

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | SEPTEMBER 28, 2018

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

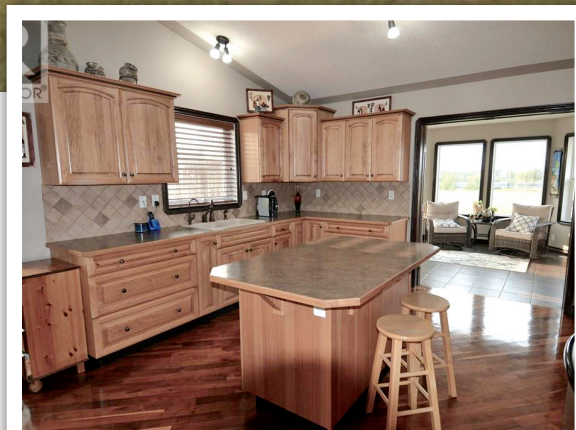
**#238 27240 Twp Rd 392,
Red Deer County**

**JUST OUTSIDE OF RED DEER
WITH 2 ACRE LOT**

Large bi-level with 3 car garage,
4 bedrooms and 3 bathrooms. Beautiful
sunroom, 2 decks and a hot tub!

\$699,990

*For further info on this multiple listing service home, see page 11
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



Gerald Doré

403.872.4505

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

Only \$489,900
OPEN HOUSE SUN. SEPT 30, 1-3 PM
84 KERSHAW CLOSE
 MASSIVE YARD WITH ROOM
 FOR LARGE SHOP AND RV!
 2100 sq. ft. 2 storey w/bonus rm.
 and 3 beds, 3 baths, laminate,
 dble. att. gar. Fully fenced yard &
 rare massive size! MLS#CA0146883

Only \$49,900!
RV OR PARK MODEL
LOT AT
WHISPERING PINES
 Just steps to the Golf Course
 and Marina! Lot 41 in Phase 2.

INCREDIBLE VALUE!
7359 59 AVENUE
 Great home at an affordable
 price! Glendale
 MLS#CA0146595
\$244,900

GRANDVIEW BEAUTY!
4233 40A AVENUE
 1000 sq. ft. 5 beds, 2 baths,
 det. garage, RV pad, lots of
 renos, big fenced yard.
 MLS CA0145945
Only \$274,900!

NEW LOW PRICE!
19 VOISIN CLOSE
 Listed below replacement
 cost! 1565 sq. ft. Executive
 Bungalow - loaded to the
 "nines" including triple, heated
 garage! MLS#CA0142825
Now only \$679,900!

5830 59A STREET
 6 beds, 3 baths many upgrades
 on the main level of this 1280 sq.
 ft. bungalow. 2 Non-conforming
 suites. MLS# CA0142557
A steal at \$259,900!

Only \$379,900
NEW LISTING
132 BOWMAN CIRCLE
MORTGAGE HELPER ON
INVESTMENT OPPORTUNITY! Almost
 brand new 1000 sq. ft. home with legal
 suite - separate entrances and utilities with
 parking. Close to rent near schools and parks.
 MLS#CA0147003



Doug Wagar

403.304.2747



OPEN HOUSE SUN. SEPT 30, 2-4 PM
5618 39 STREET, RED DEER

WONDERFUL WESTPARK
 Beautifully renovated home, 4 beds, 3 baths,
 parks front and back. Come
 & discover! **\$347,900!**



JUST LISTED!
 Sunnybrook South
 - executive walkout
 duplex. 4 beds, 4 baths.
 Pie lot, backing onto
 pond. **\$385,000**



OPEN HOUSE SAT. SEPT 29, 2-4 PM
12 LYLE CLOSE, SYLVAN LAKE

A MUST SEE!
 Walkout bi-level. Incredible
 location on a close. Backs
 onto the walking paths. A
 really nice home to view!
\$487,900



EASTVIEW ON A CLOSE!
 2 storey end unit
 townhome, 3 beds, 2
 baths, fireplace! Huge
 pie lot! **\$199,900**



ROCKY MOUNTAIN HOUSE!
 Impressive 2015 sq. ft. 2
 storey hon large 75x122
 lot. Open plan, triple att.
 garage. **\$435,000**



BLACKFALDS
 Walkout onto large park
 and walking paths. Fully
 dev., 4 beds, 3 baths,
 open plan. **\$410,000**

**FOR A FREE MARKET EVALUATION,
 CALL DOUG WAGAR AT 403.304.2747**



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!



Bungalow on a Quiet Close

4 bedrooms, 3 baths, main floor laundry,
 double attached garage. Back alley access.



Tracy Thody

Call or text
 403-358-8605



30 Eakins Crescent \$354,900

- 3 bedroom/4 bath
 - Quiet Mature neighbor hood
 - Elegant design/floorplan 1500 sq ft



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!

YOURHOUSE YOUR HOME

View our complete listings at

www.yourhouseyourhome.com



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



OPEN HOUSE SUN. SEPT 30, 2-4 PM
120 HENDERSON CRES. PENHOLD!

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



314 JARVIS GLEN WAY EXECUTIVE 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**



5313 47A STREET CLOSE BENTLEY
 This great home has it all. Close to schools and parks. Fully finished with detached oversized garage on a large lot! **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.



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



**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. **MLS # CA0141074**

456 JENKINS DRIVE | \$393,900



**LARGE
 ADULT
 EXECUTIVE**

Fully developed 4 bed 3 bath condo with double heated garage backing on to green space!

**OPEN HOUSE:
 SUN, SEPTEMBER 30, 2-4 PM**



Bett Portelance 403-307-5581



OPEN HOUSE: SUN, SEPT. 30, 1-3 PM



**65 ABEL
 CLOSE,
 RED DEER**

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

HELPING YOU MAKE THE RIGHT MOVE



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**YOUR HOUSE YOUR
 HOME**



EDUARDO HARO
403.347.0751



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



REDUCED!

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. **\$318,000**



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**



Preparing your soil for winter

After the hard work of tending to your vegetable garden all summer, you might just feel like letting the garden go. But if you're willing to spend a day putting the garden to bed properly, your next year's crop will get more nutrients and a better chance at growing delicious vegetables.

1. Clean up. Pull up all unproductive plants; burn or send to the landfill any infested or diseased ones. You can either leave the dead plants on the soil to be tilled under or place them in your compost heap.

2. Add compost. Highly decomposed compost amends your soil with valuable nutrients. The organisms and insects in the compost will also improve the microstructure of your soil.

3. Add leaves. Run over your leaves a few times with the lawn mower to chop them up, and then spread in a thin layer across the garden. You can also use some wood chips or sawdust. The material will compost over winter and improve your soil.

4. Till or plow, if possible. If the season hasn't been too rainy and if you have a chance before the ground freezes, till under the organic materials you've added to your soil. This will let you start working the garden sooner in the spring.

5. Sow a ground cover. If you don't mind tilling in the spring, sow a good ground cover that will sprout before the first hard frost. It will add nutrients to the soil and prevent winter and spring erosion on slopes.



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GRANLUND
BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



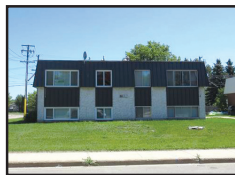
CHEAPER THAN RENTING! Updated 3 bedroom/3 bathroom condo in great location. Immediate possession. **\$154,900**
CALL BRAD 342-7700.



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



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



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 4bdrm/3 bath w/ partial basement development, separate entrance plus a 23x23 detached garage. Finished basement! **\$339,900**
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 SAT., 1:00-3:00 PM
163 NORTHEY AVENUE
FULLY FINISHED 4 bedroom, 2 bathroom bilevel half duplex with a fenced and landscaped yard. Perfect starter or revenue property. **\$179,900**
CALL NADINE 342-7700.



Thirteen outdoor tasks to winterize your home



When the days start to get shorter and colder, you know it's time to prepare your home and garden for winter. To help you out, here's a handy list of outdoor chores to get done this fall:

1. Plant autumn bulbs: before the first frost, plant the bulbs that you want to bloom next spring (tulips, hyacinths, daffodils, crocuses, etc.).

2. Protect weaker plants: cover the bases of weaker, dormant perennials with mulch (as required by your hardiness zone). Also, consider protecting recently planted shrubs and the trunks of younger trees.

3. Clean up the grounds: to avoid the possibility of carpenter ant and rodent infestations, remove all dead leaves, branches and firewood you find near the walls and foundation of your home. In taking this step, you'll also be removing fire hazards.

4. Relocate potted plants: if you have plants that need to stay warm, it's time to bring them inside.

5. Check the foundation and exterior walls: locate and seal all cracks to prevent water from seeping in and causing damage to your home.

6. Cut the water supply: empty then store garden hoses and shut all outdoor water outlets to prevent your pipes from freezing and bursting over winter.

7. Close the pool: drain the water, remove the skimmer basket, empty the filter, remove the pool ladder and set up the winter cover.

8. Prune branches that are close to your house: not only will you prevent them from

damaging the exterior of your home, but you'll also eliminate a potential bridge for heat-seeking parasites.

9. Inspect the roof: replace any damaged shingles (split, curled, wavy, loose, etc.). If you have a flat roof made of asphalt and gravel, make sure the crushed stone covers the whole surface. Also, remove all debris and check the flashing. For best results, call a professional roofer for a maintenance inspection.

10. Sweep the chimney: sweep your chimney — or have it swept by an expert — in order to reduce fire hazards. Moreover, check the chimney cap or put one in place. This simple device prevents animals from being able to sneak into your home.

11. Store garden furniture: wash all outdoor furniture then store it or shelter it with protective covers. All cushions, however, should be brought indoors. Be sure to also store the barbecue (after cleaning the grill and removing the propane tank, of course).

12. Fence the vents: to keep rodents out of your home, place grills on all of your vents (i.e. extractor fan, bathroom fan, dryer, central vacuum, etc.). If you already have grills in place, inspect them to make sure they're in good shape. Also, make certain that each valve closes properly.

13. Clean the gutters: remove leaves (wait until they all fall) and other debris from your gutters so that water can flow as it's supposed to. If you don't, standing water could freeze and damage the gutters. Also, take the opportunity to assess your gutters and, if necessary, strengthen them.

**COLDWELL
BANKER**

OnTrack Realty

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

OnTrack Realty



403.350.4919

**Carol
Clark**
Associate
Broker**OPEN HOUSE Saturday, Sept. 29, 2-4 pm****5 EKLIN CLOSE, RED DEER**

Great Location in a Quiet Close. 2 story backing onto large mature yard. Spacious living room, dining room. Galley kitchen looks into great room with patio doors to back yard. Master with 4pc ensuite and 2 more bedrooms. Bsmt has large family room.

\$324,900 CA0147525**OPEN HOUSE Sunday, Sept. 30, 2-4 pm****132 VICKERS CLOSE, RED DEER**

Superior Quality in this SORENTO Custom Home - 4 beds, 3 baths, & dble det. garage. Features: Hardwood on main, Maple Cabinetry, Custom Tiled back splashes, Stainless Steel Appliances, Vaulted Ceiling, 4pc Ensuite off Master Bdrm. The Custom Carpentry & Tiling continues in the Fully Dev. Bsmt with In-Floor Heating. A Wet Bar in the Games Room, the 4th Bdrm, 4pc Bath, a fully fin. Utility/Laundry room, and large Storage Area. Off the Kitchen you'll find the Large Deck overlooking the yard and Patio. The Built-in Cabinets run the length of the south wall completing the Insulated & Heated Double Garage. Roughed-In Features: Water to fridge, Gas to stove, Gas to deck, Satellite wiring, Home Stereo System wiring. **\$359,900 CA0146462**

**38019 RANGE ROAD 270**

Minutes to Red Deer 2747 Sq Ft Fully fin. Bungalow on 4.5 Acres - 40x80 heated shop with Self contained 2 bed Suite. This Custom Built luxury home has all the bells and whistles. Open Concept Main floor with 10-12 Ft Ceilings, CHEF inspired Kitchen with Large Island, Granite Counter tops - with Very High end appliances. Amazing Master suite with Spa like Ensuite and Dream Walk-in Closet that leads to the Laundry Room. Walk your way down the Custom rock Staircase to the Super Cozy Family room with Wetbar equipped to cook up snacks for movie night on the Custom Projection screen tv/theatre System. Keep warm with the Wood stove and don't worry about carrying in all that wood - with a custom built wood chute you can drop the wood right into its own room. Pool Table, Work out Room, Custom Tiled Steam shower room and 2 additional Bedrooms. This home is an absolute must see, One of a kind Dream Home!!! **\$1,499,000 CA0145416**

CALL CAROL CLARK AT 403-350-4919

403.872.3350

**Peggy
Lane**
Associate
Broker**3409 55 AVENUE****Terrific West Park Location!**

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

**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.

**103, 3501-49 AVE**

Check it out!!! Simply one of the best in Condo Living. 40+ building. 2 bdrm, 2 bath, 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****\$469,900****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. 29,
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 pc 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!****\$369,900****OPEN
HOUSE****SUNDAY, SEPT. 30,
1:30-4:00 PM**

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.

YOUR HOUSE YOUR HOME

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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!*

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YOUR HOUSE YOUR HOME



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, SEPTEMBER 29

RED DEER

67 Nolan Street.....	1:00 – 3:00 pm	Allan Melbourne.....	RE/MAX.....	304-8993.....	\$349,900.....	Normandeau
80 Dempsey Street.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107.....	\$339,900.....	Davenport
66 2816 Botterill Cres.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102.....	\$289,900.....	Bower North
87 Issard Close.....	2:00 – 4:00 pm	Eve Pysyk.....	CENTURY 21 ADVANTAGE.....	506-0205.....	\$395,000.....	Ironstone
163 Northey Avenue.....	1:00 – 3:00 pm	Nadine Marchand.....	ROYAL CARPET REALTY.....	342-7700.....	\$179,900.....	Normandeau North
109 150 Vanier Drive.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$289,500.....	Vanier Woods
15 Inglis Crescent.....	1:00 – 3:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$364,900.....	Inglewood West
5 Eklin Close.....	2:00 – 3:00 pm	Carol Clark.....	COLDWELL BANKER ONTRACK.....	350-4919.....	\$324,900.....	Eastview Estates
62 Douglas Avenue.....	1:00 – 3:00 pm	Marina Kooman.....	RE/MAX.....	341-0004.....	\$418,000.....	Deer Park Estates
20 Norwest Close.....	2:00 – 4:00 pm	Tim Maley.....	RE/MAX.....	550-3533.....	\$321,500.....	Normandeau South

SATURDAY, SEPTEMBER 29

OUT OF TOWN

12 Lyle Close.....	2:00 – 4:00 pm	Doug Wagar.....	ROYAL LEPAGE NETWORK.....	304-2747.....	\$487,900.....	Sylvan Lake
42 Morris Court.....	1:00 – 3:00 pm	Roxann Klepper.....	RE/MAX.....	872-4546.....	\$359,000.....	Blackfalds
234 Ebeling Beach.....	2:00 – 4:00 pm	Denae Hussey.....	ROYAL LEPAGE NETWORK.....	587-876-4921.....	\$385,000.....	Gull Lake
26540 Highway 11 #72..	2:00 – 4:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE.....	318-7178.....	\$619,000.....	Balmoral

SUNDAY, SEPTEMBER 30

RED DEER

12 Barrett Drive.....	1:00 – 3:00 pm	Barb McIntyre.....	RE/MAX.....	350-0375.....	\$349,900.....	Bower South
22 Addington Drive.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107.....	\$369,900.....	Anders Park East
5618 39 Street.....	2:00 – 4:00 pm	Doug Wagar.....	ROYAL LEPAGE NETWORK.....	304-2747.....	\$347,900.....	West Park
84 Kershaw Close.....	1:00 – 3:00 pm	Gerald Dore.....	ROYAL LEPAGE NETWORK.....	872-4505.....	\$489,900.....	Kingsgate
456 Jenkins Drive.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338.....	\$393,900.....	Johnstone Park
141 Andrews Close.....	2:00 – 4:00 pm	Len Parsons.....	RE/MAX.....	350-9227.....	\$326,900.....	Anders Park East
65 Able Close.....	1:00 – 3:00 pm	Bett Portelance.....	ROYAL LEPAGE NETWORK.....	307-5581.....	\$252,900.....	Aspen Ridge
62 Boyce Street.....	2:00 – 4:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	896-2151.....	\$264,900.....	Bower North
2 Savoy Crescent.....	2:00 – 4:00 pm	Natalie Schnell.....	SUTTON LANDMARK.....	391-6422.....	\$685,000.....	Sunnybrook
83 Ellis Street.....	2:00 – 4:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE.....	318-7178.....	\$219,900.....	Eastview Estates
25 Vienna Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005.....	\$859,900.....	Vanier East
132 Vickers Close.....	2:00 – 4:00 pm	Carol Clark.....	COLDWELL BANKER ONTRACK.....	350-4919.....	\$359,900.....	Vanier Woods

SUNDAY, SEPTEMBER 30

OUT OF TOWN

120 Henderson Cres.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627.....	\$247,000.....	Penhold
100 Lakeway Blvd #405..	2:00 – 4:00 pm	Jacqui Fletcher.....	ROYAL LEPAGE NETWORK.....	896-3244.....	\$209,900.....	Sylvan Lake
100 Lakeway Blvd #110..	2:00 – 4:00 pm	Jan Carr.....	ROYAL LEPAGE NETWORK.....	396-1200.....	\$184,900.....	Sylvan Lake



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**dream
house**
this weekend!

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Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583



15 Inglis Crescent

INGLEWOOD WALKOUT!

Gorgeous 4 bdrm bi-level: vaulted ceilings, 3 sided FP, MF laundry, 3 full baths, RV parking, 21x26 htd. garage.



6312 - 61 Avenue

ATTENTION INVESTORS!

Legal suite by Dawe Centre: 3 bedrooms up, large suite, down, 24x30 garage, newer windows, kitchens & baths.



299 Overdown Drive

LEGAL SUITE BY DAWE!

Good sized 1/2 duplex with 3 + 1 bedrooms, upgraded windows, flooring, shingles, baths, paint and legal suite!



1310 Lucina Street

PENHOLD OPPORTUNITY!

Unique starter/revenue home in decent shape: 2 bed/2 bath, huge fenced yard, open eat-in kitchen, AC & big fenced yard.

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



**How to keep
your vegetable
garden
producing
through the fall**

If you like to talk gardening with your friends and neighbours, you're probably hearing more about cultivating fall crops than ever before. Although gardeners in the more hardy zones south of us have always done it, the trend towards planting for a fall harvest has been creeping north in the last few years. With some careful planning and tending, you can enjoy tasty vegetables later than you might have thought possible.

A successful fall growth depends on the hard frost records for your area, and the lengths you're willing to go to in order to protect your plants from early frosts. If, like most Canadians, you live along the U.S. border corridor, you are probably in a hardiness zone of three, four or five. In these conditions, there are a few vegetables you might be able to keep growing past Thanksgiving if you protect them properly. If you're on the milder West Coast, you may be able to grow certain veggies through till November, if the weather cooperates.

Hardy vegetables

Some veggies are naturally more resilient than others. Among the hardiest are the following:

- Carrots
- Cold-hardy herbs such as chives (the hardiest), French tarragon, lovage, mint and parsley
- Hardy varieties of collards
- Heavily mulched turnips
- effuces and mache, in a cold frame or low tunnel, till mid to late fall
- Parsnips
- Savoy-type cabbages
- Some leek varieties
- Spinach grown in cold frames

The best way to experiment is to try several varieties and see which ones survive. You could also talk to experienced gardeners and local farmers to see how they push the limits of the season.



**Asha
Chimiuk**
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CENTURY 21[®] Advantage

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



\$255,000

5813-43 Ave

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



\$304,850

1 Hanson Green, Penhold

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



\$309,900

144 Larsen Crescent

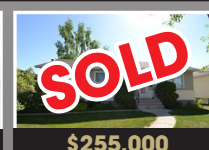
«Like new» townhouse located on a nice close in desirable south location. Home comes with attached garage and it backs onto a green space. Fully finished on all 3 levels with upgrades throughout, full appliance package offered by the seller. Spacious finished with modern colours. There is no condo fees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



\$719,900

141-39235 C&E Trail

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



\$255,000

4137 38 Ave

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



\$375,000

106, 100 Sunnyside Place

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



\$699,990

#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.



\$379,990

159 Kirtan 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!



\$249,900

5015-50 A Ave, Sylvan Lake

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



\$149,990

#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.



\$395,000

87 Issard Close

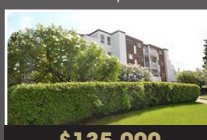
Stylish Bi Level located in a family oriented, safe neighbourhood! Fantastic curb appeal! Nicely designed w/ desirable open floor plan, vaulted ceilings, modern colours throughout & updated flooring. Large kitchen with maple cabinets, granite sink, pantry, modern hardware, decorative backsplash, large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



\$668,800

32 Sunnyside Rd

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



\$135,000

#204, 4515-53 Street "Woodlea Estates"

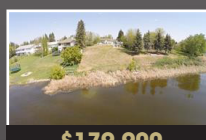
Nestled in historic Woodlea, steps away from Coronation Park is this hidden gem! 1 bdrm condo situated on the 2nd floor facing South. Beautifully renovated & freshly painted throughout, is ready to move in! Squeaky clean building, is a pleasure to show. Close distance to downtown makes this a desirable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



\$319,900

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.



\$179,900

4716 Lake Street

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



\$724,900

306 Valley Ridge Estates

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

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.

Your fall gardening checklist



You meticulously tended your garden all summer, and though those long hot days have subsided, it isn't quite yet time to hang up your gardening gloves. Here's a list of things to do this fall that will ensure your garden is in top form come spring.

- Use the fallen leaves on your property to mulch your garden or supplement your compost heap.
- Before the first hard frost, bring indoors any fragile perennials or tropical plants you grow outside. Try enjoying them as houseplants for as long as you can, or, if it suits the plants, place them in a cool, dark room for their dormancy period.
- Tend to your lawn by fertilizing and reseeding it. Spread seed in early and late fall. Use an aerator tool to aerate the grass, and for the last two cuttings of the season, lower your lawn mower's blade to the lowest setting.
- Set in any new fall-planted bulbs — tulips, daffodils, hyacinths, crocuses and snowdrops — before the ground freezes. These bulbs need to spend a winter in the ground in order to flower

properly in the spring. Plant them in sunny areas with well-drained soil and water them thoroughly.

- Prepare some anti-frost covers for your late-growing produce. Use a tarp or individual upside-down plastic containers. Keep in mind that some vegetables can survive the first frost, including pumpkins, carrots, parsnips, some turnips, spinach, and cabbages.
- Condition your garden soil with compost, leaves or other organic material, and if you can, till it under for early planting next spring. If soil erosion is a problem, plant a green ground cover.
- Clean up your gardening tools and store them away. Wipe down your lawn mower and weed eater, and oil any moving parts. Give your hoes, spades and wheelbarrow a wipe-down with a mild bleach solution to remove any plant diseases or spores.

Doing all the above will help position your garden for another great growing season come spring and allow you to rest easy over the winter months.

Ask Charles

There was a major hail storm after a seller accepted my offer to purchase their home, and the house needs a new roof. Who is responsible for it?

Until the deal closes and you take possession of the property, the seller is responsible for the property. Any damage to the property or to the items included in the sale, are the sole responsibility of the seller until your purchase funds are transferred and you take possession of the home.

When you take possession, the property – and its inclusions (appliances, etc.) – should be in the same condition as when you viewed it and submitted your offer to purchase.

Even if the property is vacant, and has been for weeks, it is still the seller's responsibility to maintain home insurance on the property.

As the buyer, you should make

sure you arrange for your home insurance to begin on your possession day, even if you aren't moving in right away. As soon as you take possession, insuring the property is your responsibility.

If something such as a hail storm damages the property in the time between the seller accepting your offer and possession day, have your agent talk to the seller's agent to confirm the seller is handling the damage. If the seller confirms they're handling the repairs, you may wish to add an addendum to your accepted offer to purchase that outlines the seller's responsibility to replace the roof prior to possession day, or you may ask the seller to agree to you holding back a small portion of the purchase funds until the roof is repaired. Make sure any agreements between you and the seller are in writing.

If there is any resistance on the part of the seller, either to fixing

the damage or to putting details and agreements in writing, you need to talk to a lawyer for legal advice.

Likewise, if either party wishes to end the transaction in light of the damage done to the property, or if the seller refuses to repair the roof prior to possession, contact a lawyer for legal advice.

"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.





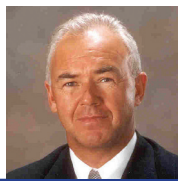
Mitzi Billard
Associate
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RE/MAX
real estate central alberta
4440 - 49 ave., red deer
403.343.3020

**BUNGALOW WALKOUT, BACKING ONTO A POND!**

4 Bedroom/3 Bath Bungalow 2,086 sq ft of living space. M/B in the Loft over the Garage has 5 pc Ensuite w/heated floor, upper floor laundry & walk in closet. Main Floor has many upgrades incl: large granite island with prep sink, high end S/S appliance inc Gas Stove, hand-rubbed Maple cabinets & hardwood floor. Big windows in L/R & D/R with pond view & large Balcony maintenance free railing & Gas BBQ hookup. Wood Burning F/P and oversize interior beams on Main. Small Pocket Office hidden by rustic barn doors. Bsmt: Comes with Wet Bar, large family room, games room, 3 bedrooms & 5 pc Bath. And the second laundry room. Full surround sound Sonos throughout home as well as upper & lower patios. This Home was custom built by reputable builder and still has remainder of transferable new home warranty. Attached heated TRIPLE GARAGE. Quality and nicely upgraded throughout!! Immaculately cared for.

\$859,900

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

**Len Parsons****403.350.9227**

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

**141 Andrews Close****\$326,900****LOOKING AT DOWN SIZING?**

Check out this half duplex bungalow, 1 bedroom plus a den, main floor laundry, gas fireplace in living room, heated attached garage, on a quiet close location.

Your host, Len Parsons, 403-350-9227

OPEN HOUSE SUN, SEPT 30, 2-4 PM

**Barb McIntrye****403.350.0375**

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12 Barrett Drive | \$349,900 SUPERSIZED!!

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**Ivan Busenius****403.350.8102**

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

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50 Lanterman Close | \$289,000

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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



\$388,500
49 Oates Green
1344 sq foot Bi level. Fully Renovated, 6 Beds, 28x28 garage
Call Al Sim 403-391-1771



\$469,500
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



\$574,900
203 Township Rd 384, Red Deer
1.34 Acres, 4 Bedrooms
Call Al Sim 403-391-1771



\$249,900
#109, 33 Donlevy Avenue
End Unit, Double Detached Garage!
3 Bedrooms, fully finished.
Call Lori Loney 403-350-9700



\$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



\$594,900
86 Oaklands Crescent
Fully finished 2 storey, bonus room, walkout, 4 bedrooms
Call Lori Loney 403-350-9700



\$321,500
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



\$429,900
178 Webster Drive
4 beds & bonus room, fully dev., gas FP, hardwood floors, double att. garage
Call Tim Maley 403-550-3533



\$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



\$809,000
54 Veronica Close
1760 Sq Ft Bungalow
5 Bedrooms
Call Al Sim 403-391-1771

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Ponoka

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\$450,000
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42 METCALF WAY
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Lacombe

46 METCALF WAY
\$394,900
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19.99 Acres

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\$349,585
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\$339,000
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\$319,900
MLS CA#0147844



Lacombe

#105-4801 54 ST
\$242,000
MLS #CA0137079



Ponoka

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\$199,900
MLS CA#0147728



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 County

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



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