

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | OCTOBER 5, 2018

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

7 Morning Meadows Dr., Ponoka County

THE PERFECT ACREAGE!

1990 square foot walk-out bungalow with oversized garage AND 4000 sq. ft. commercially built shop on 4.2 Acres, all on pavement, with close access to Hwy 2.

Priced well below appraised value at

\$899,900

For further info on this multiple listing service home, see page 16 or contact a member of the Red Deer Real Estate Board.



View our complete publication ONLINE at www.yourhouseyourhome.com

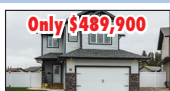


Network Realty Corp. 403-346-8900
3608-50 Ave www.networkrealtycorp.ca



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
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



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



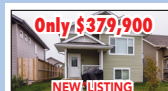
GRANDVIEW BEAUTY!
4233 40A AVENUE
 1000 sq. Ft 5 beds, 2 baths, det. garage, RV pad, lots of renos, big fenced yard.
 MLS CA0145945
Only \$274,900!



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. Ease to rent near schools and parks. MLS#CA147003



Doug Wagar
403.304.2747



TERRIFIC REVENUE PROPERTY!
 Top floor executive condo with 2 heated parking stalls.
\$199,000



BLACKFALDS!
 Incredible home - walkout bsmt, large park, 4 beds, 3 baths, must be viewed!
\$410,000



WESTPARK!
 Fully developed bungalow with parks front & back. Super renos, 4 beds, 3 baths, mother-in-law suite.
\$347,900!



JUST LISTED!
 Ponoka revenue or starter, next to a park! Fully developed!
\$145,000



SUNNYBROOKE SOUTH!
 Executive duplex backing onto park/pond. Bsmt walkout, fully dev., 4 beds, 4 baths.
\$385,000



BLACKFALDS!
 Fully developed bi-level, attached double garage, 4 beds, 2 baths.
\$269,900

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Garry Raabis
403-340-6789



DON'T SHOVEL SNOW
 Excellent 3rd floor location near the elevator for easy access to your new home and parking stall with storage. Bright and open plan with your own private balcony to enjoy great views and Canada Day celebrations across the river. Tons of amenities included.
\$249,000



REDUCED - AMAZING ACREAGE
 4.99 AC Acres 20 min east of city BY the RIVER. Beautiful Home plus amazing shop and storage facilities. Priced to sell at **\$499,000**. Call Garry for tons of additional features.



AFFORDABLE, SPOTLESS, IMPROVEMENTS GALORE
 3 bed, 2 bath manufactured home in quiet Innisfail Park. COMPARE THIS: Recent shingles and siding, appliances, lighting, gazebo, storage facility. MOVE IN READY: **\$69,000**.

..... www.yourcentralalbertarealtor.com



NORM JENSEN
403.346.8900



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.

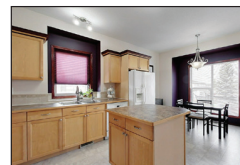
YOURHOUSE YOUR HOME

View our complete listings at

www.yourhouseyourhome.com



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

ROYAL LEPAGE



The Durling Group

YOUR HOUSE SOLD GUARANTEED

www.YourHouseSoldGuaranteed.com

\$449,900 OR TRADE TEXT: 3310

SUNNYBROOK SOUTH

- Style & luxury awaits in this former show home
- Half duplex, Bungalow, 1287 Sq Ft, 4 Bdrms, 3 Baths
- 9' ceilings, quartz countertops, stone & hardy board exterior
- Massive master bdrm w/walkin closet & ensuite
- Heated garage. No condo fees



STARTING AT \$259,900

GASOLINE ALLEY, RD COUNTY

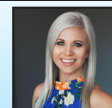
- Latoria Court, Liberty Landing
- Falcon Homes presents it's newest townhouse community in Liberty Landing
- 1210 Sq Ft, 3 Bedrooms, 3 Baths
- Modern amenities throughout
- Gorgeous laminate flooring on main flr, Kitchen features island, pantry, tile backsplash
- Landscaped & partially fenced yard



**TEXT CODE TO 555-0000
FOR PHOTOS & DETAILS**



Kevin Durling
Agent



Jamie Berg
Agent

\$219,900 OR TRADE TEXT: 3311

NORMANDEAU

- Lovingly cared for one owner home!
- Bungalow, 957 Sq Ft, 3 bedrooms, 2 baths
- Bright living room offers laminate flooring
- Functional kitchen with ample counter space & cabinets
- Large corner lot, fenced w/mature fruit trees & 2 tier deck



STARTING AT \$239,900

BLACKFALDS

- Brand new 2 storey townhouses built by award winning Falcon Homes
- 1196 Sq Ft, 3 Bedrooms, 3 Baths
- Features the newest in modern amenities
- Gorgeous laminate flooring adorn main floor
- Master bdrm features 3 piece ensuite
- No Condo Fees



Scott Wiber
Agent



Deanna Zunti
Agent

\$439,900 OR TRADE

LANCASTER GREEN

- Gorgeous 4 level split home, 1856 Sq Ft, 3 Beds, 3 Baths, former show home
- Hardwood flooring, dream kitchen w/maple cabinetry, curved island & sit up eating bar
- Master w/walk in closet, ensuite w/jetted tub & neo angled shower
- 3rd level is walkout & features familyroom with gas FP
- 4th level is completed with den
- Backing onto park reserve & green space



REDUCED!

\$195,900 OR TRADE

RIVERSIDE MEADOWS

- Spacious condo with unique floor plan
- 2 Storey, 1265 Sq Ft, 3 Bedrooms, 4 Baths
- Property is tucked into a quiet corner with lots of mature trees
- Single car garage



Debby Wells
Office Administrator

ROYAL LEPAGE Network
Realty
403-346-8900

* Some conditions apply



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



EDUARDO HARO
403.347.0751



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



#4 ALLAN STREET

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**



#102 6220 ORR DRIVE

REDUCED!

1277 SQ. FT. 2 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**

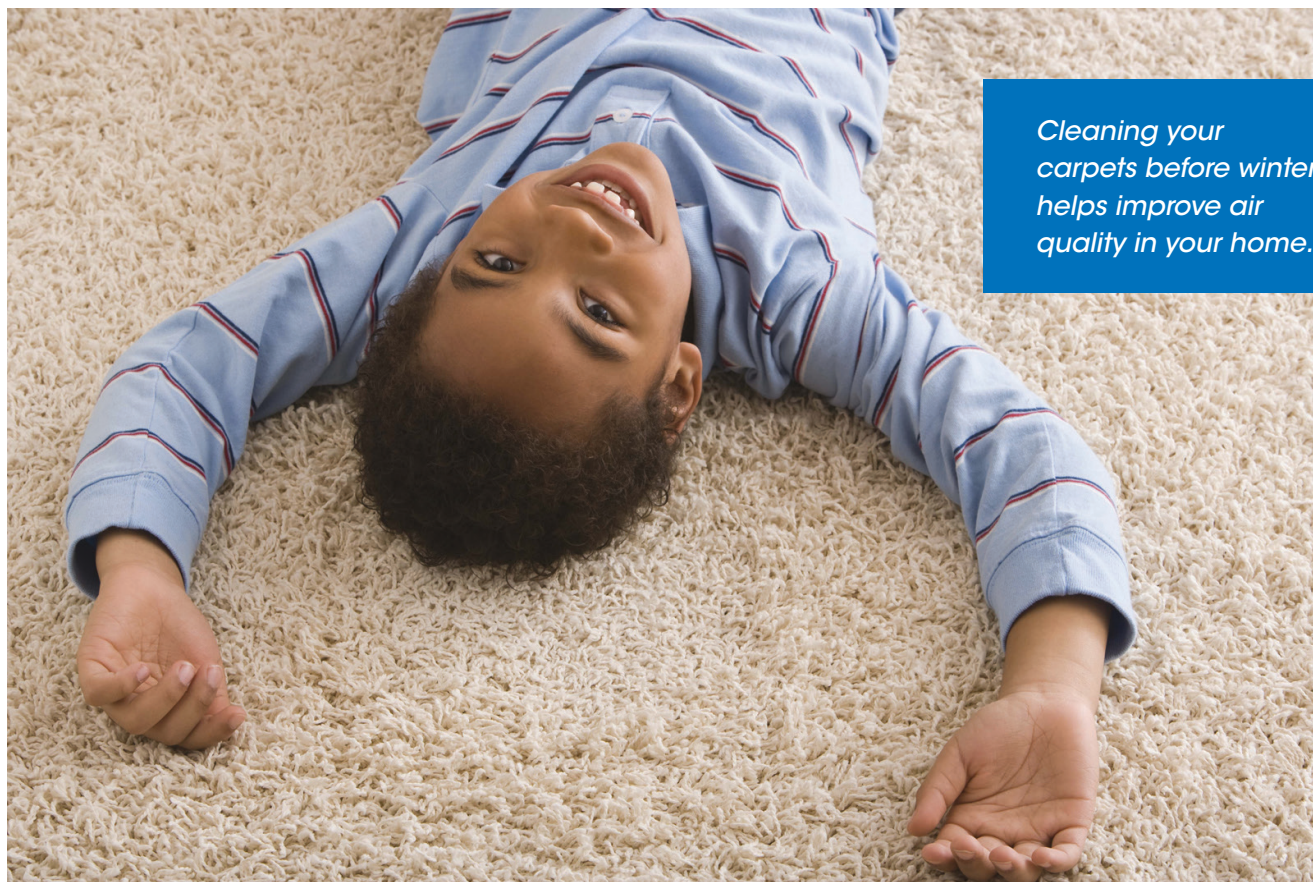


119 ELLIOT CRESCENT

NEW LISTING!

\$289,900! IN EXCELLENT CONDITION!

with lots of upgrades, 3 bedrooms and 3 baths, starter home at its best or revenue property!!!! **\$289,900**



Cleaning your carpets before winter helps improve air quality in your home.

It's time to clean your carpets

Now is the perfect time to do a few chores that will improve the air quality in your home over the long winter months. That's right; it's time to clean the carpets. After all, rugs and carpets are notorious traps for dust, dirt and those millions of invisible dust mites.

First of all, remove as much dust from the carpets as possible by vacuuming them thoroughly. For

best results, use the beater attachment or one with a brush. Then clean the entire surface of the carpet with a product or a carpet cleaning machine that's suitable for your type of carpet. Be sure to follow the instructions to the letter. However, if you're the proud owner of an expensive natural-fiber carpet, it might be better to have it cleaned by a professional.



ROYAL CARPET REALTY LTD.

SERVING RED DEER FOR OVER 40 YEARS

www.rcrrealestate.com

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.



**BRAND NEW 4BDRM/3 BATH
BILEVEL** with partial basement
development. Granite countertops,
stainless appliances, vinyl plank
flooring PLUS more! **\$309,900**
CALL BRAD 342-7700.



FULLY FINISHED 4 bedroom, 2
bathroom bungalow with a
fenced and landscaped yard.
Perfect starter or revenue property.
\$179,900
CALL NADINE 342-7700.



IMMEDIATE POSSESSION Brand
new 3bdrm/3bath with stainless
appliances, laminate flooring, upstairs
laundry, 10 yr warranty - Penhold
\$359,900
CALL BRAD 342-7700.



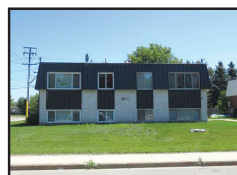
**PERFECT STARTER HOME OR
RENTAL.** 3bdrm/1 bath with 22x26
detached garage, fenced yard in
mature neighbourhood. **\$209,900**
CALL BRAD 342-7700.



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



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



NO CONDO FEES in this fully
developed 3 bdrm/2 bath townhouse.
Comes with all appliances fenced and
landscaped yard. **\$224,900**
CALL NADINE 342-7700.



LEGAL SUITE Executive 3bdrm/2bath
main floor with att'd garage, plus a
1 bdrm basement suite in great
Timberlands location **\$589,900**
CALL NADINE 342-7700.



WITH 22X24 GARAGE
Cute 2 bdrm, 1 bath home, great
location, with dbl detached garage.
Immediate possession. **\$309,900.**
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.



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



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.



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.

*For more info on our listings,
check out*
www.rcrrealestate.com

**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**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.

**1115 31 JAMIESON AVE**

Condominium Living at its finest. Meticulous 2 bedroom, 1 bath unit has lots to offer. Check it out!

**CALL PEGGY LANE AT 403-872-3350****Margaret
Comeau**
403-391-3399**4715 47 AVENUE****SWEET BILEVEL
LACOMBE - \$239,500**3 bedrooms 2 baths
Detached garage, fully finished
Quick possession**11 NOLAN STREET****FAMILY CHARMER
\$319,000**4 level split, 5 bedrooms, 3 baths
Fully finished, Double detached
garage, QUICK POSSESSION**1805 27 AVENUE****SPARKLES! MODERN!
\$339,000**Bungalow, fully finished with 3
baths, 4 bedrooms, basement
walk out entrance. HUGE
DETACHED GARAGE! 2 lots**6118 53 AVENUE****CLASS & COMFORT
CONDO \$235,000**2 beds, 2 baths, walk out level,
private view. Call today to view!*Autumn is a great time
to buy a new home!***START YOUR SEARCH IN THE OPEN HOUSE LISTINGS!****Call Jamie**
for all of your
advertising needs!**YOUR HOUSE YOUR
HOME****403.309.5451**

**COLDWELL
BANKER**

OnTrack Realty

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

OnTrack Realty

**Dale
Stuart**
403-302-3107**FULLY FINISHED EXECUTIVE BUNGLOW 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!****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!****\$369,900****OFFER
PENDING!****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 family's home awaits
...it's here in our pages****YOUR HOUSE YOUR
HOME****Call Jamie at 403.309.5451 to advertise
sales@yourhouseyourhome.ca****SCOTT KEY 403-350-6817****COLDWELL
BANKER**

OnTrack Realty

www.scottkeyrealestate.com**Serving Red Deer and Area
for more than 27 years!****101 Tamarac Blvd, Springbrook | \$186,900**

The ideal way to get into the market for the first time buyer. Solid 2 bedroom bungalow with original hardwood floors. Large treed yard near walking trails. Just a short 6 minute drive from Red Deer.

5622-55 Street, Red Deer | \$244,900

Live up and rent down or add this to your real estate portfolio. 3 bedrooms up and a legal non-conforming 2 bedroom suite down. Located near a school and easy access to downtown and Bower Ponds.

**Pick your
perfect
home****YOUR HOUSE YOUR
HOME****Call Jamie at
403-309-5451**

YOUR HOUSE YOUR HOME

SERVICE DIRECTORY



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Countertop & Cabinet Professionals
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Cabinets | Complete Renovations**

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403.347.2115
9-4608 62nd Street
Red Deer, AB



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, OCTOBER 6

RED DEER

4117 38 Avenue	2:00 – 4:00 pm	Dave Haley	CENTURY 21 ADVANTAGE	304-8939	\$274,900	Eastview
141 Lalor Drive	1:00 – 3:00 pm	Kevin Durling	ROYAL LEPAGE NETWORK	302-1511	\$509,900	Laredo
62 Maxwell Avenue	1:00 – 3:00 pm	Marina Kooman	RE/MAX	341-0004	\$349,900	Morrisroe Extension
#2 7124 Gray Drive	2:00 – 4:00 pm	Roxann Klepper	RE/MAX	872-4546	\$150,000	Glendale
49 Carlyle Green	11 am – 1 pm	Roxann Klepper	RE/MAX	872-4546	\$499,900	Clearview Ridge
9 Caribou Crescent	2:00 – 4:00 pm	Kim Fox	RE/MAX	506-7552	\$509,900	Clearview Ridge
68 Harvey Close	11:00 – 12:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$289,900	Highland Green Estates
6312 61 Avenue	12:00 – 1:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$279,900	Highland Green
299 Overdown Drive	1:00 – 2:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$207,900	Oriole Park

SATURDAY, OCTOBER 6

OUT OF TOWN

301 5300 60 Street	1:00 – 4:00 pm	Bob Hollingshead	WESTPINE ESTATES	232-3320	\$623,500	SYLVAN LAKE
01029 20 Street	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$289,900	Spruce View
5 Parkridge Crescent	11 am – 1 pm	Hayley Lauinger	RE/MAX	391-0397	\$529,500	Blackfalds
196 Cedar Square	1:00-2:30 pm	Peggy Lane	COLDWELL BANKER ON TRACK	872-3350	\$319,900	Blackfalds

SUNDAY, OCTOBER 7

RED DEER

57 Downing Close	2:00 – 4:00 pm	Barb Munday	HELP U SELL	598-7721	\$331,900	Devonshire
31 Otterbury Avenue	2:00 – 4:00 pm	Jim Escott	SUTTON LANDMARK	391-1397	\$274,000	Oriole Park
178 Webster Drive	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$429,900	Westlake
38 Lowden Close	1:00 – 3:00 pm	Roxann Klepper	RE/MAX	872-4546	\$525,000	Laredo

SUNDAY, OCTOBER 7

OUT OF TOWN

301 5300 60 Street	1:00 – 4:00 pm	Bob Hollingshead	WESTPINE ESTATES	232-3320	\$623,500	SYLVAN LAKE
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MONDAY, OCTOBER 8

RED DEER

3409 55 Avenue	1:00-2:30 pm	Peggy Lane	COLDWELL BANKER ON TRACK	872-3350	\$309,900	West Park
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Find your
**dream
house**
this
weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com



of Red Deer



**Call
Barb
Munday**

403-598-7721

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

OPEN HOUSE: Saturday, October 6, 5:00-7:00 pm and Sunday, October 7, 2:00-4:00 pm
57 DOWNING CLOSE, RED DEER



DEER PARK, on a quiet close yet close to all amenities I.E. SHOPPING, bus route, COLLICUTT CENTRE, SCHOOLS. Upgraded 1071 sq. ft. Bungalow recently PAINTED throughout, NEW FLOORING in entrance and kitchen, VAULTED ceilings up and 9' ceilings down for open design concept. 3 bedrooms, 3 baths, ENSUITE, covered back deck and BONUS is 24 x 24 finished GARAGE with pine walls, shelving, a man cave for him. Separate outside entrance to basement.

Reduced to \$331,900.00

ADULT FULLY FINISHED CONDO in gated community.
REDUCED TO \$295,000.00

ACREAGE 5 MINS TO CITY, Fully finished bi-level, attached garage, PLUS 30X40 SHOP!

ON OCT 1, 2018 THERE WERE 175 LISTINGS THAT EXPIRED FROM THE MLS SYSTEM-LESS COMPETITION.....
NOW IS THE TIME TO LIST YOUR PROPERTY.

Five ways to stay warm at home

A wise person once said that human warmth is the only completely free and renewable energy source. However, with Canada's winter temperatures, we can all agree that additional sources of heat are necessary if we want to stay warm in our homes.

1. Insulation

First of all, a properly insulated house protects you from drafts and exorbitant heating bills. So, before temperatures drop, make sure your windows and doors are properly sealed. Repair or replace any damaged caulking or weather stripping.

2. Heat pump

Central or wall-mounted heat pumps are a great choice for people who love cozy warmth throughout their homes. These appliances are doubly advantageous, as they circulate warm air during the winter and act as air conditioners in the summer.

3. Furnace

Furnaces are indispensable elements of many

homes, whether they're powered by electricity, propane, natural gas or oil. Many energy-efficient eco-friendly models are available. Talk to specialist retailers to find one whose price falls within your budget and that will meet your home heating needs.

4 Stove or fireplace

A variety of inexpensive and eco-responsible stoves and fireplaces are available on the market as primary heating sources or for providing extra heat. Whether they're powered by electricity, propane or pellets, they add warmth to your decor, both literally and figuratively.

5. Heated floors

There's no doubt that heated floors provide the ultimate in even heat. This type of radiant electrical system has to be installed under stone, cement or ceramic tile floors. Heated floors also ensure a uniform temperature from floor to ceiling and are completely invisible and silent. Appealing, isn't it?





Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583



68 Harvey Close
SWEET RENOVATIONS!
Wide open floor plan with new kitchen, living and dining rooms; hardwood, . 4 bed/3 bath, 2 car 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!



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.

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

Guests sleeping over?

Offering your guests a bed for the night after a party is very thoughtful, but it can also cause a bit of stress for the hosts. Here are a few tips so the night — and the next morning — go smoothly.

Prepare the bedroom

Prepare the bedroom the day before your guests arrive. Vacuum, dust the furniture, clean the windows and mirrors and make up the bed with freshly laundered linens. Also, since guest rooms aren't typically used very often, take the opportunity to open the window for about 20 minutes to get rid of any musty smells.

Small details

Provide for a few small details, just as hotels do. Put out tissues, drinking glasses,

toothbrushes and toothpaste for your guests, as well as pillows, extra blankets and towels. On the actual day, prepare a nice bowl of fruit (apples, clementines, grapes, bananas, etc.) and place it in plain view in the bedroom. In addition to adding colour to the decor, the fruit will let your guests be able to satisfy any hunger pangs during the night.

Breakfast

When saying goodnight to your guests, ask them what time they want to get up the next day. Schedule your alarm at least half an hour earlier in order to cook them a delicious breakfast. It'll be a real treat for them to wake up to the smell of eggs, toast, pancakes, bacon and fresh coffee.



Happy Thanksgiving!

to all of our valued
clients and readers

YOUR HOUSE YOUR
HOME

Ask Charles

I've taken possession of my new home, but pictures, sold price, and its address are still on the listing agent's website, advertised as sold. I want them to take down the pictures and address. Can I make them?

It depends if the information they post on their website is personal information or not. Personal information is defined in the Personal Information Protection Act as information about an identifiable individual. This means that if the information could identify you, it's personal information, and someone needs your consent to use it.

In real estate, a picture of the exterior of your house, information about its neighbourhood, and even the address are likely not personal information. All of that information is readily available on sites such as Google Maps, but the law is less clear when this information is combined with a statement that the property was just sold, and at a certain price.

Though it has not been tested in court yet, this combination of information could be considered personal information. It's because of legal grey areas like this that RECA recommends real estate professionals get written consent from buyers of their listings if they want to continue advertising a sold listing after possession takes place. Once possession takes place, the seller is no longer the person who provides that consent; it's the new owner – the buyer.

If there is any doubt about whether or not there is personal information in an advertisement, real estate professionals should try to get written consent from the property owner before advertising, or don't include the information in the ad.

If you are concerned that a real estate professional's website contains your personal information through posting a sold listing, talk to the real estate professional in question. There are strict confidentiality rules for real estate profession-

als, and privacy legislation may apply too. You can also bring the issue to the real estate agent's broker.

You may not be able to make a real estate professional take an ad down if it doesn't contain your personal information, but if you're still uncomfortable with it because you believe it shares too much about your property, a true professional should be open to hearing your concerns and working with you to address them.

"Ask Charles" is a question and answer column by Charles Stevenson, Registrar of 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
403.396.4005
mitzibillard@remax.net
RE/MAX
real estate central alberta
4440 - 49 ave., red deer
403.343.3020



2 Bed/2 Bath Bungalow with 19x26 Garage, Peaceful & Comfortable, Beautifully landscaped. CA0146947 **\$289,900**



Fully finished 4 Level Split 3 Beds/4 Baths Freshly Painted, Wonderfully landscaped, Lots of Natural Light. Pride of Ownership is Present. CA0147488 **\$424,900**

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

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.



Lori Loney | 403.350.9700

Tim Maley | 403.550.3533

Al Sim | 403.391.1771

RE/MAX

Real Estate Central Alberta

4440 - 49 Avenue, Red Deer
403.343.3020



\$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
PRICE REDUCED
408 Willow Cres. - Springbrook
Detached Garage, Huge Yard
Immediate Possession
Call Lori Loney 403-350-9700



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



\$344,900
NEW LISTING
6 McLevin Crescent
5 bedrooms, separate entry,
mature landscaping
Call Lori Loney 403-350-9700



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



\$429,900
OPEN HOUSE
SUN, OCT. 7, 1-3 P.M.
178 Webster Drive
4 beds & bonus room, fully dev., gas
FP, hardwood floors, double att. garage
Call Tim Maley 403-550-3533



\$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



\$399,900
NEW LISTING
3 Oberg Court
Immediate Possession, A/C, Infloor
heat, Huge Heated Garage
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
REDUCED
203 Township Rd 384, Red Deer
1.34 Acres,
4 Bedrooms
Call Al Sim 403-391-1771



\$759,900
REDUCED
11 Van Horn Close
Triple garage, 2680 sq feet, backs
on to park!
Call Tim Maley 403-550-3533



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

Why use a Realtor?

Your Realtor can help you negotiate

There are many negotiating factors, including but not limited to price, financing, terms, date of possession and often the inclusion or exclusion of repairs and furnishings or equipment.

The purchase agreement should provide a

period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase. Your agent can advise you as to which investigations and inspections are recommended or required.



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7 MORNING MEADOWS DR
\$899,900
MLS CA#0118644



424035 RANGE ROAD 254
\$635,500
MLS #CA0142813



29 CREEK ROAD
\$499,000
MLS CA#0143025



4011 39 STREET
\$450,000
MLS CA#0120181



54 METCALF WAY
\$430,900
MLS CA#0137553



20 MACKENZIE CRESCENT
\$385,000
MLS CA#0146010



50 METCALF WAY
\$369,900
MLS #CA0137



54 RIVIERA DRIVE
\$339,750
MLS CA#0146094



70 VALLEY CRESCENT
\$325,000
MLS CA#0146379



41512 RANGE RD 255
\$289,000
MLS CA#0112748



#1 - 3903 45 STREET
\$199,900
MLS CA#0147728



124 PARAMOUNT CRES
\$105,000
MLS CA#0103058



63 PARKSIDE DRIVE
\$79,000
MLS #CA0141257



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



261052 TWP ROAD 422
\$1,490,000
MLS CA#0136686



3 CENTRE STREET
\$650,000
MLS #CA0143887



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



4 SPRUCE DRIVE
\$319,900
MLS CA#0147844



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



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