

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | SEPTEMBER 14, 2018

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



**OPEN HOUSE:** Sunday, September 16, 1:30 - 4:00 pm

**22 Addington Drive,  
Red Deer**

## **TERRIFIC FAMILY HOME!**

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 & nicely landscaped with RV parking.

**\$379,900** MLS CA0146976

For further info on this multiple listing service home, see page 5 or contact a member of the Red Deer Real Estate Board.



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



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



**NORM JENSEN**  
 403.346.8900



**Totally Renovated Bungalow**

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



**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.



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



**120 HENDERSON CRES. PENHOLD!**

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



**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 attached 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 up 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.



**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**



**Rick Burega**  
 403.350.6023



**\$299,900**  
**Cabin in the Woods!**  
 Year round get-a-way. Vaulted ceilings, sky life, knotty pine floors & wood burning fireplace. Wrap around deck, custom sunroom. Workshop & bunkie too.



**\$379,900**  
**Acreage - RD County**  
 Hard to beat this one for value - 4.62 acres & 1920' bungalow with heated double attached garage! Private, mature trees, hayfield and workshop.



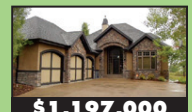
**\$459,900**  
**OPEN HOUSE SUN 1-3 PM TO GREENWAY STREET**  
**Fully Finished Modified Bi-level.** 4 years old - 4 bdrm /3 bath beauty. 9' ceilings in the bsmnt, in-slab heat, media & games rooms, vaulted ceilings, nice deck & vinyl fenced yard.



**\$599,900**  
**Custom Two Storey & Large Shop**  
 Large home with soaring vaulted ceilings, loft & plenty of large windows. Heated 38x68 shop. Large decks & nicely treed property.



**\$619,000**  
**Piece & Quiet**  
 Minutes from town & mountain views. Lovely home with w/o bsmnt. Heated triple garage, covered patio & huge deck. Open floor plan & lots of windows.



**\$1,197,000**  
**Custom Bungalow**  
 Backing onto Westlake! Superb quality thru-out this fine home with walkout basement, patio & deck overlooking the lake. A ton of extras, plus heated triple garage.

YOURHOUSE  
 YOUR **HOME**

View our complete listings at

**www.yourhouseyourhome.com**





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



**Bett Portelance 403-307-5581**



**OPEN HOUSE: SUN, SEPT. 16, 1-3 PM**



**65 ABEL  
CLOSE,  
RED DEER**

1201 SQ FT, 2 STOREY  
 TOWNHOUSE, 3 BDR, 2 BATHS  
**\$257,900**

**HELPING YOU MAKE THE RIGHT MOVE**



**Donna  
Empringham**

Red Deer Realtor®  
 with Royal LePage  
 donnaempringham.ca

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

**OPEN HOUSE: SUNDAY, SEPT. 16 FROM 2-4 PM  
 34 LOWDEN CLOSE, RED DEER**



This amazing WALKOUT modified bi-level backs onto a green space that turns into park. The main floor offers 10' ceilings, a large kitchen with plenty of cabinets and counter space, a spacious pantry and a wine tower. Off the dining room is a 3 season room, such a great space for entertaining or family time. Levi Rio Built. Five bedrooms plus an office/den, just reduced to **\$799,900.**

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

## Three rules for remodelling **your kitchen**

Planning a kitchen remodel? Here are three golden rules you should follow to ensure your project's success.

### 1. THE WORK TRIANGLE

When planning the layout of your kitchen, you need to consider the work triangle, a zone delineated by the washing, cooking, and food storage spaces. This triangle is where you will spend most of your time.

For the kitchen to function well, the distances between the dishwasher (or sink), the fridge and the stove must be equal, or almost equal. Don't place these appliances too far apart.

### 2. CLEARANCE

Do you want to build an island in your kitchen? Make sure to leave about four feet (1.07 metres) of space between your cupboards and your island so that you can move around easily. Similarly, plan for at least three feet (0.9 metres) of clearance in front of your dishwasher for comfortable loading and unloading.

In all cases, make sure that you can move around without having to contort yourself, even when the

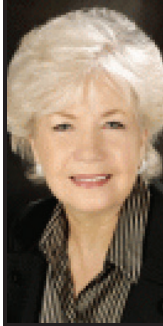
fridge, oven or dishwasher door is open.

### 3. LIGHTING

Generally, kitchens have four types of lighting: natural light (from a window above the sink, for example), general light (from a ceiling light or recessed lights), task lights (spotlights on your work surfaces) and accent lights (LED strips underneath the cabinets). Be sure to plan out the placement of your lights before beginning construction work.

Finally, for all your construction and renovation project needs, never hesitate to call on your local specialists.





**Margaret Comeau**  
403-391-3399

CALL  
MARGARET  
TODAY  
FOR INFO  
ON THESE  
AND  
OTHER  
LISTINGS!



**DREAM NO MORE!**  
**\$339,900 -**  
**DELBURNE**

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



**COMFORT, CHARM, PERSONALITY**  
**\$364,900**

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



**NO LOT RENT SAVINGS PROFIT**  
**\$139,000**

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



**FIRST TIME BUYER, QUICK POSSESSION!**  
**\$239,500 -**  
**LACOMBE**

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



**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)



**1151 SQ. FT., COMFORT**  
**\$319,000**

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



**8.75 ACRES, BURBANK**  
**\$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.



**GRACIOUS LIFESTYLE**  
**\$235,000**

2 bedroom condo, ground level, 2 baths, open kitchen and dining, and kitchen faces south. Single garage.



**ACREAGE**  
**\$399,000**

11.91 acres, 1168 sq. ft. house, shop (49x101) metal barn (36x176), mature trees, extra out buildings, quick possession.

CALL  
MARGARET  
TODAY  
403-391-3399  
TO BOOK AN  
APPOINTMENT  
TO SEE THESE  
LISTINGS.

# Are **YOUR** Advertising Dollars Getting Lost in the Shuffle...?

HAVE YOUR AD DELIVERED TO **32,000** HOUSEHOLDS EVERY WEEK FOR UNDER \$75!!\*

If your business provides a service or product that would be of value to those **buying or selling a home**, you can advertise in the

YOUR HOUSE YOUR  
**HOME**

CALL **403.309.5451** TODAY FOR DETAILS!

\* GST not included. Some restrictions apply. Rate quoted is for 1/8 page ad.



**COLDWELL  
BANKER**

OnTrack Realty

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

OnTrack Realty

**Dale  
Stuart**  
403-302-3107**FULLY FINISHED EXECUTIVE BUNGALOW IN INGLEWOOD****\$479,900****NEW  
PRICE!****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!****OPEN  
HOUSE****SATURDAY, SEPT. 15,  
1:30-4:00 PM****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****OPEN  
HOUSE****SUNDAY, SEPT. 16,  
1:30-4:00 PM****Feature Home****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.

**403.872.3350  
Peggy  
Lane  
Associate  
Broker****NEW PRICE!  
\$319,900****196 CEDAR SQUARE**

Meticulous 2Bdrm. 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.

**\$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 LISTING!  
\$319,000****3409 55 AVENUE**

Terrific West Park Location. 5 bdrms., 3 bath home, complete with 26X26 garage, fully fenced yard plus mature fruit trees.

**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**

hardwood plus ceramic flooring, gas FP & air conditioning!

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

**NEW LISTING!  
\$327,500****44 JARVIS CL. PENHOLD**

Fantastic 4 bedroom Bi-Level Home, has a 26X24 garage, fully fenced yard complimented with a two tier deck. Extras: Central Air, Central Vac. & Attachments plus Reverse Osmosis Filter System.

**CALL PEGGY LANE AT 403-872-3350****YOUR HOUSE YOUR  
HOME****403-309-5451**

**Call Jamie today  
for your advertising needs!**

**YOUR KEY TO REAL ESTATE ADVERTISING**

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

 <b>Gerald Doré</b> 403.872.4505	<b>Only \$489,900</b> <b>NEW LISTING</b> <b>84 KERSHAW CLOSE</b> MASSIVE YARD WITH ROOM FOR LARGE SHOP AND RV! 2100 sq. ft. 2 storey w/ bonus rm. and 3 beds, 3 baths, laminate, dble. attached gas. Fully fenced yard and rare massive size! MLS#CA0146883	<b>Only \$49,900!</b> <b>RV OR PARK MODEL LOT AT WHISPERING PINES</b> Just steps to the Golf Course and Marina! Lot 41 in Phase 2.	<b>INCREDIBLE VALUE!</b> <b>7359 59 AVENUE</b> Great home at an affordable price! Glendale MLS#CA0146595 <b>\$244,900</b>	<b>GRANDVIEW BEAUTY!</b> <b>4233 40A AVENUE</b> 1000 sq. ft. 5 beds, 2 baths, det. garage, RV pad, lots of renos, big fenced yard. MLS CA0145945 <b>Only \$274,900!</b>	<b>NEW LOW PRICE!</b> <b>19 VOISIN CLOSE</b> Listed below replacement cost! 1565 sq. ft. Executive Bungalow - loaded to the "nines" including triple, heated garage! MLS#CA0142825 <b>Now only \$679,900!</b>	<b>5830 59A STREET</b> 6 beds, 3 baths many upgrades on the main level of this 1280 sq. ft. bungalow. 2 Non-conforming suites. MLS# CA0142557 <b>A steal at \$259,900!</b>	<b>OVER 2300 SQ. FT.</b> <b>125 DUNCAN CRES.</b> Stunning 2 storey! 4 beds, 4 baths, too many upgrades to list! MLS#CA0145569 <b>Priced to sell! \$459,900</b>	<b>Only \$379,900</b> <b>NEW LISTING</b> <b>132 BOWMAN CIRCLE</b> MORTGAGE HELPER ON INVESTMENT OPPORTUNITY! Almost brand new 1000 sq. ft. home with legal suite - separate entrances and utilities with parking. Easy to rent near schools and parks. MLS#CA147003
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## How to **brighten up** your basement



Basements, by nature, tend to be dark. A window might let in a bit of natural light, but there are many other ways to make your basement brighter. Here are a few.

### Colours

Light colours are your greatest allies when it comes to brightening a space. Opt for shades of white, beige or pale grey, and paint the whole room the same colour (ceiling, walls, doors and frames). This will make the area look bigger, and therefore, brighter. Use pale flooring to further enhance the illusion of space.

### Materials

Furniture with a shiny finish, such as leather

sofas or plastic chairs, reflects light and diffuses it throughout the room. Transparent materials like glass and plexiglass can have the same effect. You could also add a layer of epoxy-based varnish to your floor to make it ultra-lustrous and give your basement extra sparkle.

### Accessories

If you're looking to increase your basement's brightness, adding light sources is a surefire solution. Use multiple embedded and hanging lights to eliminate as many dark spots as possible. This will help you create a warm and inviting environment. Finally, reflective accessories (mirrors, chrome decorations, etc.) are the perfect way to complete a well-lit room.





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BROKER**



**NADINE  
MARCHAND**



**NICOLE  
DUSHANEK**



**JENNIFER  
O'SHEA**



**ARIEL  
DAVID**



**CHEAPER THAN RENTING!**  
Updated 3 bedroom/3 bathroom  
condo in great location. Immediate  
possession. **\$154,900**  
**CALL BRAD 342-7700.**



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



**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.**



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



**BRAND NEW DUPLEX!** Buy 1  
side or both! Built by Asset Builders,  
this 1490 sqft, 3 bdrm, 3 bath 1/2  
duplexes come with 6 appliances,  
fenced yard, & south facing deck!  
Move in Oct 1/18. **\$319,900**  
**CALL NICOLE 342-7700.**



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

## OPEN HOUSES THIS WEEK



**OPEN HOUSE SAT., 1:00-3:00 PM**  
**20 ADAMSON AVENUE**  
**BRAND NEW** 3 bdrm/3 bath half  
duplex with vinyl flooring, upstairs laundry,  
heated att'd garage. Immediate possession.  
**\$349,900**  
**CALL NADINE 342-7700.**



**OPEN HOUSE SUN., 1:30-3:30 PM**  
**53 AZTEC CRESCENT**  
**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**



**OPEN HOUSE SUN., 1:30-3:30 PM**  
**16 DURIE CLOSE**  
**ACREAGE IN THE CITY!** 3301  
sqft finished Executive 2 Storey, on quiet  
close, 4 bdrm, 3.5bath, w/attached &  
detached dbl garages, RV parking, & lavish  
backyard! Just Reduced to **\$649,900**  
**CALL JENNIFER 342-7700.**



**OPEN HOUSE SUN., 1:30-3:30 PM**  
**82 AURORA HEIGHTS BLVD.**  
**BRAND NEW** 4bdrm/3 bath, separate  
entrance plus a 23x23 detached garage.  
Finished basement! **\$339,900**  
**CALL NADINE 342-7700.**

# YOUR HOUSE YOUR HOME

## SERVICE DIRECTORY



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**403.347.2115**  
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Red Deer, AB



**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 15

### RED DEER

53 Ellenwood Drive.....	1:00 – 3:00 pm	Angela Stonehouse...	ROYAL LEPAGE NETWORK	598-4342	\$232,500	Eastview Estates
15 Inglis Crescent .....	2:00 – 4:00 pm	Bob Wing .....	CENTURY 21 ADVANTAGE	391-3583	\$364,900	Inglewood West
43 Day Close.....	2:00 – 4:00 pm	Christine Bourke.....	CENTURY 21 ADVANTAGE	350-3985	\$515,000	Deer Park Village
80 Dempsey Street.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER	302-3107	\$339,000	Deer park Village
6 Michener BLVD .....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX	350-8102	\$279,999	Michener Hill
200 Reichley Street .....	1:00 – 3:00 pm	Melissa Morin	CENTURY 21 ADVANTAGE	318-5665	\$399,900	Rosedale meadows
9 Caribou Crescent.....	11:00 – 1:00 pm	Roxann Klepper .....	RE/MAX	872-4546	\$509,900	Clearview Ridge
49 Carlyle Green.....	2:00 – 4:00 pm	Roxann Klepper .....	RE/MAX	872-4546	\$499,900	Clearview Ridge
68 Carter Close .....	2:00 – 4:00 pm	Kim Fox .....	RE/MAX	506-7552	\$650,000	Clearview Ridge
530 10 Jordan Parkway..	2:00 – 4:00 pm	Milena Toncheva .....	CENTURY 21 ADVANTAGE	304-5265	\$163,900	Johnstone Crossing
2 103 Addington Drive ..	2:00 – 4:00 pm	Tim Maley.....	RE/MAX	550-3533	\$195,000	Aspen Ridge

### SATURDAY, SEPTEMBER 15

### OUT OF TOWN

113 Rolling Hills Ridge...	1:00 – 3:00 pm	Allan Melbourne.....	RE/MAX	304-8993	\$264,900	Blackfalds
120 Henderson Crescent...	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK	318-3627	\$247,000	Penhold
#301 5300 60 Street.....	1:00 – 5:00 pm	Bob Hollingsworth .....	WESTPINE ESTATES	391-4286	\$625,000	Sylvan Lake
121 37543 England Way .....	2:00 – 4:00 pm	Christine Bourke.....	CENTURY 21 ADVANTAGE	350-3985	\$119,000	Red Deer County
98 Hathaway Lane .....	2:00 – 4:00 pm	Melissa Morin .....	CENTURY 21 ADVANTAGE	318-5665	\$425,000	Lacombe
42 Metcalf Way .....	1:00 – 4:00 pm	Lisa Suarez.....	ROYAL LEPAGE	782-3171	\$430,900	Lacombe
46 Metcalf Way .....	1:00 – 4:00 pm	Lisa Suarez.....	ROYAL LEPAGE	782-3171	\$399,000	Lacombe
50 Metcalf Way .....	1:00 – 4:00 pm	Lisa Suarez.....	ROYAL LEPAGE	782-3171	\$375,000	Lacombe
54 Metcalf way.....	1:00 – 4:00 pm	Lisa Suarez.....	ROYAL LEPAGE	782-3171	\$430,900	Lacombe
01029 20 Street .....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX	343-3020	\$289,900	Red Deer County
4800 Westbrooke RD.....	1:00 – 3:00 pm	Rick Burega.....	ROYAL LEPAGE NETWORK	350-6023	\$289,900	Blackfalds
5018 61 Avenue Close ..	2:00 – 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK	391-1672	\$329,900	Ponoka

### SUNDAY, SEPTEMBER 16

### RED DEER






12 Barrett Drive .....	1:00 – 3:00 pm	Barb McIntyre.....	RE/MAX	350-0375	\$349,900	Bower South
65 Abel Close .....	1:00 – 3:00 pm	Bett Portelance.....	ROYAL LEPAGE NETWORK	307-5581	\$257,900	Aspen Ridge
212 Lampard Crescent.....	2:00 – 4:00 pm	Blake King.....	CENTURY 21 ADVANTAGE		\$579,900	Lancaster Green
132 Vickers Close .....	2:00 – 4:00 pm	Carol Clark .....	COLDWELL BANKER ON TRACK REALTY	343-3344	\$359,900	Vanier woods
112 Mclewin Crescent.....	2:00 – 4:00 pm	Christine Bourke .....	CENTURY 21 ADVANTAGE	350-3985	\$335,000	Morrisroe Extension
22 Addington Drive .....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER	302-3107	\$379,900	Aspen Ridge
34 Lowden Close .....	2:00 – 4:00 pm	Donna Empringham.....	ROYAL LEPAGE	872-0105	\$799,900	Laredo
66 2816 Botteril Crescent..	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX	350-8102	\$289,900	Bower North
16 Durie Close .....	1:00 – 3:00 pm	Jennifer O'shea.....	ROYAL CARPET REALTY	342-7700	\$649,900	Deer Park Village
90 Osmond Close .....	2:00 – 4:00 pm	Len Parson.....	RE/MAX	350-9227	\$598,900	Oriole Park West
5876 69 Street.....	1:00 – 3:00 pm	Marina Kooman.....	RE/MAX	341-0004	\$399,900	Normandeau
2 7124 Gray Drive .....	11:00 – 1:00 pm	Roxann Klepper.....	RE/MAX	872-4546	\$150,000	Mustang Acres
18 Veer Place .....	2:00 – 4:00 pm	Roxann Klepper.....	RE/MAX	872-4546	\$579,999	Vanier East

### SUNDAY, SEPTEMBER 16

### OUT OF TOWN

5702 South Street .....	1:00 – 4:00 pm	Cindy Dooley .....	REALTY EXECUTIVES	597-0284	\$769,900	Blackfalds
72 26540 HWY 11 .....	2:00 – 4:00 pm	Kim Linstrand .....	MAXWELL REALTY	318-7178	\$619,000	Red Deer County
142 Newton Drive .....	1:00 – 3:00 pm	Marina Kooman .....	RE/MAX	341-0004	\$362,900	Penhold
47 2864 township RD 384..	1:00 – 3:00 pm	Kim Fox .....	RE/MAX	506-7552	\$645,000	Red Deer County
28126 TWP 411 #152.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX	343-3020	\$649,900	Gull Lake
205 Westridge Drive .....	11:00 – 1:00 pm	Pat Christoph .....	ROYAL LEPAGE NETWORK	357-4639	\$329,000	Blackfalds
311 England Way .....	2:00 – 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK	391-1672	\$139,900	Red Deer County

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	<h1>Advantage</h1> <p>21 photos of every property</p>		<h1>Parkland Mall, Red Deer</h1>
	 <p><b>OPEN HOUSE</b> <b>SATURDAY, 2:00 - 4:00 PM</b> <b>NOW \$364,900!</b></p>	 <p><b>\$179,000</b></p>	 <p><b>SOLD!</b> <b>NOW \$362,900</b></p>
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<p><b>For details - call or text BOB WING today! (403)391-3583</b></p>			

## *Sensible advice* for setting up your wine cellar



Are you a wine lover? Do you want to create a space in which to store your favourite bottles? Before getting started, you should know that many elements must be considered in order to preserve your best vintages. Here are five recommendations for setting up the perfect wine cellar.

### 1. Maintain an optimal temperature

Your wine cellar shouldn't be too cold or too hot. Ideally, the temperature should be kept between 11 and 14 °C. Otherwise, your wine runs the risk of premature aging.

### 2. Manage humidity levels

The ideal humidity level for a wine cellar is usually between 60 and 80 per cent. If it's too high, the corks could get mouldy; too low, and the wine's quality could be affected.

### 3. Avoid strong lighting

Since wine is very sensitive to light, it's best to store it in a dark place. Choose a low-intensity light source for when you need to see what you're doing.

### 4. Opt for individual compartments

To avoid having to move your bottles around too frequently, store them horizontally in individual compartments. Wine doesn't respond well to being moved around, so storing each bottle in its own compartment is the best way to preserve its flavour.

### 5. Keep strong smells away

Remember that wine breathes. Avoid storing or using strong-smelling products in your cellar, because the smells could eventually get through the cork and alter the taste of the wine.





**Advantage Milena Toncheva**

**403 304-5265**

**Покупаете или продаёте недвижимость?**

Доверьтесь моему опыту и профессионализму и я помогу вам обеспечить наилучшие условия при покупке или продаже жилья. Звоните мне!

**¿Desea comprar o vender su casa?**

Aquí encontrará a un dedicado y experimentado agente de bienes raíces que puede ayudarle en cada paso de las transacciones de compra-venta de inmuebles. ¡Llámemme hoy!



**Milena  
Toncheva  
304-5265**



**SATURDAY, SEPTEMBER 15, 2-4 P.M.  
#530-100 JORDAN PARKWAY**

**ATTENTION INVESTORS**

3 bedrooms 2 baths town house in IMMACULATE condition excellent property to add to your rental portfolio with good cash flow. **\$163,900**



**ARE YOU STILL RENTING?**

Look at this beautiful, fully finished 3 bedrooms, 4 baths townhouse and start paying yourself. **\$259,900**

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(24 hrs.)



**OPEN HOUSE SATURDAY, SEPT. 15, 2-4 PM**  
4 ALLAN STREET

**ONLY MINUTES TO AMENITIES!!!**

**\$324,900 in Anders!** Lots of upgrades!! Single home with double attached garage has 4 bdrms and 3 baths less than 10 mins to hospital, shopping, RDC, downtown, schools & recreation area (Collicutt). In excellent condition.

**\$324,900**



**OPEN HOUSE SUNDAY, SEPT. 16, 2-4 PM**  
#102 - 6220 ORR DRIVE

**1277 SQ. FT. TWO STOREY!!!**

**Lovely Open Concept!** With single attached garage. Very good size for a starter home, has 3 bedrooms and 3 baths, a fireplace on main floor to make your winter days more cozy. **\$324,900**



*Three essential elements  
for setting up your beauty corner*

Would you like to create a space where you can apply your skincare products, do your makeup and style your hair in peace? Make sure your beauty corner includes the following three elements.

**1. A Mirror**

Get yourself a mirror that's big enough for you to see your face and hair clearly. It will be easier

for you to get ready if you can view your work in its entirety. To see even more clearly, try a magnifying mirror.

**2. Lighting**

Avoid unwanted shadows — which are definitely not ideal when you're putting makeup on! — by installing lights on either side of your mirror so that the beams cross. You can use built-

in lights, hanging lights or wall fixtures to do this.

**3. Storage**

Keep your beauty corner well-organized with pretty jars for your brushes and transparent organizers to store your beauty products by category (lipstick, eye shadow, mascara, eyeliner, etc.).



# Ask Charles

***I've been working with an agent, but she's going on holidays for 2 weeks. She's going to arrange for someone else at her brokerage to take care of my listing while she's gone. Do I have to sign a new contract with this person?***

The short answer is no, but you may have to make changes to your existing contract depending on what type of brokerage you're working with: common law or designated agency.

In a common law brokerage, your service agreement (contract) is with the brokerage, which means that essentially, you're agreeing to work with any or all licensees at the brokerage. Because the agreement you signed is with the brokerage, any licensee from that brokerage can work with you under your existing agreement. The individual or individuals you have been working with are working with you on behalf of the brokerage.

In a designated agency brokerage, your service agreement is still with the brokerage, but only the individual (or individuals) named on the agreement are designated to work with you on behalf of the brokerage. If this is the case, and the individual your real estate agent wants you to work with for a couple of weeks isn't specifically named on the agreement, the brokerage will have to designate, in writing, the other individual to work with you. You and the brokerage can amend your original agreement to include this new person as another designated agent for you.

Another option that is available when you're working with a designated agency brokerage is that at the outset of your agreement, the brokerage designates more than one individual to work with you on behalf of the brokerage. This is completely acceptable, and will save you from having to amend the original agreement in the event the primary individual you're working with becomes unavailable during the term of your agreement. When you're signing your agreement, talk to your agent about their availability, vacation plans, and whether there are other agents within the brokerage that they sometimes partner with.

More than fifty percent of real estate professionals in Alberta are registered with a design-

nated agency brokerage. Your agent should have explained whether their brokerage operates under common law or designated agency when you first started working together, and should have explained the differences.

*"Ask Charles" is a question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), [www.reca.ca](http://www.reca.ca). RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email [askcharles@reca.ca](mailto:askcharles@reca.ca).*





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Associate

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mitzibillard@remax.net

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

**1029 20 STREET SPRUCE VIEW****New Listing****OPEN HOUSE SAT., SEPT. 15 2-4 PM****2 BEDS/2 BATHS BUNGALOW**

w/attached garage. 1,179 sq feet on a 80x209 Lot full of wildlife. Privacy & Solitude is what you will find here. No Basement, all rooms on Main Floor. Decorated in Neutral Colours. Check out this home, it won't last long. MLS CA0146947 **\$289,900**

**5514 47 AVENUE CRESCENT PONOKA****New Listing****3 BEDS/3 BATHS BUNGALOW**

w/single garage. Lot is 46x120, 1,175 sq. ft. A handyman's special, this home needs some work but there's potential to be a beautiful family home. Priced to Sell. MLS CA0146402 **\$179,900**

**25 VIENNA CLOSE****Dream Home****4 BEDS/3 BATH BUNGALOW**

w/triple heated garage. Backs onto a Pond with easy access from a walkout. Master is a lot over the garage w/5 piece ensuite (heated floor). This home was custom built, still has home warranty. Quality and Nicely Upgraded Throughout! MLS CA0145564 **\$879,900**

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

**Barb McIntrye****403.350.0375**

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

**NEW LISTING!****12 Barrett Drive | \$349,900**

**TREMENDOUS VALUE**  
Complete with shop, upgrades such as windows, shingles, driveway, furnace, hot water tank, fixtures, bathroom, huge lot – waiting for a new family!

**OPEN HOUSE**  
Sunday 1-3 PM

**Ivan Busenius****403.350.8102**

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**OPEN HOUSE****#209 - 6 Michener Blvd. | \$279,999**

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**COME SEE IT Saturday from 2-4 PM**

**OPEN HOUSE****66 - 2816 Botteril Cres. | \$289,900**

**HORIZON VILLAGE IN BOWER** is a great place for 50 plus adults. This townhome has had many renovations and looks terrific, with attached garage and great location.

**COME SEE IT Sunday from 2-4 PM**

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**NEW LISTING**  
**Springbrook!**  
Across from playground, 3 bdrms upstairs, IMMEDIATE POSSESSION!  
**Call Lori Loney 403-350-9700**



**\$309,900**  
**NEW LISTING**  
**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**



**\$195,000**  
**OPEN HOUSE**  
**SAT. SEPT. 15, 2-4 P.M.**  
**#2 103 Addington Drive**  
Super clean 2 bdrm bi-level condo, open floor plan, laundry in the suite, all appliances and large kitchen!  
**Call Tim Maley 403-550-3533**



**\$369,900**  
**NEW LISTING**  
**124 Kershaw Close**  
Updated and meticulously maintained, heated garage, A/C!  
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**\$399,900**  
**NEW LISTING**  
**49 Oates Green**  
1344 sq foot Bi level. Fully Renovated, 6 Beds, 28x28 garage  
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**\$399,900**  
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Fully finished Bungalow  
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**97 Portway Close, Blackfalds**  
4 bedroom Walk-Out 2 Storey  
2nd floor Laundry  
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**140 Lindman Avenue**  
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**REDUCED**  
**203 Township Rd 384, Red Deer**  
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**\$809,000**  
**REDUCED**  
**54 Veronica Close**  
1760 Sq Ft Bungalow  
5 Bedrooms  
**Call Al Sim 403-391-1771**

# Have you heard of colour zoning?

Colour zoning is a popular interior design technique that uses colourful sections of paint on walls to give any room a dose of character. Lines, rectangles, circles — no matter what shape you use to create your colour zones, the idea behind the concept is to invigorate a given space using colour.

## Structure

Colour zoning is a great way to visually divide a large room. Do your living room and dining room make up one big open space that you'd like to separate in some way? Use blocks of colour on the walls to define each area.

## Highlight

Colour zoning can be used to make your favourite elements pop, whether they're accessories (vases, decorations, mirrors, etc.), pieces of furniture or architectural

features. This technique can also be used to compensate for a room's dimensions (e.g. a low ceiling) or to mask certain defects (e.g. damaged walls).





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*Ponoka County*

424035 RANGE ROAD 254

**\$635,500**

MLS #CA0142813



*Red Deer*

131 MCLEVIN CRESCENT

**\$380,000**

MLS CA#0146576



*Lacombe County*

40130 RANGE ROAD 262

**\$1,099,000**

MLS #CA0140783



*Lacombe*

70 VALLEY CRESCENT

**\$325,000**

MLS CA#0146379



*4.52 Acres*

2 GREYSTONE WAY

**\$675,000**

MLS CA#0114562



*Ponoka 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



*Gull Lake*

425065E HWY 771

**\$499,000**

MLS CA#0131920



*Lacombe*

OPEN HOUSE SAT. SEPT. 15, 1-4 PM

54 METCALF WAY

**\$430,900**

MLS CA#0137553



*Wolf Creek Estates*

29 CREEK ROAD

**\$499,000**

MLS CA#0143025



*Lacombe*

OPEN HOUSE SAT. SEPT. 15, 1-4 PM

46 METCALF WAY

**\$399,000**

MLS #CA0137554



*Lacombe*

OPEN HOUSE SUN. SEPT. 16, 2-4 PM

16 PETTICOAT LANE

**\$374,900**

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*Lacombe*

204 SAND BELT DRIVE

**\$575,000**

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*Lacombe*

OPEN HOUSE SAT. SEPT. 15, 1-4 PM

42 METCALF WAY

**\$430,900**

MLS CA#0137549



*Red Deer*

34 SPRINGFIELD AVENUE

**\$299,900**

MLS CA0140915



*Lacombe*

20 MACKENZIE CRESCENT

**\$385,000**

MLS CA#0146010



*Red Deer*

63 PARKSIDE DRIVE

**\$79,000**

MLS #CA0141257



*Lacombe*

54 RIVIERA DRIVE

**\$339,750**

MLS CA#0146094



*Lacombe*

OPEN HOUSE SAT. SEPT. 15, 1-4 PM

50 METCALF WAY

**\$375,000**

MLS #CA0137