

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | SEPTEMBER 7, 2018

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

**12A 32 Daines Avenue,
Red Deer**

NO STAIRS - MAIN FLOOR CONDO!

This 3 bed, 2 bath home is located in Devonshire Estates. Generous sized great room with gas fireplace, large dining room, large master and attached garage!

\$485,000 MLS CA0142908

For further info on this multiple listing service home, see page 3 or contact a member of the Red Deer Real Estate Board.



View our complete publication ONLINE at www.yourhouseyourhome.com



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



Les Anderson
 403.350.1932



OPEN HOUSE SUN, SEPT. 9, 2-4 PM
410 6118 - 53 AVENUE

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. **\$399,900**



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**



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 **\$249,900**



NEW LISTING!

GREAT VALUE

in this 1100 sq. ft. bungalow. Updates - windows, furnace and hot water tank. Fully developed, fireplace, open plan. The real bonus is the 24x26 heated garage with 9' door. **\$269,900**

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



Janice Mercer
 403.598.3338



37441 RANGE ROAD 271 RED DEER COUNTY | \$1,300,000

OPEN HOUSE: SATURDAY, SEPTEMBER 8, 1-4 PM

LOCATION, LOCATION, LOCATION!

Prime 27 acres minutes to Red Deer. Perfect set up for horses! Two outdoor riding rings and 1 indoor heated riding ring. Well maintained large two storey home is part of this amazing property. Stop by and see for yourself!
MLS # CA0141074

DIRECTIONS:

Go South on 30th Ave (RR 272) until McKenzie Rd. (Township Rd 374) Turn left, go East on McKenzie rd to RR 271 turn left and go to the end of the road.



NORM JENSEN
 403.346.8900



LOCATION, LOCATION

Fully Finished Bungalow

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



NO CONDO FEES

Great Revenue Property

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



EASTVIEW ESTATES

Totally Renovated Bungalow

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



TRIPLE CAR GARAGE!

Pegasus Beauty!

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



DEER PARK LOCATION

Large Yard & RV Parking

Spacious Bi-level with Double Attached Garage. 4 bdrms, 2 baths, Lots of storage.



Alex Wilkinson
 Follow on contact me on

f 403-318-3627 t



120 HENDERSON CRES. PENHOLD - JUST LISTED!

Awesome 3 bdrm fully finished townhome. Yard is fully fenced with 2 car parking pad. Upgraded flooring and stainless appliances! **Call Alex**



OPEN HOUSE SAT. SEPT 8, 2-4 PM

314 JARVIS GLEN WAY JUST LISTED! 3D TOUR!

Spectacular executive home steps to the lake. This home has it all. Meticulous design with gourmet kitchen and triple att. garage. **Call Alex for your private tour - 403-318-3627**



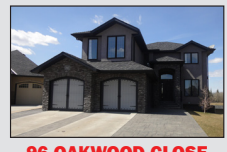
21 CHURCHILL PLACE

Very nicely finished with double attached Garage. Large fully fenced yard. Great location, great home! **Call Alex**



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!**

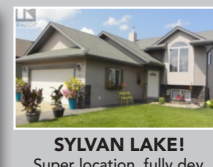


96 OAKWOOD CLOSE

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.



Doug Wagar
 403.304.2747



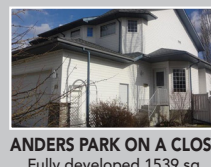
SYLVAN LAKE!

Super location, fully dev. walkout! Double attached garage! Loads of extras! **\$497,900**



WONDERFUL TREED ACREAGE!

3.71 acres minutes from Red Deer, Lacombe and Blackfalds - 1489 sq. ft. home & fully finished shop **\$454,900**



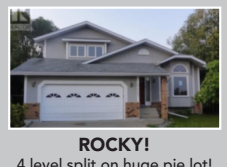
ANDERS PARK ON A CLOSE

Fully developed 1539 sq. ft. duplex! Double attached garage! **Priced to sell at \$289,900**



INCREDIBLE VALUE!

Top floor, adult 2 bed 2 bath condo, includes two heated parking spots. **\$205,000**



ROCKY!

4 level split on huge pie lot! 1679 sq. ft. double attached garage. **\$299,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Find your dream home in
 YOUR HOUSE
 YOUR HOME



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



Elaine Wade
 403.396.2992



12A 32 DAINES AVE

NO STAIRS and located on the MAIN FLOOR this 3 bedroom, 2 bath condo in Deer Park is an amazing opportunity if you are looking to downsize. Almost 1300 sq ft of living with an abundance of windows overlooking a park. Open concept, neutral colors throughout, laminate flooring and a HEATED GARAGE complete the space. This condo has a perfect Reserve Fund, is well looked after with hands on owners who keep things running smoothly. **\$228,555**

What colours go with **earth tones**?



Colours that combine tones of orange and brown are always popular in interior design, particularly during the fall. Evoking falling leaves and sunsets, these rich hues are nostalgic, romantic and exotic. To highlight furniture or accessories that feature such earthy shades, get inspired by these suggestions.

Cool hues

To give your decor a fun and dynamic effect, add touches of cool colours amid the warm, earthy tones. Green plants, turquoise pillows, a purple rug — have fun creating eye-catching contrast.

Neutral tones

To enhance architectural or decorative elements with burnt earth tones, you can also use shades of

white (cream, ivory), beige (sand) or grey (stone, steel) on the walls, curtains, floors or bedding. This type of palette creates an elegant, refined look.

Metallic notes

Is there anything more chic and timeless than a noble metal? To complement an earth-toned decor, opt for decorative objects (mirrors, tables, vases, lights, etc.) with a metallic finish. The best choices are:

- Gold (yellow or rose)
- Silver
- Bronze
- Copper
- Brass

Rust, sienna, paprika, brick, cinnamon, terracotta — brownish-orange shades match almost anything!

Help-U-Sell
REAL ESTATE

of Red Deer

Call Barb Munday

403-598-7721

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

OPEN HOUSE: Sunday, Sept. 9, 2018 2-5 pm
#22 939 RAMAGE CRES AND #24 939 RAMAGE CRES



Conditioning. Attached garage, come see quality for value



\$295,000.00 with quick possession.

FURTHER REDUCED FOR A QUICK SALE! - gated community for 40+, 1160 sq. ft. bungalow fully finished, full basement, 3 beds, 3 baths, main floor laundry, 9' ceilings up and down, underfloor heat, A/C

ALSO in this gated community is an inside unit, 931 sq. ft., 3 bedrooms, 2 baths, open design with gas fireplace in living room, 9' ceilings, all appliances, attached garage and

DRASTICALLY REDUCED TO

SALON AND SPA, RED DEER - includes leasehold and inventory list. Immediate possession. **\$34,500.00**

OPEN HOUSE: Sunday, Sept. 16, 2018 1-4 pm
#38263 #20 - RANGE ROAD 283



BREAKING NEWS
PRICE SLASHED BY \$50,000,
NOW \$699,000!

5 minutes to City, by Alberta Golf Springs Golf course, 2.17 acres, 1471 sq. ft. fully developed bi-level, 5 beds, 2 kitchens, 3 baths, attached 24x24 garage and SHOP 30X40. QUICK POSSESSION! **Call Barb to set up your private viewing!**

Three ways to renew your home's facade **without breaking the bank**



Would you like to give your home's exterior a makeover? If you don't want to spend a fortune on a full renovation, there are several affordable solutions that will get you similar results. Here are three smart ideas to help you spruce up the look of your home without going broke.

1. Paint

To effectively refresh your home's exterior, there's nothing better than a few coats of paint in one or more strategic places. Why not dare to try a brighter colour on your front door or window frames? Eye-catching results, guaranteed!

2. Light

Adding chic lighting (wall-mounted lights, solar-powered lanterns, etc.) is a great way to brighten up your entryway. Just make sure the fixtures you choose complement the overall style of your home.

3. Landscaping

Well-thought-out landscaping and a few choice accessories (a unique mailbox or address plaque, for instance) will significantly enhance your home's curb appeal.

**COLDWELL
BANKER**

OnTrack Realty

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

OnTrack Realty



403.872.3350

**Peggy
Lane**
Associate
Broker**NEW PRICE!**
\$319,900**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.

**NEW LISTING!**
\$279,000**40 OLSEN STREET**

This family home is sure to warm Anyone's Heart. 5 bedrooms, 2 baths, fully fenced yard plus 22X24 garage.

**NEW PRICE!**
\$164,000**1115 31
JAMIESON AVE**

Welcome to a LifeStyle. "Condominium Living." 2 bdrm., 1 bath Condo. Complete with all the Bells & Whistles.

**\$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 FP & air conditioning!

CALL PEGGY LANE AT 403-872-3350**Dale
Stuart**
403-302-3107**FULLY FINISHED EXECUTIVE BUNGALOW IN INGLEWOOD****\$479,900****NEW
PRICE!****OPEN
HOUSE****SUNDAY, SEPT. 9,
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!**\$339,900****REDUCED!****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. Finished bsmt has a large family room, 2 bdrms, 4 pce bath and underslab heat. 24 x26 heated garage with 10' ceiling.

**"DALE OFFERS YOU QUALITY
SERVICE AND A VERY COMPETITIVE
COMMISSION RATE"
Call Dale Stuart
at 403-302-3107****TERRIFIC FAMILY HOME WITH A WALK-OUT BASEMENT!****\$379,900****22 ADDINGTON DRIVE**

1220 sq ft fully finished Bi-Level with 4 bdrms, 3 full baths, underslab heat in bsmt & 24x24 garage. Features vaulted ceiling, gas fireplace, large kitchen. Fully fenced and nicely landscaped with RV parking.

Go green with recycled paint

Made from leftover paint that's been filtered, purified and remixed, recycled paint is the perfect eco-friendly option for all of your home renovation projects.

In terms of quality and ease of use, recycled paint is similar to most other paint options on the market. The only slight drawback is that there's a limited number

of colours and finishes to choose from. However, its affordable price tag more than makes up for the relative lack of variety.

Not only does recycled paint support efforts to reuse and recycle, it's more energy-efficient to produce than conventional paint. So why not give it a go for your next remodelling project?





Kim Argent
403.357.4525

RCR ROYAL
CARPET
REALTY LTD.
www.rcrealestate.com



OPEN HOUSE • SAT., SEPT. 8, 2-4 PM

\$484,900 - 4 Pickwick Lane, Lacombe

LACOMBE BEAUTY IN ENGLISH ESTATES!

1443 sq.ft modified bi-level. 4 bedrooms, 3 bath rooms and the most incredible yard. A pond for your fish, creek, amazing perennials, and so much more. RV Parking too!



\$89,500 - 104, 5519 Kerry Wood Drive

QUICK POSSESSION!

\$89,500 for this incredible 1 bedroom condo steps to the river. Gas fireplace, extra storage and and in suite laundry.

Fireplaces: natural gas or propane?



Are you unsure whether to get a gas or propane fireplace? In spite of their many similarities, these two options have a few differences that can help you determine which is best for you.

If you already have a natural gas provider (because you have a gas stove, for example), you may want to opt for a gas fireplace. The coupling and maintenance will be easier due to existing infrastructure.

A propane fireplace, however, will have to be connected to an outdoor tank. But if you want your fireplace to create a warm, rustic atmosphere, choose propane. It creates a flame similar to that of a wood-burning fireplace, which makes it more visually pleasing than a gas-powered model.

Nevertheless, propane fireplaces are usually more expensive than gas-powered ones. They also tend to be more expensive to use, as propane costs more than natural gas in many locations.

Pros

Whether you choose a fireplace that runs on propane or natural gas, you'll have an effective, easy-to-use heating unit. Both can be turned on and off and controlled by a thermostat. Many models can also be programmed so that they turn on and off at set times.

Both types require little maintenance since they don't produce ash. You just have to clean the glass and the burners on a regular basis. Finally, neither option requires the installation of a chimney. A tube or vent is enough to let combustion gases out.



ROYAL CARPET REALTY LTD.

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www.rcrrealestate.com

342-7700



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



FULLY FINISHED 4 bedroom, 2 bathroom bilevel half duplex with a fenced and landscaped yard. Perfect starter or revenue property **\$184,900**
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.



PRIVATE YARD 5 bedroom/2 bathroom updated half duplex perfect for first time buyers or revenue potential. **\$222,400**
CALL JENNIFER 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 Fully finished 3bdrm/2 full bathrooms, all 6 appliances, fully landscaped, vinyl fencing, NO CONDO FEES!
\$249,900
CALL BRAD 342-7700.



LEGAL SUITE Executive 3bdrm/2bath main floor with att'd garage, plus a 1 bdrm basement suite in great Timberlands location **\$589,900**
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



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



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



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



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.



FULLY FINISHED 4 bdrm, 4 bath modified bilevel 23x25 attached garage great location Clearview Ridges. **\$464,900** **CALL JENNIFER 342-7700.**



LEGAL SUITE Garden Heights 1188 sq ft bilevel with 3 bdrm, 2 bath main floor suite with 22x26 att'd garage & 2 bdrm, 1 bath basement suite. **\$512,900.**
CALL JENNIFER 342-7700.

OPEN HOUSES THIS WEEK

OPEN HOUSE SAT., 1:30-3:30 PM
43 McLEVIN CRESCENT

SPECIAL NEW PRICE! 3+1 bdrm Bungalow w/22x24 detached garage, on quiet crescent, close to parks, schools, shopping. Fireplace, large fenced yard, newer shingles, hwt, furnace etc. Now only **\$254,900**
CALL NICOLE 342-7700.



YOUR HOUSE YOUR HOME

SERVICE DIRECTORY



info@counterscapes.ca
403.347.2115
9-4608 62nd Street
Red Deer, AB



Since 1997
Countertop & Cabinet Professionals
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**Sinks | Faucets | Tile Backsplash
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, SEPTEMBER 8

RED DEER

54 Veronica Close	1:00 – 3:00 pm	Al Sim.....	RE/MAX.....	391-1771	\$809,000.....	Vanier East
66 2816 Botteril Cres	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$289,900.....	Bower North
128 Weddell Crescent	1:00 – 3:00 pm	Kim Fox	RE/MAX.....	506-7552	\$675,000.....	Westlake
43 Mclewin Crescent	1:30 – 3:30 pm	Nicole Dushanek	ROYAL CARPET REALTY.....	342-7700	\$254,900.....	Morrisroe Extension
59 Ireland Crescent	2:00 – 4:00 pm	Tim Maley	RE/MAX.....	550-3533	\$309,900.....	Inglewood West
15 Oyen Crescent	1:00 – 3:00 pm	Allan Mellbourne.....	RE/MAX.....	304-8993	\$319,900.....	Oriole Park

SATURDAY, SEPTEMBER 8

OUT OF TOWN

314 Jarvis Glen Way	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$1,350,000...	Sylvan Lake
37441 RR 271	1:00 – 4:00pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	1,300,000.....	Red Deer County
4 Pickwick Lane	2:00 – 4:00 pm	Kim Argent	ROYAL CARPET REALTY.....	357-4525	\$484,900.....	Lacombe
238 27240 TWP RD 392 .	12:00 – 2:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795	\$699,990.....	Red Deer County
306 27240 TWP RD 392 .	3:00 – 5:00 pm	Asha Chimiuk.....	CENTURY 21 ADVANTAGE.....	597-0795	\$724,900.....	Red Deer County
11 Fulmar Close.....	2:00 – 4:00 pm	Lori Loney	RE/MAX.....	350-9700	\$399,900.....	Sylvan lake
9 Hawthorne Way	2:00 – 4:00 pm	Michelle Langelaar	RE/MAX.....	896-7355	\$329,900.....	Penhold
5 Parkridge Crescent	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$534,900.....	Blackfalds
101 38254 RR 265.....	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236	\$1,280,000...	Red Deer County
#301 5300 60 Street.....	1:00 – 5:00 pm	Bob Hollingsworth	WESTPINES ESTATES.....	232-3320	623,500.....	Sylvan Lake
1310 Lucina Street	1:00 – 3:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583	\$179,000.....	Penhold

SUNDAY, SEPTEMBER 9

RED DEER

6567 58 Avenue	1:00 – 3:30 pm	Kevin Glover.....	ROYAL LEPAGE NETWORK	396-2706	\$250,000.....	Highland Green Estates
47 Edwards Crescent	1:00 – 3:00 pm	Cindy Vander Linden	RE/MAX.....	506-7355	\$319,900.....	Eastview Estates
31 Irving Crescent	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER.....	302-3107	\$479,900	Inglewood West
27 Opal Avenue.....	2:00- 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$394,900.....	Oriole Park
300 Lampard Cres	2:00 – 4:00 pm	Scott Wiber	ROYAL LEPAGE NETWORK	302-3107	\$449,000.....	Lancaster Green
5825 69 Street Drive	2:00 – 4:30 pm	Craig Mackenzie	Realty Executives	302-0820	\$285,900.....	Normandeau
280 Wiley Crescent	11:00 – 1:00 pm	Roxann Klepper	RE/MAX.....	872-4546	\$290,000.....	Westlake
4 Markle Crescent.....	2:00 – 4:00 pm	Roxann Klepper	RE/MAX.....	872-4546	\$575,000.....	Morrisroe Extension
410 6118 53 Avenue.....	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK	350-1932	\$399,900.....	Highland Green Estates
144 Inglewood Drive.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$369,900.....	Inglewood West
5986 Orr Drive	12:00 – 3:00 pm	Darlene Benavides	RE/MAX COMPLETE.....	358-2782	\$574,900.....	Oriole Park West
#22, 939 Ramage Cres....	2:00 – 5:00 pm	Barb Munday	Help-U-Sell.....	598-7721	\$329,500.....	Rosedale Meadows
#24, 939 Ramage Cres....	2:00 – 5:00 pm	Barb Munday	Help-U-Sell.....	598-7721	\$295,000.....	Rosedale Meadows

SUNDAY, SEPTEMBER 9

OUT OF TOWN

203 28342 TWP Rd 384 .	1:00 – 3:00 pm	Al Sim.....	RE/MAX.....	391-1771	\$574,900.....	Poplar Ridge
51 Hampton Crescent....	1:00 – 3:00 pm	Kevin Durling	ROYAL LEPAGE NETWORK	302-1511	\$344,900.....	Sylvan Lake
30 Aurora Heights Blvd..	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$334,900.....	Blackfalds
#301 5300 60 Street.....	1:00 – 5:00 pm	Bob Hollingsworth	WESTPINES ESTATES.....	232-3320	623,500.....	Sylvan Lake

Find your **dream house**
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com



Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583



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



139 Donnelly Crescent

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



15 Inglis Crescent

GORGEOUS INGLEWOOD WALKOUT!
Spotless 4 bdrm bi-level: 3 full baths,
MF laundry, 3-sided FP, huge family
room, 21x26 heated garage, nicely
fenced/landscaped & RV parking.

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

Discover the splendour of wrought iron



Wrought iron is typically used in the manufacture of banisters or fences. However, wrought iron craftsmen also create real masterpieces that can add surprising accents to your home's decor.

What do blacksmiths do?

Professional blacksmiths are versatile artists; many of them studied their craft for several years at an ironwork school. Forge techniques are also used in trades such as farrier (for shoeing horses) and edge-tool maker (for manufacturing cutting tools).

What is wrought iron?

For centuries, wrought iron simply meant iron that had been shaped by hand. Traditionally, the iron is forged, or hot worked, then pressed or beaten on an anvil or with a hammer. The parts are then

assembled by conventional welding or with a torch.

Mild steel

Today, the vast majority of wrought iron decorations are made of mild steel, which is a combination of iron and a small amount of carbon. Mild steel has the same qualities as real iron. It is easy to work with, has the same colour as traditional wrought iron and is relatively inexpensive.

Wrought iron furniture is beautiful. Think how nice it would be to treat yourself to a bench, table or bed in wrought iron. A few wrought iron accessories would also enhance your decor. Mirrors, chandeliers, wall lamps and decorative objects will seduce you with their old world beauty.



Asha Chimiuk
403-597-0795

CENTURY 21® Advantage

Check for 21 Photos & Videos at

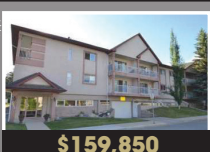
www.ashachimiuk.com | www.Asha.Chimiuk.RealtyFanPage.com



#238 27240 Twp Rd 392
Attention acreage lovers! This home is located just outside of Red Deer & boasts 2 completely landscaped acres, large storage shed, 2 decks, patio and paved driveway! The open designed floor plan has a large custom kitchen w/ tons of cabinets, tiled backsplash & island with eat up bar. Entertain in the large dining/living areas and gorgeous 4 season sun room with doors to a large deck! There is 3 bedrooms and 2 bathrooms on the main. Master bedroom comes with 4 pc. en-suite 2 closets & a private deck.



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



#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.



141-39235 C&E Trail
An acreage located in Valley Ridge Estate developed in 2006. 1630 sq. ft. bungalow with 3 pile 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.



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 our 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!



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



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.



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 & 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.



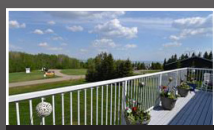
422003 RR 10
Perfect place to retire! a beautifully cared for mobile home with attached oversized garage and sun room. Plenty of storage: 4 , nicely landscaped with trees surrounding your home and wonderful fountain with a rock river pond! Your own golf course!! this 5 acre parcel is located just East of the lake with a view on it and on pavement right to the corner! Call for details today!



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.



159 Kilton 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!



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!



#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.



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.



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!



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.

Ways to make your house more saleable:

There are a lot of things that you can do to help which could make for a quicker sale at a better price. They are all little things that cost you little or nothing, but they can make a big difference in the prospect's first impression . . .

Call a member of the Red Deer Real Estate Board — their expertise in real estate can help you during the complex process of selling a home.

Five common wallpaper mistakes



Would you like to put up some wallpaper to complement a room's decor? For the results to live up to your expectations, make sure you don't make any of these five common mistakes.

1. Forgetting to prepare the surface: for the wallpaper to adhere properly, thoroughly wash and dry your walls beforehand. Sand uneven or rough parts and fill any holes. Finally, apply a primer that's specially designed for wallpaper application.

2. Choosing the wrong paste: there are many types of wallpaper on the market, and each one requires a specific type of adhesive paste. Therefore, to prevent your wallpaper from becoming deformed or from detaching, carefully read the manufacturer's instructions and get the right paste for the job.

3. Not measuring: if you want your wallpaper to be put up the right way, get a measuring tape and a level, and draw reference lines on the walls to make sure the strips are vertical. Don't rely just on wall angles, since they aren't always perfectly straight.

4. Leaving no wiggle room: never cut your wallpaper to the exact size of your walls. Plan for an extra 5 to 10 centimetres instead, since wallpaper can stiffen while drying. You'll just have to cut off the surplus with a utility knife.

5. Not wiping off extra paste: since wallpaper paste isn't transparent and can create unsightly shiny spots, don't wait until it dries to wipe it off. Always keep a damp sponge handy and remove excess paste every time you place a strip of wallpaper.

Ask Charles

I made an offer on my dream home and stopped looking at other properties. My offer was not accepted, and I later learned the house was already conditionally sold at the time I made my offer. Doesn't the seller have to tell me the house is conditionally sold before I make an offer?

No. Sellers do not have to disclose to buyers if their property is conditionally sold to another buyer.

Sellers are in the driver's seat when it comes to disclosing the status of their property's listing, and that includes whether they disclose when it is conditionally sold. If the seller instructs their agent not to disclose to buyers that their property is conditionally sold, the seller's agent must follow those instructions.

Remember that conditionally sold is not the same thing as sold. If the conditional offer falls through, the seller has to begin the process of attracting potential buyers again. But, if they continue to market the home

while it is conditionally sold, they increase their chances of having a backup offer from another buyer in the event the first buyers don't waive their conditions.

I understand this was your dream home, you stopped looking at other properties once you made your offer, and it's frustrating to not get the home, but your agent should have advised you of the possibility of the property being conditionally sold. In doing so, they could have also advised you of possible other courses of action.

While a seller isn't required to disclose that their property is conditionally sold, your agent can always ask if it is. In that case, the seller has two options – they can instruct their agent to answer the question – and if doing so, they must answer it honestly and not lie. Or, they can instruct their agent to refuse to answer. If the seller's agent refuses to answer the question, you can probably read between the lines. Choos-

ing not to answer the question can be an answer in itself.

So, what do you do in the event you find a home you want to see, but you're worried about it being conditionally sold?

If you love the home, go see it even if it is conditionally sold. This way, if the first conditional sale falls through, you'll be prepared to make an offer right away. Or, even submit an offer as a backup so that it's considered as soon as the first sale falls through.

"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.



**Tony Sankovic****403.391.4236****RE/MAX**
real estate central alberta4440 - 49 ave., red deer
403.343.3020**OPEN HOUSE • SAT., SEPT 8, 1-3 PM****\$1,280,000 | 101, 38254 RR265****STONE RIDGE ESTATES** is an exclusive acreage community east of Red Deer overlooking the city & surrounding area. The 2 storey home is custom built & sits on 1.90 acres of beautiful landscaping. Features 4391 sq. ft. of living space w/6 bdrms, 4 baths plus a triple attached garage! Directions: East on HWY 11 to the top of Balmoral hill. Turn right on RR 265. Turn right into Stone Ridge Estates. **Details at www.tonysankovic.com or to set up your personal showing, call 403.391.4236****OPEN HOUSE • SAT., SEPT 8, 1-3 PM****\$319,900****15 Oyen Cres****UPGRADED 4 LEVEL SPLIT** located on a quiet treed Crescent. Home is fully developed and features 3 bdrms, 2 baths, mature yard and a 22x24 detached heated garage. A must see! **Details at www.tonysankovic.com or to set up your personal showing, call 403.391.4236***Mitzi Billard*
Associate**403.396.4005**
mitzibillard@remax.net**RE/MAX**real estate central alberta
4440 - 49 ave., red deer
403.343.3020**41 KIRSCH CLOSE****Perfect First Time Buyer!****3 BED/3 BATH 2 STOREY HOME** w/22'x24' Det. Dbl. Garage. Fully finished townhouse on a pie lot w/lots of privacy. **NO CONDO FEES!** MLS CA0142933 **\$239,500****43 VERONICA CLOSE****Legal Suite!****FULLY FINISHED 2 STOREY 5 BED/4 BATH HOME** with dbl att. garage & a 2 bed legal suite with its own single car garage backing onto a green reserve. Lots of natural light, white Maple cabinets, a wall oven, & counter gas stovetop. **NO CARPETS!** MLS CA0140668 **\$799,900****25 VIENNA CLOSE****Walkout!****BACKS ONTO A POND** with the M/B in the Loft over the Garage with a 5 Pc Ensuite w/ heated floor. Has an attached triple garage. Come see this 4 Bed/3 Bath Bungalow, too many upgrades to list. MLS CA0145564 **\$879,900**Give *Mitzi Billard* a call to set up a personal viewing of these properties

Electronic locks for a safer home

Increasingly popular among safety-conscious homeowners, electronic locks guarantee superior protection for your home. Because they're unlocked with a key card or a secret code instead of a traditional key, they're among the most effective methods to prevent burglaries.

Electronic locks are a great solution for tech fanatics and smart-home enthusiasts. In fact, certain models on the market can be controlled directly from a cellphone or tablet via Wi-Fi or Bluetooth. This means you can lock and unlock your doors no matter where you are. These remote management capabilities also mean you can provide temporary access to a family member, friend or cleaner, if need be.

To find the best electronic lock for your home, visit a hardware store near you today.





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

\$255,000



Springbrook!
Across from playground, 3 bdms upstairs, IMMEDIATE POSSESSION!
Call Lori Loney 403-350-9700

\$309,900



59 Ireland Crescent
4 bed bi-level with ensuite & fireplace, fully finished, fenced and landscaped
Call Tim Maley 403-550-3533

\$329,500



24 Ives Crescent
Mint condition with large pie-lot, plenty of room for rear garage, 2 beds & 2 baths!
Call Tim Maley 403-550-3533

\$329,900



20 Norwest Close
Renovated bungalow with dble att. garage, 3 beds on main & 1 down, fireplace, dev. bsmt, & large family room
Call Tim Maley 403-550-3533

\$364,900



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

\$369,900



124 Kershaw Close
Updated and meticulously maintained, heated garage, A/C!
Call Lori Loney 403-350-9700

\$399,900



49 Oates Green
1344 sq foot Bi level. Fully Renovated, 6 Beds, 28x28 garage
Call Al Sim 403-391-1771

\$399,900



11 Fulmar Close
Fully finished Bungalow
Heated garage, RV Parking
Call Lori Loney 403-350-9700

\$479,900



97 Portway Close, Blackfalds
4 bedroom Walk-Out 2 Storey
2nd floor Laundry
Call Lori Loney 403-350-9700

\$485,000



140 Lindman Avenue
1594 sq. ft. 4 bed 4 bath fully developed home with all the extras
Call Al Sim 403-391-1771

\$574,900



203 Township Rd 384, Red Deer
1.34 Acres,
4 Bedrooms
Call Al Sim 403-391-1771

\$809,000



54 Veronica Close
1760 Sq Ft Bungalow
5 Bedrooms
Call Al Sim 403-391-1771



Michelle Langelaar

403.896.7355

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PENHOLD OPEN HOUSE BLITZ!!

OPEN HOUSE SATURDAY, SEPTEMBER 8, 2-4 PM



9 Hawthorne Way
NOW REDUCED - \$329,900!

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Come see me on Saturday for a customized tour sheet and your chance to win a prize!



Ivan Busenius

403.350.8102

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66-2816 Botterill Cres | \$289,900
IMMACULATE ADULT HOME IN HORIZON VILLAGE Fully updated and developed, you will love this home... You must come and see it!
OPEN HOUSE Saturday 2-4 PM



27 Opal Avenue | \$394,900
BUILT BY TED OLSEN, this large Bi-level has had so many upgrades you have to see it... fully developed, across from a park, plus oversized garage.
Come see it Sunday from 2-4 PM

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Lacombe

261052 TWP ROAD 422

\$1,490,000

MLS CA#0136686



Penoka

7 MORNING MEADOWS DR

\$1,185,000

MLS CA#0118644



Lacombe County

40130 RANGE ROAD 262

\$1,099,000

MLS #CA0140783



18.5 Acres

422015 RANGE ROAD 20

\$699,000

MLS CA#0127575



4.52 Acres

2 GREYSTONE WAY

\$675,000

MLS CA#0114562



Penoka County

3 CENTRE STREET

\$650,000

MLS #CA0143887



5.98 Acres

41512 RANGE RD 255

\$289,000

MLS CA#0112748



Lacombe

20 WESTVIEW DRIVE

\$530,000

MLS #CA0141108



Lacombe

#105-4801 54 ST

\$244,900

MLS #CA0137079



Wolf Creek Estates

29 CREEK ROAD

\$499,000

MLS CA#0143025



Penoka

4011 39 STREET

\$450,000

MLS CA#0120181



Lacombe

46 METCALF WAY

\$409,900

MLS #CA0137554



Lacombe

16 PETTICOAT LANE

\$399,900

MLS CA#0138596



Lacombe

38 METCALF WAY

\$450,000

MLS #CA0137543



Lacombe

5628 55 AVENUE

\$339,000

MLS CA#0135329



Red Deer

34 SPRINGFIELD AVENUE

\$299,900

MLS CA0140915



Rimbey

4906 53 AVENUE

\$165,000

MLS #CA0134834



Red Deer

63 PARKSIDE DRIVE

\$79,000

MLS #CA0141257



Red Deer County

#7 - 38138 RR 283

\$89,900

MLS #CA0143846



Lacombe

50 METCALF WAY

\$380,000

MLS #CA0137