

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | OCTOBER 12, 2018

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

231031 HWY 585
Rural Kneehill County

BEAUTIFUL HOME ON 4 ACRES
NEAR TROCHU

2,305 sq feet of pure paradise! This elegant home includes all the desired features of luxury living on a park-like yard.

\$549,000

For further info on this multiple listing service home, see page 15 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.geraldlore.ca or call me at (403) 872-4505



4756 56 STREET
 Bowwood 2 Storey - right on the RD River valley. Huge lot and over-sized heated garage. Too many options to list!
 MLS# CA0148687
Only \$949,900!



295 BARRETT DRIVE
 Across from green space and bike trails. 4 beds, 2 baths, new windows, 2 fireplaces, heated oversized, garage, maple kitchen with granite, many upgrades. MLS# CA0149229
Only \$389,900!



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



OPEN HOUSE SUN OCT. 14, 2-4 PM
456 JENKINS DRIVE
 Large Adult Executive Fully developed 4 bed 3 bath condo with double heated garage backing on to green space!
\$393,900



GRANDVIEW BEAUTY!
OPEN HOUSE SUN OCT. 14, 1-3 PM
4233 40A AVENUE
 1000 sq. ft. 5 beds, 2 baths, det. garage, RV pod, lots of options, big fenced yard.
 MLS CA0145945
Only \$274,900!



NEW LOW PRICE!
OPEN HOUSE SAT OCT. 13, 1-3 PM
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!



Only \$379,900
NEW LISTING
132 & 140 BOWMAN CIRCLE
MORTGAGE HELPER/ INVESTMENT OPPORTUNITY!
 Two 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



Les Anderson
403.350.1932



OPEN HOUSE SUN, OCT. 14, 2-4 PM
19 HAMMOND CRESCENT

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**



NEW LISTING!
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**



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**



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

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



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



OPEN HOUSE SUN, OCT. 14, 2-4 PM
4610 47A Avenue \$195,777
 - 50+ Adult building
 - 2 bedroom 2 bath
 - underground parking



2146 Danielle Drive \$174,900
 - 50+ Adult living community
 - 3 bedrooms 2bath 1526 sq ft
 - double att. garage/beautiful back patio



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



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



**Elaine
Wade**

403.396.2992

**FIRST TIME
OFFERED
FOR SALE!**

OPEN HOUSE SUNDAY, OCT. 14, 2-4 PM

3318 42 AVENUE

MOUNTVIEW BEAUTY... Immaculate and updated. This adorable home has much character to offer. Great location. Fully developed. Loads of upgrades. Well looked after family home. **Come have a look this Sunday 2-4.**

Visit my website at elainewaderealestate.com



**Alex
Wilkinson**
Follow or
contact me on

f 403-318-3627 t



**206 - 28470 HWY 592
JUST LISTED**

Fabulous updated acreage just mins to Red Deer and Penhold on pavement! 4 bdrms, 4 baths with dbl att garage situated on 1.6 acres. **Call Alex to view!**



**46 FIELDSTONE WAY
JUST LISTED**

Magnificent large fully finished home is located on one of largest and picture perfect yards next to a green space. 3 car garage, walkout! **Call Alex**



**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**



21 CHURCHILL PLACE

Very nicely fully finished home with DBL att Garage. Large fully fenced yard. Great location, close to school, great home! **Call Alex**



96 OAKWOOD CLOSE

Gorgeous large two story home backing onto a green space, walking trails plus a treed reserve. Totally modern design is enhanced w/ rustic hardwood and granite. **Call Alex**



**Rick
Burega**
403.350.6023



\$429,900

Adult Oriented Bungalow Style Semi! Located on a quiet cul-de-sac, this former showhome has maple hardwoods, granite c-tops & very spacious island kitchen. Large master with full ensuite, Trex deck & vinyl fence.



\$289,900

Great First Home... Fully finished bi-level on a large lot. Basement entry to fully fenced yard with patio. 3+2 bedrooms, 2 baths. Very good value!



\$299,900

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



\$379,900

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



\$459,900

Full Finished Modified Bi-level. 4 years old - 4 bdrm /3 bath beauty. 9' ceilings in the bsmt, in-slab heat, media & games rooms, vaulted ceilings, nice deck & vinyl fenced yard.



\$1,147,000

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

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

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

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

**YOUR HOUSE YOUR
HOME**

CALL 403.309.5451 TODAY FOR DETAILS!

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



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**

Top tips for safe shovelling

Snow removal is risky business. It can cause back injuries, exacerbate heart problems or even lead to frostbite. To stay safe when shovelling, follow these tips.

Use the right equipment

Wear warm, non-slip boots and dress in layers of warm clothes that dry quickly. Make sure your head, ears and hands are covered. If it's really cold outside, also cover your face.

Choose a shovel that's lightweight, made of plastic or aluminum and has a curved shaft that reaches your chest. In fact, it's best to have two shovels — a larger one to push the snow and a smaller one to lift it.

Employ the proper technique

Don't wait until too much snow accumulates before you start to remove it and give yourself ample time to complete the chore. If you rush through the task, you're more likely to injure yourself. Also, take a few minutes to warm up and stretch before going at it full force.

Be sure to use abrasives like sand and salt to minimize your chances of falling.

To push the snow, place your feet and hands hip distance apart and keep the shovel close to your body. When you lift the snow, remember to bend your knees and walk to put it down instead of trying to toss it over your shoulder. Find a good rhythm and don't forget to take regular water breaks.

The Public Health Agency of Canada suggests waiting to shovel after eating because a full stomach can put pressure on your heart during physical exertion. You might also want to avoid shovelling in extremely cold weather.





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**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 bilevel half duplex 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.



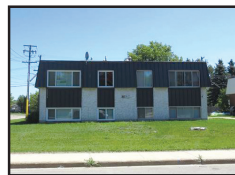
**PERFECT STARTER HOME OR
RENTAL.** 3bdrm/1 bath with 22x26
detached garage, fenced yard in
mature neighbourhood. **\$209,900**
CALL BRAD 342-7700.



FULLY FINISHED 4 bdrm, 4 bath
modified bilevel 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 an
landscaped yard. **\$224,900**
CALL NADINE 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.



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*

Textile wall hangings: **decor to liven up your living space**



Woven tapestries, macramé, quilts, pompoms and hanging fringes are taking centre stage. Popular in the '70s, textile wall hangings are once again decorating modern walls. Rugs and shag carpets are also joining the party and giving walls a fresh new look.

Wall hangings can be used in almost any room in your house. Employ stark contrasts, like ivory macramé on a charcoal or navy wall, to make

decor pop. Different sizes and shapes will add visual interest to an otherwise drab space.

If you're looking for a stylish and exotic way to dress up your living room or bedroom, opt for massive mandalas or woven pieces suspended on bamboo dowels.

Whether your style is demure or daring, this '70s design trend will add a modern and fresh look to your home.

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BANKER**

OnTrack Realty



403.872.3350

**Peggy
Lane**
Associate
Broker**NEW PRICE!**
\$157,000**1115 31 JAMIESON AVENUE**

Wow! This main floor 2 bdrm condo is affordable. Unit is comfy and cozy as the condo is complimented with in-floor heating and has hot water on demand. 5 appliances are a bonus plus Condominium Fees are \$ 140 per month. Welcome to Condo Living at it's finest! Check this Beauty Out!

**\$237,743****103, 3501-49 AVENUE**

Perks + is what you have in this mint condition main floor 2 bedroom, 2 bath condominium. Upgraded dark-walnut engineered hardwood plus ceramic tile thru out. Gas fireplace, air conditioning, in-floor heating and more.... Drive past then book a showing!

CALL PEGGY LANE AT 403-872-3350**Margaret
Comeau**
403-391-3399**4715 47 AVENUE****WHY RENT? - \$239,500**

Fully finished bi-level with 3 bedrooms, 2 baths, 988 sq. ft. Large windows in basement level, garage.
5% down @ \$11,975 down, payments: \$1,177.00 monthly.

**11 NOLAN STREET****WHY RENT? - \$319,000**

5 bedrooms, 3 baths, family room, fireplace, 1151 sq. ft., double garage.
5% down @ \$15,950 down, payments: \$1,567.70 monthly

**1805 27 AVENUE****WHY RENT? IT IS HERE!****\$339,000**

1400 sq. ft., 4 bedrooms, 3 baths, fully finished. Double detached garage.
5% down @ \$16,950 down, payments: \$1,665.99 monthly

**Dale
Stuart**
403-302-3107**FULLY FINISHED EXECUTIVE BUNGALOW IN INGLEWOOD****\$469,900****NEW
PRICE!****OPEN
HOUSE****SUNDAY, OCT 14,
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!****OPEN
HOUSE****SAT, OCT. 13,
1:30-4:00 PM****80 DEMPSEY STREET**

Fully dev. bi-level features 4 bdrms & 3 baths, vaulted ceilings, open floor plan, lrg kitchen with loads of cabinet space & pantry, with large dining area. Finished bsmt has a large family room, 2 bdrms, 4 pce bath and underslab heat. 24 x26 heated garage with 10' ceiling.

"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"
Call Dale Stuart at 403-302-3107



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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, OCTOBER 13

RED DEER

73 Addington Drive #26	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$249,000	Aspen Ridge
2344 Danielle Drive	1:00 – 3:00 pm	Cindy Vander Linden	RE/MAX	506-7355	\$149,900	Davenport
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
19 Voisin Close	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$679,900	Vanier East
20 Ash Close	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$995,000	Anders Park East
29 Ireland Crescent	2:00 – 4:00 pm	Bob Gummow	ROYAL LEPAGE NETWORK	598-7913	\$311,900	Inglewood West
5942 60 Avenue	1:00 – 2:30 pm	Marcella Barthel	RE/MAX	597-5563	\$190,000	Riverside Meadows
5876 69 Street Drive	1:00 – 2:30 pm	Marina Kooman	RE/MAX	341-0004	\$399,900	Normandeau
56 Aikman Close	1:00 – 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	896-2151	\$449,900	Anders Park
14 Donald Close	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$389,900	Davenport
5986 Orr Drive	1:00 – 3:00 pm	Darlene Benavides	RE/MAX COMPLETE	358-2782	\$439,900	Oriole Park West

SATURDAY, OCTOBER 13

OUT OF TOWN

#301 5300 60 Street	1:00 – 4:00 pm	Bob Hollingshead	WESTPINE ESTATES	232-3320	\$623,500	Sylvan Lake
137 Lakeshore Drive	1:00 – 3:00 pm	Lucas Banack	RE/MAX EDMONTON	780-672-7474	\$899,900	Pelican Point
26540 Hwy 11 #72	2:00 – 4:00 pm	Kim Lindstrand	MAXWELL	318-7178	\$619,000	Red Deer County
49 Murphy Close	2:00 – 4:00 pm	Melissa Morin	CENTURY 21 ADVANTAGE	318-5665	\$489,999	Blackfalds

SUNDAY, OCTOBER 14

RED DEER

31 Sage Link	1:00 – 3:00 pm	Cindy Vander Linden	RE/MAX	506-7355	\$518,900	Sunnybrook South
31 Irving Crescent	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK	302-3107	\$469,900	Inglewood West
3318 42 Avenue	2:00 – 4:00 pm	Elaine Wade	ROYAL LEPAGE NETWORK	396-2992		Mountview
4233 40A Avenue	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$274,900	Grandview
456 Jenkins Drive	2:00 – 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK	598-3338	\$393,900	Johnstone Park
8 Adamson Avenue	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$319,900	Aspen Ridge
91 Norris Close	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$337,900	Normandeau South
10 MacKenzie Crescent	2:00 – 4:00 pm	Jim Escott	SUTTON LANDMARK	391-1397	\$350,000	Morrisroe
29 Ireland Crescent	2:00 – 4:00 pm	Bob Gummow	ROYAL LEPAGE NETWORK	598-7913	\$314,900	Inglewood West
90 Osmond Close	2:00 – 4:00 pm	Len Parsons	RE/MAX	350-9227	\$598,000	Oriole Park
19 Hammond Crescent	2:00 – 4:00 pm	Les Anderson	ROYAL LEPAGE NETWORK	350-1932	\$349,900	Highland Green
33 Cameron Close	11 am – 1 pm	Mitzi Billard	RE/MAX	396-4005	\$424,900	Clearview Meadows
95 Mclewin Crescent	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$359,900	Morrisroe Extension
4610 47A Avenue	1:00 – 3:00 pm	Tracy Thody	ROYAL LEPAGE NETWORK	358-8605	\$195,777	Downtown
83 Ellis Street	2:00 – 4:00 pm	Kim Lindstrand	MAXWELL	318-7178	\$219,900	Eastview Estates
10 Greenway Street	1:00 – 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK	350-6023	\$459,900	Garden Heights

SUNDAY, OCTOBER 14

OUT OF TOWN

46 Fieldstone Way	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$657,500	Sylvan Lake
#301 5300 60 Street	1:00 – 4:00 pm	Bob Hollingshead	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
142 Newton Drive	1:00 – 2:30 pm	Marina Kooman	RE/MAX	341-0004	\$362,900	Penhold

Find your **dream house**
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

How to upcycle fireplace ash

After snuffing out the embers in your fireplace, you safely store the ashes outside in a metal container. But then what? Instead of sending them to the local landfill, put them to good use around the house. First, make sure the ashes are completely cool and then employ them in one of the following ways:

To de-ice

Sprinkle ash on the ice covering your balcony, stairs and driveway. In moderate conditions, it works as well as rock salt for melting snow and providing traction. It's a more affordable and eco-friendly option.

To clean up

Ash works well to polish silver and copper and

to clean windows. All you need to do is dip a clean, damp cloth in some ash and scrub. Make sure there's no trace of dirt or sand to avoid streaking your glass.

To garden

Just like lime, wood ash works well to neutralize the acidity of soil. Use it only once a year and sparingly — no more than one third of a cup per 10 square feet on your flowerbed, vegetable patch or lawn.



Pro tip: measure the pH of the soil before adding ash. If it's higher than 7, it doesn't need to be neutralized.

Only use ash from wood that hasn't been treated or painted and never burn pressed wood or particleboard in your fireplace.




Advantage
21 photos of every property

**Parkland Mall,
Red Deer**

 Bob Wing 403-391-3583	NEW LISTING!  \$289,900 68 Harvey Close SWEET RENOVATIONS! Wide open floor plan with new kitchen, living and dining rooms; hardwood, . 4 bed/3 bath, 2 car garage.	NEW LISTING!  \$279,900 6312 - 61 Avenue ATTENTION INVESTORS! Legal suite by Dawe Centre: 3 bedrooms up, large suite, down, 24x30 garage, newer windows, kitchens & baths.	NEW LISTING!  \$207,900 299 Overdown Drive LEGAL SUITE BY DAWE! Good sized 1/2 duplex with 3 + 1 bedrooms, upgraded windows, flooring, shingles, baths, paint and legal suite!	 \$364,900 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.
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For details - call or text BOB WING today! (403)391-3583

How to choose a stand mixer



Practical and often stylish, a stand mixer is a must-have kitchen gadget for all amateur bakers and cooks. Depending on the selected attachment, you can use your mixer to make cake batter, bread dough, fresh pasta and even your own sausages.

If you're in the market for your own

mixer, but don't know which one to choose, consider the following:

Size

Take into account how often you make cakes, breads and other baked goods and the volume of the batches you make. At the very least, the mixing bowl should be big enough to hold a

recipe for one layer cake or loaf of bread.

Power

It's important to know that the number of watts isn't representative of the machine's power. Rather, wattage indicates the amount of power that's used by the machine. Look instead towards factors like capacity and where the motor is installed. Higher-end mixers tend to have the motor on top where the accessories go and not in the stand.

Accessories

Other than the basic accessories (whisk, flat beater and dough hook) ask yourself if you'll want to make foods that require extra accessories, like homemade pasta. If so, choose a mixer that has attachments for these things.

Speed settings

To get the most use out of your stand mixer and make the greatest number of recipes, experts recommend machines have at least five speeds.

Style

Because mixers generally adorn your counter permanently, make sure you choose one that matches your kitchen's decor.

Why you need the 60-30-10 rule



If you're nervous about using colour in your home, try following the 60-30-10 rule. Designers use this concept to create well-balanced rooms. Simply pick three colours and use them in the following proportions:

1. Dominant colour: 60 per cent of your room is wall space and large pieces of furniture. Paint your walls a neutral colour or one that otherwise perfectly suits your space and tastes. Major furniture like the sofa or bed should feature the same hue.

2. Secondary colour: 30 per cent of any space is accent furniture, area rugs and textiles.

Pick a hue that complements your dominant colour and use it for these items.

3. Accent colour: 10 per cent of the room is decor, artwork and smaller items. Here is where you can really play with strong colours, textures and patterns that pop.

When following this rule, keep in mind that you don't have to use the same shades for your selected colours. For example, you might use navy on your walls, but choose a sky blue for your couch. As long as the shades for each pick fall within the same family, the result will be a pulled together room that's chic and polished.

Ask Charles

My real estate agent gave me a comparative market analysis when we set the listing price for my home, but now a buyer's lender wants an appraisal done on the property. What's the difference?

That's a good question. There are some very important distinctions between a comparative market analysis (CMA) and an appraisal.

A CMA is a method of property valuation real estate professionals use to estimate the value of residential properties; a CMA provides a range of value. This helps sellers set a listing price for their property. CMAs examine the prices at which similar properties in the same area have recently sold.

A real estate appraisal, on the other hand, is a formal, impartial estimate or opinion of value, usually in writing, of a specific property, as of a specific date, which is supported by the presentation and analysis of relevant data pertinent to a property. Appraisals provide a defined value for

the property, rather than a range as in a CMA.

Real estate appraisers in Alberta need a licence as an appraiser from the Real Estate Council of Alberta. They require special training and experience before they become full appraisers. Their methods for providing an appraisal go beyond using the sold prices of similar properties to arrive at an appropriate listing price.

When a real estate professional provides a CMA to a seller or potential seller, they need to ensure the seller understands the following: it hasn't been prepared by a licensed real estate appraiser; it doesn't comply with appraisal standards; no one should rely on it as an appraisal; and, it can't be used for financing, civil proceedings, income tax purposes, or financial reporting purposes.

The only thing a CMA is supposed to be used for is to help set a listing price. That's why a buyer's lender may want to do an independent appraisal on a property. Simply put, the lender

wants to make sure the property is worth what the buyer is paying for it. Just because other homes nearby have sold for a similar amount, it doesn't mean a lender will be satisfied the home is worth what the buyer is paying for it.

If the buyer were to default on the mortgage and the property were to go into foreclosure, the lender wants to make sure it can recoup the money it has lent on the property. The lender will be more confident in its lending by reviewing an appraisal for the property.

"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 ask-charles@reca.ca.



Must-do maintenance for your heating appliances



Using a heating appliance that isn't connected to your home's central heating system always presents a certain amount of risk. To be both safe and warm this winter, make sure to maintain your heating appliance. Not only will you rest easy, but the appliance itself will work more efficiently.

Wood-burning oven or fireplace

Get your chimney inspected and swept once a year. Always remove ashes once you're done with the fire and keep the glass and walls of the unit clean.

Wood pellet stove

Use high quality pellets — they leave less ash than inexpensive brands — and always empty the ash

trap before it gets full. Keep the burner, glass and exterior of the stove clean and free of dust.

Natural gas or propane stove

When it comes to these appliances, yearly inspections are a must. However, when combustible gases are involved, it's best not to attempt to do maintenance or repairs yourself: always hire a professional.

Portable heater

Before using it for the first time of the season, and then periodically over the winter, wipe the heater with a damp cloth; just be sure it's unplugged and cool to the touch. If there's a filter, keep it clean.



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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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