



Lacombe

204 SAND BELT DRIVE

\$598,900

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4.52 Acres

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\$675,000

MLS CA#0114562



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96 BURBANK CRESCENT

\$848,000

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\$1,185,000

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\$530,000

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