

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | SEPTEMBER 21, 2018

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

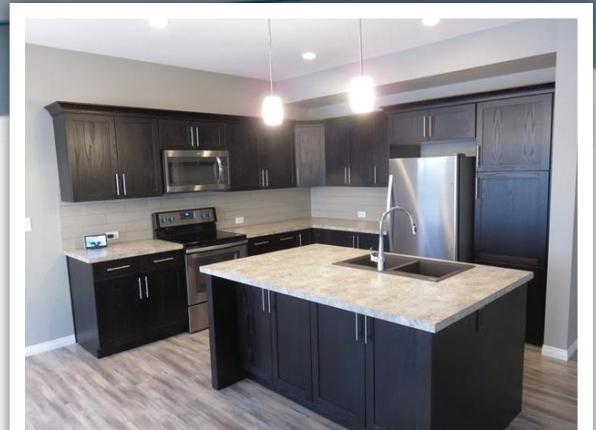
**165 Norseman Close,
Penhold**

BRAND NEW!

Value priced, immediate possession!

\$363,900

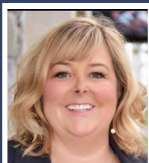
*For further info on this multiple listing service home, see page 5
or contact a member of the Red Deer Real Estate Board.*



View our complete publication ONLINE at www.yourhouseyourhome.com



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



Tracy Thody
 Call or text
403-358-8605



OPEN HOUSE SAT, SEPT. 22, 2-4 PM

30 Eakins Crescent \$354,900
 - 3 bedroom/4 bath
 - Quiet Mature neighbor hood
 - Elegant design/floorplan 1500 sq ft



OPEN HOUSE SUN, SEPT. 23, 2-4 PM

170 Vancouver Crescent \$323,000
 - 3 bedroom/2 bath
 - 1265 sq ft built 2014
 - Open floor plan



Acreage- 30 mins from Red Deer \$419,900
 - 9.98 acres, main home & guest home
 - 1568 sq. ft, recently renovated
 - Outside riding arena, bring the horses!



Les Anderson
403.350.1932



PARKVALE - HUGE LOT (75X128)
 Can be subdivided into 2 lots & build 2 single family homes. On a dead end street, only steps away from Barrett Park. Nice home on the property with a 28'x28' garage. **\$369,900**



HUGE BI-LEVEL (1570 SQ. FT.)
 Excellent location across from large green area. Even has a racquetball court in basement! Main floor open, vaulted ceilings, bsmt fully dev, main floor laundry, freshly painted. 22x24 garage, a must see! **\$349,900**



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**



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**

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



Alex Wilkinson
 Follower
 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.



Doug Wagar
403.304.2747



JUST LISTED!
 Incredible West Park home. Beautiful hardwood, 2 parks, 4 beds, 3 baths!
A must see at \$347,900!



WONDERFULLY UNIQUE BI-LEVEL!
 Super location on a close! A real treat to view with lots of surprises. **\$487,900**



EASTVIEW TOWNHOME!
 1110 sq. ft., 3 beds, 3 baths, fireplace & enormous pie lot. Super price! **\$209,900**



VERY SPECIAL LOCATION!
 Anders 2 storey duplex. Gas fireplace, double garage. **\$289,900**



TREED ACREAGE!
 3.71 acres, 1489 sq. ft. home, unbelievable shop/garage with lots of extras. **\$440,000**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



TIRED OF RENTING?

Why pay someone else's mortgage?

Why live in someone else's house?

WHY NOT LIVE ON YOUR OWN?

.....
 If you are considering your own home but don't know where to start, contact one of the many knowledgeable realtors found in

YOUR HOUSE YOUR HOME



Bett Portelance 403-307-5581



**65 ABEL
CLOSE,
RED DEER**

1201 SQ FT, 2 STOREY
TOWNHOUSE, 3 BDR, 2 BATHS
\$252,900

HELPING YOU MAKE THE RIGHT MOVE



Moving Checklist

ONE MONTH BEFORE

- ✓ Make reservations for moving services and make a list of all items to be moved.
- ✓ Notify friends, relatives, creditors, etc. of your move. Begin submitting change of address forms to them and to your local post office.
- ✓ If you have children, be sure to request all of the necessary documents for transferring schools.
- ✓ Gather all important personal documents, medical/dental records, insurance policies, etc.
- ✓ Begin packing seldom-used items. Consider holding a garage sale for those items you won't be moving.
- ✓ Arrange connect/disconnect dates with telephone and utility companies.

TWO WEEKS BEFORE

- ✓ Clear up any outstanding accounts
- ✓ Transfer checking and savings accounts to your new location.
- ✓ Return borrowed items including library books and retrieve loaned items.
- ✓ Arrange for pet travel, if necessary.
- ✓ Cancel/transfer any membership fees or prescriptions (ask your doctor for assistance).
- ✓ Dispose of flammable liquids such as spray paints, solvents, and gas in lawn mowers.
- ✓ To avoid costly deposits, request "Perfect payment Record" letters from utility companies.

ONE WEEK BEFORE

- ✓ Clean appliances - don't forget to clean the oven and defrost the refrigerator.
- ✓ Start packing clothes. Remember to prepare "arrival kits" of essential items you'll need when you get to your new home (toiletries, medicines, paper plates, etc.)

MOVING DAY!

- ✓ Double-check shelves, closets and cabinets to make sure nothing is left behind. Look through the garage, attic and basement.
- ✓ Turn off lights, close and lock windows and doors.
- ✓ Leave the keys with your realtor.
- ✓ At your new home, check the circuit breakers and pilots to make sure everything is on.



5736 - 54 Avenue, Lacombe
\$439,900

Two garages, huge award-winning lot, beautiful home with 3 beds up & 1 on the main, gorgeous vaulted ceilings & architecture, incredible two tiered wrap-around deck.



5437 - 58A Street Cres, Lacombe
\$439,900

Great family home with an amazing kitchen with granite counter tops, three-sided gas fireplace, 3 beds up, two tiered deck in a private yard, exposed aggregate drive.



407 England Way, Waskasoo Estates, Red Deer \$249,900

Ready to retire in style! This property has a stunning kitchen with tons of white maple cabinets, granite, vaulted ceiling, 28'x24' garage, 2 beds & den, fireplace, murphy bed in living area plus more. **Stop by the Open House on Sept 23, 2-4 pm!**



3909 - 52 Avenue, Ponoka
\$219,900

Nicely done bi-level in Riverside with 3 beds up and a full 1 bed SUITE down with kitchen, living area & bed plus another bed down making it a 5 bed home. Private yard with two tiered deck.

NITA JENSEN
403.350.9878



300 - 2965 Bremner Avenue
www.reddeerrealestaterocks.com



Ponoka County \$496,000

80 acres of great farmland, provides an excellent crop! Rare find. Also has some ideal building sites. Has access off of Range Road 283.

PPIP: a financing option for buying and repairing your fixer-upper

It's the right home, in the right neighbourhood, at a steal of a price. But to make it an ideal place to live, you'll need to invest in some heavy-duty renos. If you're like most new homeowners, getting the cash together to make it happen may present a challenge. Fortunately, the Purchase Plus Improvements Program (PPIP) provides a financing option that can help you both purchase and fix up your new home.

Five steps to make it happen

The PPIP allows homebuyers to roll costs of their home and associated value-adding renovations into one lump sum. This makes it easy to reimburse the loan with a single monthly payment. Most lenders provide easy access to PIPP loans, even to buyers who only make a 5% down payment. Those interested in applying should prepare for the following:

1. Making a conditional offer to purchase on the desired home stipulating that the offer is contingent upon your approval for the renovation mortgage program.
2. Getting quotes from contractors to determine costs of renovations. You'll need to share the



corresponding documentation with your lenders to be eligible for funding.

3. The Canadian Mortgage and Housing Corporation (CMHC) will approve up to 95% of the "as-improved" value. They will only do so on renos that truly increase the market value of the dwelling.

4. The lender will send an inspector to your home to ensure the listed improvements are adequately rendered.

5. The inspector will send a report back to the lender. If all is deemed a-okay, the lender will release the funding.

Premiums

As beneficial as the PPIP can be, it does come at a price. Those who require funding up to 65% of the purchase price, plus improvement value, can expect to pay a 0.5% premium. Those who need even more funding (up to 95%) will pay a 2.75% premium.

While there are other financing options that would allow you to both buy and renovate your home (such as a second mortgage or a personal line of credit), the PPIP provides an ideal and easy route to homeownership for many.



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342-7700



**BRAD
GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



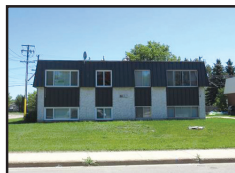
CHEAPER THAN RENTING!
Updated 3 bedroom/3 bathroom
condo in great location. Immediate
possession. **\$154,900**
CALL BRAD 342-7700.



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.



INVESTORS!! Rents are going
up, buy this 4 plex to add to your
portfolio **\$529,900 CALL BRAD
342-7700.**



**PERFECT STARTER HOME OR
RENTAL.** 3bdrm/1 bath with 22x26
detached garage, fenced yard in
mature neighbourhood. **\$209,900**
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 **\$589,900**
CALL NADINE 342-7700.



GREAT STARTER! Surprisingly spacious,
this 3 bdrm, 2 bath END UNIT townhome
in Deer Park has all new vinyl plank
flooring, paint, toilets & more, features
underfloor heat, vaulted ceiling, fenced
yard & 22x14 det. garage! **Only**
\$239,900 CALL NICOLE 342-7700.



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 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.



BACKING ONTO POND Stunning
Showhome in Laredo, 4 bdrms, 3
baths, micro office, granite, fireplace,
bonus room, covered deck, south
facing backyard. Immediate possession.
\$664,900 CALL NICOLE 342-7700.



BRAND NEW 3 bdrm/3 bath half
duplex with vinyl flooring, upstairs laundry,
heated att'd garage. Immediate possession.
\$349,900
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.



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
\$363,900
CALL BRAD 342-7700.

OPEN HOUSES

THIS WEEK



OPEN HOUSE SUN., 2-4 PM
287 OVERDOWN DR, RED DEER
PRIVATE YARD 5 bedroom/2
bathroom updated half duplex
perfect for first time buyers or revenue
potential. **\$224,900**
CALL JENNIFER 342-7700.

Feature Home



EDUARDO HARO
403.347.0751



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



OPEN HOUSE SUNDAY, SEPTEMBER 23, 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 and recreation area (Collicutt). In excellent condition. **\$324,900**



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. **\$219,900**

Home inspection: a crucial step in the purchase process

You can see plain as day that the fixer-upper you have your eye on is in need of some major roof repairs. Should you save a few hundred bucks and skip the home inspection? The only intelligent answer: not on your life!

It's what you can't see

The home inspection will bring to light any issues with the property that are out of sight. While not every problem that turns up will be a deal breaker, some of them might. What if the house has a termite problem or cracks in the foundation? Such issues should probably send you running the other way. But even the smaller problems are worth knowing about, as they'll allow you more bargaining power when negotiating a price for the home.

What's covered?

While outbuildings, pools and cosmetic features aren't generally reviewed during the home inspection, the essentials will be analyzed. This includes:

- The lot the house rests on
- Exterior walls
- The foundation
- Roof and roof components



- The electrical system
- The plumbing
- Insulation
- Heating and cooling systems
- The basement, garage and attic

The home inspection isn't a perfect shield against every

unexpected problem, but it does give buyers a good sense of what they can expect. Your house is probably the biggest purchase you'll make in your lifetime; please, protect your financial future and hire a home inspector. It's the best way to safeguard your investment.

**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!**
\$164,000**1115 31 JAMIESON AVE****Welcome to a LifeStyle!**

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

**\$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 LISTING!**
\$460,000**4912 - 56 AVENUE, INNISFAIL****Revenue Property at It's Finest!**

4-plex. Innisfail Beauty. 2001 Construction. 4 Cornered Bi-Level Style, 2 bed units. Rental Income is \$3350 Monthly.

CALL PEGGY LANE AT 403-872-3350**Dale
Stuart**
403-302-3107**FULLY FINISHED EXECUTIVE BUNGALOW IN INGLEWOOD****\$469,900****NEW
PRICE!****OPEN
HOUSE****SUNDAY, SEPT. 23,
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.



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Cabinets | Complete Renovations**

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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 22

RED DEER

5816 65 Street #14	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$116,900.....	Highland Green Estates
88 Oakdale Place	2:00 – 4:00 pm	Len Parsons	RE/MAX	350-9227	\$429,900.....	Oriole Park West
44 Van Dorp Street	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$484,500.....	Vanier Woods
83 Ellis Street	2:00 – 4:00 pm	Kim Lindstrand	MAXWELL	318-7178	\$219,900.....	Eastview Estates
19 Towers Close	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$692,900.....	Timberlands
30 Eakins Crescent	2:00 – 4:00 pm	Tracy Thody	ROYAL LEPAGE NETWORK	358-8605	\$354,900.....	Eastview Estates
5876 69 Street Drive	1:00 – 3:00 pm	Marcella & Marina	RE/MAX	341-0004	\$399,900.....	Normandeau
95 Voisin Close	1:00 – 3:00 pm	Ed Katchur	MAXWELL	506-7171	\$595,900.....	Vanier

SATURDAY, SEPTEMBER 22

OUT OF TOWN

4240 Westbrooke Road .	1:00 – 3:00 pm	Cindy Vander Linden....	RE/MAX	506-7355	\$398,700.....	Blackfalds
#301 5300 60th Street....	1:00 – 4:00 pm	Bob Hollingsworth	WESTPINE ESTATES.....	232-3320	\$623,500.....	Sylvan Lake
5 Parkridge Crescent	1:00 – 3:00 pm	Mitzi Billard	RE/MAX	396-4005	\$529,500.....	Blackfalds
120 Almond Crescent	11 am – 1 pm	Jessica LeBreton	R/EMAX	505-3569	\$335,000.....	Blackfalds

SUNDAY, SEPTEMBER 23

RED DEER

91 Kerr Close	2:00 – 4:00 pm	Chad Jensen	ROYAL LEPAGE NETWORK	318-0510	\$339,500.....	Kentwood West
31 Irving Crescent	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK.....	302-3107	\$469,900.....	Inglewood West
4 Allan Street	2:00 – 4:00 pm	Eduardo Haro	SUTTON LANDMARK	347-0751	\$324,900.....	Anders Park
27 Opal Avenue	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$384,900.....	Oriole Park
90 Osmond Close	2:00 – 4:00 pm	Len Parsons	RE/MAX	350-9227	\$598,900.....	Oriole Park
287 Overdown Drive	2:00 – 4:00 pm	Jennifer O'Shea	ROYAL CARPET REALTY	342-7700	\$222,400.....	Oriole Park
170 Vancouver Crescent ..	2:00 – 4:00 pm	Tracy Thody	ROYAL LEPAGE NETWORK	358-8605	\$323,000.....	Vanier East
60 Ireland Crescent	1:00 – 3:00 pm	Barb McIntyre	RE/MAX	350-0375	\$279,900.....	Inglewood West
5942 60 Avenue	1:00 – 3:00 pm	Marcella & Marina	RE/MAX	341-0004	\$190,000.....	Riverside Meadows
81 Rupert Drive	2:00 – 4:00 pm	Blake King	CENTURY 21 ADVANTAGE	350-7672	\$333,333.....	Rosedale Estates
95 Voisin Close	1:00 – 3:00 pm	Gord Phillips	MAXWELL	357-7720	\$595,900.....	Vanier

SUNDAY, SEPTEMBER 23

OUT OF TOWN

#301 5300 60th Street....	1:00 – 4:00 pm	Bob Hollingsworth	WESTPINE ESTATES.....	232-3320	\$623,500.....	Sylvan Lake
31 Fairway Drive	1:00 – 3:00 pm	Roxann Klepper	RE/MAX	872-4546	\$450,000.....	Lacombe
33 Cameron Close	2:00 – 4:00 PM	Jessica LeBreton	RE/MAX	505-3569	\$424,900.....	Lacombe
407 37543 England Way ...	2:00 – 4:00 pm	Nita Jensen	RED KEY REALTY	350-9878	\$249,900.....	Waskasoo Estates
4911 51 Street	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$179,900.....	Alix



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dream
house
this weekend!

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...it's here in our pages

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Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583



\$364,900!

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.



\$279,900

6312 - 61 Avenue

ATTENTION INVESTORS!
Raised bungalow with many upgrades,
a large legal suite, 3 + 1 bedrooms,
30x24 garage, close to Dawe Centre
and ready for a quick possession.



\$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



Three tips for selling your fixer-upper fast

In the world of real estate, few things are guaranteed, and the speed at which homes are sold isn't one of them. However, the following can greatly improve your chances of quickly vending a fixer-upper.

1. An amazing price

Home repairs can be expensive and time consuming. Potential buyers need to feel like they're getting an incredible deal in order to justify the cost and effort involved. A low listing price will call them out of the woodwork and entice them to make an offer.

2. A handful of fabulous features

Positioning a home to sell is all about highlighting its best assets. This holds doubly true for real estate that is in less-than-pristine condition. A fantastic

neighbourhood or a great lot is a good start, but it's also wise to come up with some perks about the home itself. Maybe the house has hardwood flooring hidden under its current carpeting, or perhaps it gets tons of natural light. The unique features that made your house a home are precisely what will sell it.

3. Forthrightness about flaws

No sense in skirting the major issues: it's best to be entirely upfront about the repairs needed. All will be revealed during the home inspection anyway. Deception or dishonesty will only scare off potential buyers.

Selling a fixer-upper quickly is all about presenting a realistic picture of what repairs are required and highlighting the perks and potential of the home in the most compelling manner possible.



Discover new things when you explore your new neighbourhood!

When you move to a new home, you're also relocating to a brand new environment. As soon as you've settled in (or at least nearly) take a little trip around the neighbourhood. Your goal? To find your bearings, soak up the atmosphere — in short, to explore your new universe!

During your stroll, notice in particular where all the essential services are. Are there hospitals, pharmacies, dental clinics, gas stations, grocery stores, or vets in the area (if you need them)? Find out where the city hall, fire station, police station and even the bus stops and mechanics are. All this information will come in handy soon enough. You may also want to take note of more fun destinations, like hair salons or day spas.

Your tour of the neighbourhood is also an ideal opportunity to find the places where you can

feed your passions and pursue your hobbies and recreational activities. Art galleries, restaurants, ice cream parlours, cafés, parks, sports fields, all kinds of boutiques, pools, ice rinks, schools (dance, karate, music, etc.) - whatever strikes your fancy!

When you return home, take a few minutes to visit the websites and Facebook pages of your city, local organizations, and community groups. That way you'll learn all about your new world. Happy exploring!

New neighbours

Once you've settled in, why not introduce yourself to the neighbours? It's a surefire way to get your relationship off to a good start — and get the inside scoop on great things to do around the neighbourhood!

Ask Charles



I just bought a house, and on possession day, I noticed the movable island from the kitchen, which I loved when I viewed the property, was gone. Was the seller allowed to take it with them?

The short answer is yes, the seller was allowed to take the movable island with them. A movable island is an example of an unattached good, which are movable items that are not included in the sale of a property unless agreed to, in writing, by the parties.

Unattached goods include items such as wall art, area rugs, non-built-in appliances such as microwaves, and even curtains. Unless otherwise agreed to, sellers can take movable items from the property before the buyer takes possession.

The opposite of unattached goods are attached goods. Attached goods are items that you cannot remove from a property without causing damage to the property. For example, chandeliers, built-in appliances such as dishwashers, and curtain

rods and brackets are attached goods. Unless otherwise agreed to, sellers are expected to leave attached goods behind.

However, the good news for buyers is, if there is something you like in a property you are considering buying, but it's an unattached good, all is not lost. If you want a particular unattached good included in your purchase of the property, list it as an inclusion in your offer to purchase. Now, it's subject to negotiation between you and the seller.

The seller may agree, or they may remove it from the list of inclusions in a counter offer. It is up to the buyer and seller, with the help of their real estate representatives, to negotiate the transaction, and that includes what items are included or not.

When in doubt, write it out. This is the best way to ensure you know what is included when you're purchasing a property. For larger more expensive items, you may wish to include the make, model, and serial number. This may eliminate a seller's

urge to switch nice appliances, for example, with less expensive, used items.

Now, what do you do in the event the seller was supposed to leave something behind, but didn't? If you don't find out until after possession, you need to call your lawyer as it is now a legal issue between you and the seller. Your real estate professional can attempt to discuss the matter with the seller's representative, but if things aren't fixed to your satisfaction, your only recourse is to speak to your lawyer.

"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.



Mitzi Billard
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mitzibillard@remax.net
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real estate central alberta
4440 - 49 ave., red deer
403.343.3020



25 VIENNA CLOSE
Selling Below Appraisal!
PERFECT HOME FOR THE GROWING FAMILY!
Large Lot with Pond View. Walkout Bungalow, Large MB – Loft-like w/5 pc Ensuite, Heated Triple Garage, Sound System, 2 Laundry Rooms. Upgraded Throughout. Come Check out this home TODAY! CA0145564. **\$879,900**



43 VERONICA CLOSE
LEGAL SUITE with Garage
THIS LOVELY HOME IS MADE FOR THE FAMILY LIVING!
Lots of room 2,326 sq ft. 5 Bedrooms. Room for everyone! LEGAL SUITE too. Quiet area, no carpets, beautiful upgrades. Once viewed you will not resist this home, come VISIT! CA0140668. **\$799,900**

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



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OPEN HOUSE
27 Opal Ave. | NEW PRICE: \$384,900
TED OLSON BUILT LARGE BI-LEVEL, set in a great location across from a park. So many upgrades, you must see this home. **Come Sunday from 2-4 PM.**

66 - 2816 Botteril Cres. | \$289,900
HORIZON VILLAGE ADULT LIVING
This upgraded 50+ home is ideal for adult living. Fully dev. with att. garage and maintenance free, you can enjoy life without the work. **Call for your personal viewing.**



Len Parsons
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RE/MAX real estate central alberta
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90 Osmond Close | \$598,900
GREAT FAMILY HOME in hard to come by location, this two story 4 bed, 4 bath home, has been extensively renovated inside & out and shows like new, great value. **Your host, Len Parsons, 403-350-9227**

88 Oakdale Place | \$429,000
CUSTOM BUNGALOW
Fully developed, 3 bedrooms plus a den, 3 baths, lots of extras. Shows like a 10! **Your host, Len Parsons, 403-350-9227**

CAN YOU PICTURE YOURSELVES IN A NEW HOME?



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LET US HELP YOU FIND YOUR NEW HOME



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NEW LISTING!
60 Ireland Crescent | \$279,900! TREMENDOUS VALUE!
Fully developed with a great yard space, a must see in this price range!!
OPEN HOUSE: Sunday 1-3 PM

YOUR HOUSE YOUR HOME



Central Alberta's **OPEN HOUSE LISTINGS** Center Pages

AD COPY DEADLINE: Mondays at Noon
AD PROOFING DEADLINE: Tuesdays at 2:00 pm
LONG WEEKEND DEADLINES:
Ad copy deadline: Fridays at 4 pm,
Ad proofing deadline: Tuesdays at 2 pm

CALL JAMIE AT 403-309-5451
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Tim Maley | 403.550.3533

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\$195,000

#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



\$247,500

Springbrook!
Across from playground, 3 bdrms upstairs, IMMEDIATE POSSESSION!
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\$309,900

59 Ireland Crescent
4 bed bi-level with ensuite & fireplace, fully finished, fenced and landscaped
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\$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



\$388,500

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



\$474,900

13 Silverberg Place
Immaculate adult half duplex, main flr laundry, dble garage, 2 beds & potential for more with undeveloped bsmt!
Call Tim Maley 403-550-3533



\$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



\$594,900

86 Oaklands Crescent
Fully finished 2 storey, bonus room, walkout, 4 bedrooms
Call Lori Loney 403-350-9700



\$809,000

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

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46 METCALF WAY
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MLS #CA0137554



19.99 Acres

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\$349,585
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5628 55 AVENUE
\$339,000
MLS CA#0135329



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4 SPRUCE DRIVE
\$319,900
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\$242,000
MLS #CA0137079



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\$199,900
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Rimbey

4906 53 AVENUE
\$165,000
MLS #CA0134834



Blackfalds

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



Red Deer County

#7 - 38138 RR 283
\$89,900
MLS #CA0143846



Lacombe

16 PETTICOAT LANE
\$374,900
MLS CA#0138596



Gull Lake

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



Lacombe

20 WESTVIEW DRIVE
\$530,000
MLS #CA0141108



Red Deer

63 PARKSIDE DRIVE
\$79,000
MLS #CA0141257



Red Deer

131 MCLEVIN CRESCENT
\$380,000
MLS CA#0146576



Lacombe

204 SAND BELT DRIVE
\$575,000
MLS #CA0138190



Ponoka County

3 CENTRE STREET
\$650,000
MLS #CA0143887