

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | OCTOBER 19, 2018

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

OPEN HOUSE: Sunday, October 21, 2:00 - 4:00 pm

**21 Inglewood Drive,
Red Deer**

UP/DOWN FULL DUPLEX

3 bedrooms in each unit
with separate utilities.

\$414,000

*For further info on this multiple listing service home, see page 3
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



Doug Wagar
 403.304.2747



OPEN HOUSE SUN, OCT. 21, 2-4 PM
 5618 - 39 STREET, RED DEER

WONDERFUL WESTPARK HOME!
 Fully renovated with 4 beds, 2 baths, garage, large yard & with parks front and rear. **\$337,900!**



SUNNYBROOKE SOUTH!
 Executive fully developed walkout 2 storey half duplex. Pie lot, 4 beds, 4 baths, backing onto park, pond & walking paths. **\$385,000**



SYLVAN LAKE!
 Beautiful home, wonderful location, walkout bi-level, backing onto walking trails. Bright open plan, 2 fireplaces, hot tub, att. dble garage. **\$477,500**



BLACKFALDS WALKOUT!
 1594 sq. ft. modified bi-level. Open plan, large master with ensuite, large deck, heated double garage. **\$379,900**



ROCKY MOUNTAIN HOUSE!
 Impressive 2015 sq. ft. 2 storey. Open plan, east and west facing balconies, triple garage. **\$435,000**

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. **\$237,000**



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 ...



Elaine Wade
 403.396.2992



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.

OPEN HOUSE
SUN, OCT. 21 2-4 PM
NEW LISTING IN GRANDVIEW!

4127 47 STREET
 Attention to detail is evident in this beautiful Grandview home located on a quiet street surrounded by trees. Total renovation & brand new oversized garage. **Come have a look Sunday 2-4.**

Visit my website at elainewaderealestate.com



Alex Wilkinson
 Follow or contact me on
 403-318-3627



OPEN HOUSE SAT. OCT 20, 2-4 PM
206 - 28470 HWY 592
 Fabulous updated acreage just minutes to Red Deer and Penhold on pavement! 4 bdrms, 4 baths with double attached garage situated on 1.6 acres. **Call Alex to view!**



46 FIELDSTONE WAY
 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 DOUBLE attached Garage. Large fully fenced yard. Great location, close to school, great home! **Call Alex**



OPEN HOUSE SUN. OCT 21, 2-4 PM
226 WESTRIDGE DRIVE JUST LISTED!
 WELL MAINTAINED & FULLY DEVELOPED spacious bi-level home within walking distance to the new Abbey Center. Bright spacious living room. **Call Alex**



Carol Donovan



147 Douglas Avenue
 Family Home Near Schools! Over 2300 Square feet finished! 3 bdrms up, 3 baths. Major upgrades! New Windows throughout - 2018, new rear fence -2018. The furnace, hot water tank and air conditioner new in 2012, shingles 2008, Hardwood flooring and RV parking! Don't miss out on this one!



22 Edwards Crescent
 Immaculate and upgraded bi-level 2 bdrms (3 up). You will love this splashy kitchen with upgraded fixtures and appliances! Kitchen opens onto a west facing deck (22 x 14) complete with a gazebo and a BBQ canopy. Generous family room with custom bar and ample room for entertaining. Many upgrades! Call Carol for your personal tour.



#106 3501 49 Street
 Classy Unit, Classy Building! Downsize in style with this 2 bdrm 2 bath condo! One underground parking spot and one above ground. Well maintained and quiet adult building.
Call for your personal tour. \$199,900



42 Adamson Avenue
 Anders Half Duplex. 3 bdrms, 3 baths. Completely finished. open concept kitchen & living space. Huge master bdrm with his & hers closets. West facing deck off the eating area is 20' x 12'. New fireplace in 2015, New Shingles 2018. Att. single garage. Immaculate home.



Find your dream home in
YOUR HOUSE YOUR HOME



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



Donna Empringham

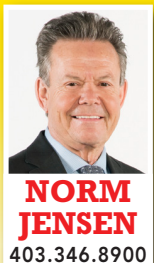
Red Deer Realtor®
 with Royal LePage
 donnaempringham.ca
Call / Text
403-872-0105



OPEN HOUSE: SUNDAY, OCT. 21 FROM 2-4 PM
21 INGLEWOOD DRIVE, RED DEER

This up/down full duplex is in 'like new' condition. Offering 6 bedrooms in total, 3 in the upper unit and 3 in the lower unit. Each unit has separate utilities. Live in the top and rent out the bottom or rent out both units.

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



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.

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



Gerald Doré

403.872.4505



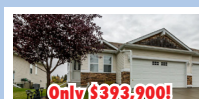
Only \$949,900!
4756 56 STREET
 Bowwood 2 Storey - right on the RD River valley. Huge lot and over-sized heated garage. Too many options to list! MLS# CA0148687



Only \$389,900!
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 \$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



Only \$393,900!
456 JENKINS DRIVE
Large Adult Executive
 Fully developed 4 bed 3 bath condo with double heated garage backing on to green space!



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



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



Only \$379,900!
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



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



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



A Steal At! \$259,900!
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

YOURHOUSE
 YOUR **HOME**

View our complete listings at

www.yourhouseyourhome.com



The Durling Group

YOUR HOUSE SOLD GUARANTEED

www.YourHouseSoldGuaranteed.com
\$509,900 OR TRADE**141 LALOR DRIVE,
RED DEER**

- Brand new 2 storey with triple garage
- Top of line upgrades- granite counter tops, 9 ceilings, gorgeous cabinetry
- Bright open concept on main flr, corner pantry & large island
- Upstairs features bonus room & 3 bdrms

**OPEN HOUSE
SUNDAY, 2-4 PM****\$439,900 OR TRADE****109 LINDMAN AVENUE,
RED DEER**

- Brand new 2 Storey... Open, stylish & affordable
- 1549 SqFt, 3 Bedrooms, 3 Baths
- Unique built in dining nook, large kitchen
- Mudroom off garage
- Handy & functional laundry accent the walk in closet

**OPEN HOUSE
SUNDAY, 2:30-4 PM****\$234,900 OR TRADE****SYLVAN LAKE**

- New 2 storey townhouse, 1190 SqFt, 3 Bedrooms, 3 Baths
- Modern colors and features throughout
- Partially fenced yard, fully landscaped
- No condo fees

**\$509,900 OR TRADE****CLEARVIEW RIDGE**

- Brand new 2 storey
- Open floor plan with color palette of the newest trends
- 9 foot ceilings throughout main floor
- 3 Bedrooms, 3 Baths
- Master features walk in closet & dual sinks

**\$369,900 OR TRADE****LIBERTY LANDING,
GASOLINE ALLEY**

- Stunning open concept 2 storey home
- 1524 SqFt, 3 Bedrooms, 3 Baths
- Large entry w/built in desk
- Stylish gas fireplace in LR, Lots of room to build a garage
- Great Location! Brand new build by Falcon Homes

**\$699,000 OR TRADE****7108 COBB ST, LACOMBE**

- Stunning executive bungalow, this home has all the extras
- 1703 SqFt, 4 Bdrms, 3 Baths
- Open concept living/dining room w/gas fireplace
- Kitchen is a chefs dream
- Covered vinyl deck w/wood burning FP, RV storage
- 2 garages (34x34, 18x24)

**OPEN HOUSE
SUNDAY, 2-4 PM**
**TEXT CODE TO 555-0000
FOR PHOTOS & DETAILS**

Kevin Durling
Agent

Jamie Berg
Agent

Scott Wiber
Agent

Deanna Zunti
Agent

Debby Wells
Office Administrator

ROYAL LEPAGE Network
Realty
403-346-8900

* Some conditions apply

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.



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 bilevel half duplex with
a fenced and landscaped yard.
Perfect starter or revenue property.
\$174,900
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.



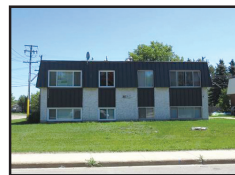
**PERFECT STARTER HOME OR
RENTAL.** 3bdrm/1 bath with 22x26
detached garage, fenced yard in
mature neighbourhood. **\$209,900**
CALL BRAD 342-7700.



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.

OPEN HOUSES THIS WEEK



PERFECT FAMILY HOME Be the
1st to live in this 3 bdrm, 3 bath 2
storey, built by Asset Builders. South
facing backyard. Room for a large
detached garage. **\$314,900**
CALL NICOLE 342-7700




OPEN HOUSE SAT, 1-4 PM
206 LALOR DRIVE
BRAND NEW 3 bed, 3 bath with
bonus room and 24 x 24 garage.
\$549,900
CALL JENNIFER 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!
Immediate possession! **\$319,900**
CALL NICOLE 342-7700.



OPEN HOUSE SAT & SUN, 2-4 PM
25 LONGMIRE CLOSE
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.**



The four hottest flooring trends to try

Are you fed up with your home's outdated floors? Or maybe you find them hard to maintain? Every year, flooring products become more innovative, beautiful and durable. Here are four of today's best options.

1. Faux wood

You're probably already familiar with laminate flooring that looks like hardwood, but did you know that there are porcelain and ceramic tiles that also mimic the colours and textures of wood? These products are both attractive and incredibly durable.

2. Vinyl


If you dream of luxurious floors made of natural stone or exotic wood but they're not in your budget, vinyl is the answer. With both floating tile and adhesive sheet styles, this material can imitate the bamboo, concrete or tile flooring you dream of for a fraction of the price. Vinyl's also an ideal choice for bathrooms and kitchens because it's both durable and waterproof.

3. Metallic epoxy

If you're looking for bold, cutting-edge flooring, this is the top choice for you. The mix of epoxy and polyurethane allows you to create any look and colour you want, making it perfectly suited to your style and your home's design esthetic. It will turn your floors into works of art.

4. Eco-friendly materials

Hardwood, bamboo, cork and stone are eco-friendly flooring options that are easy to maintain, repair and recycle. These "green" materials are classics and will add value to your home.



**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 Sunday, October 21, 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**

**5 EKLIND 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**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**NEW PRICE!**
\$319,900
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.

**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!

**\$309,000**
3409 55 AVENUE

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

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!
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*Find your dream home in*
**YOUR HOUSE
YOUR HOME**

YOUR HOUSE YOUR HOME

SERVICE DIRECTORY



info@counterscapescapes.ca
403.347.2115
9-4608 62nd Street
Red Deer, AB





Since **1997**
Countertop & Cabinet Professionals 
facebook.com/CounterscapescapesRD

**Sinks | Faucets | Tile Backsplash
Cabinets | Complete Renovations**

YOUR HOUSE YOUR HOME

To advertise call **Jamie** at **403-309-5451**





Central Alberta's
OPEN HOUSE LISTINGS

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

ADVERTISE YOUR BUSINESS IN THE YOUR HOUSE YOUR HOME

Call Jamie for more information
or for advertising space!

SERVICE DIRECTORY

403-309-5451

YOUR HOUSE YOUR HOME



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, OCTOBER 20

RED DEER

| | | | | | | |
|---------------------------|-----------------|-------------------|----------------------|----------|-----------|-----------------------|
| 40 Ibbotson Close | 1:00 – 3:00 pm | Allan Melbourne | RE/MAX | 304-8993 | \$279,900 | Ironstone |
| 4614 47A Ave #304 | 2:00 – 4:00 pm | Bob Gummow | ROYAL LEPAGE NETWORK | 598-7913 | \$239,900 | Downtown |
| 60 Ireland Crescent | 1:00 – 3:00 pm | Barb McIntyre | RE/MAX | 350-0375 | \$287,900 | Inglewood West |
| 12C 32 Daines Ave | 2:00 – 4:00 pm | Scott Wiber | ROYAL LEPAGE NETWORK | 505-3815 | \$224,900 | Devonshire |
| 2333 Danielle Drive | 1:00 – 3:00 pm | Jake Warkentin | REALTY EXECUTIVES | 348-9996 | \$139,900 | Davenport |
| 18 Veer Place | 11 am – 1 pm | Kim Fox | RE/MAX | 506-7552 | \$579,999 | Vanier East |
| #2 7124 Gray Drive | 2:00 – 4:00 pm | Kim Fox | RE/MAX | 506-7552 | \$150,000 | Glendale |
| 61 Adams Close | 1:00 – 3:00 pm | Mike Phelps | CENTURY 21 ADVANTAGE | 896-2151 | \$274,900 | Anders South |
| 206 Lalor Drive | 1:00 – 4:00 pm | Jennifer O'Shea | ROYAL CARPET REALTY | 342-7700 | \$549,900 | Laredo |
| 25 Longmire Close | 2:00 – 4:00 pm | Nicole Dushanek | ROYAL CARPET REALTY | 342-7700 | \$664,900 | Laredo |
| 78 Ivany Close | 2:00 – 4:00 pm | George Smith | ROYAL LEPAGE NETWORK | 350-7038 | \$444,900 | Inglewood West |
| 148 Reichley Street | 2:00 – 4:00 pm | Steve Cormack | ROYAL LEPAGE NETWORK | 391-1672 | \$444,900 | Rosedale Meadows |
| 4617 44 Street | 1:00 – 3:00 pm | Tim Maley | RE/MAX | 550-3533 | \$239,500 | Parkvale |
| 91 Stephenson Cres. | 1:00 – 3:00 pm | Tony Sankovic | RE/MAX | 391-4236 | \$604,500 | Sunnybrook South |
| 7359 59 Avenue | 1:00 – 3:00 pm | Gerald Dore | ROYAL LEPAGE NETWORK | 872-4505 | \$244,900 | Glendale Park Estates |
| 220 Wiley Crescent | 1:00 – 3:00 pm | Angela Stonehouse | ROYAL LEPAGE NETWORK | 598-4342 | \$385,000 | Westlake |
| 5942 60 Avenue | 12:30 – 2:00 pm | Marina Kooman | RE/MAX | 341-0004 | \$190,000 | Riverside Meadows |
| 5876 69 Street | 2:30 – 4:00 pm | Marina Kooman | RE/MAX | 341-0004 | \$389,900 | Normandeau |
| 34 Lawson Close | 2:00 – 4:00 pm | Dale Russell | RE/MAX | 340-9190 | \$629,900 | Lonsdale |

SATURDAY, OCTOBER 20

OUT OF TOWN

| | | | | | | |
|-------------------------------|----------------|------------------|----------------------|----------|-----------|-----------------------|
| 206 28470 Highway 592 | 2:00 – 4:00 pm | Alex Wilkinson | ROYAL LEPAGE NETWORK | 318-3627 | \$639,000 | Red Deer County |
| #301 5300 60 Street | 1:00 – 4:00 pm | Bob Hollingshead | WESTPINE ESTATES | 232-3320 | \$623,500 | Sylvan Lake |
| 42 Morris Court | 1:00 – 3:00 pm | Roxann Klepper | RE/MAX | 872-4546 | \$359,000 | Blackfalds |
| 10 Iron Wolf Court | 2:00 – 4:00 pm | Mitzi Billard | RE/MAX | 396-4005 | \$529,900 | Lacombe |
| 5 Parkridge Crescent | 2:00 – 4:00 pm | Mitzi Billard | RE/MAX | 396-4005 | \$529,500 | Blackfalds |
| 312 300 Sunnyside Place | 1:00 – 3:00 pm | Rick Burega | ROYAL LEPAGE NETWORK | 350-6023 | \$299,900 | Gull Lake (Sunnyside) |

SUNDAY, OCTOBER 21

RED DEER

| | | | | | | |
|----------------------------|----------------|------------------|-------------------------|----------|-----------|-------------------|
| 29 Ireland Crescent | 2:00 – 4:00 pm | Bob Gummow | ROYAL LEPAGE NETWORK | 598-7913 | \$319,900 | Inglewood West |
| 132 Vickers Close | 2:00 – 4:00 pm | Carol Clark | COLDWELL BANKER ONTRACK | 350-4919 | \$359,900 | Vanier Woods |
| 12 Barrett Drive | 1:00 – 3:00 pm | Barb McIntyre | RE/MAX | 350-0375 | \$349,900 | Bower South |
| 45 Lundberg Crescent | 1:00 – 4:00 pm | Dallas Todd | CENTURY 21 ADVANTAGE | 575-5153 | \$774,900 | Laredo |
| 5618 39 Street | 2:00 – 4:00 pm | Doug Wagar | ROYAL LEPAGE NETWORK | 304-2747 | \$337,900 | West Park |
| 141 Lalor Drive | 2:00 – 4:00 pm | Scott Wiber | ROYAL LEPAGE NETWORK | 505-3815 | \$509,900 | Laredo |
| 109 Lindman Avenue | 2:30 – 4:00 pm | Kevin Durling | ROYAL LEPAGE NETWORK | 302-1511 | \$439,900 | Laredo |
| 2 Silverberg Place | 1:00 – 2:00 pm | Kevin Durling | ROYAL LEPAGE NETWORK | 302-1511 | \$449,900 | Sunnybrook South |
| 4127 47 Street | 2:00 – 4:00 pm | Elaine Wade | ROYAL LEPAGE NETWORK | 396-2992 | | Grandview |
| 19 Densmore Crescent | 2:00 – 4:00 pm | Hilary Rosebrugh | CENTURY 21 ADVANTAGE | 358-2691 | | Deer Park Estates |
| 128 Weddell Crescent | 1:00 – 3:00 pm | Kim Fox | RE/MAX | 506-7552 | \$660,000 | Westlake |
| 48 Roland Street | 2:00 – 4:00 pm | Roxann Klepper | RE/MAX | 872-4546 | \$275,000 | Rosedale Estates |
| 57 Austin Drive | 2:00 – 4:00 pm | Len Parsons | RE/MAX | 350-9227 | \$814,900 | Anders South |
| 3 Oberg Court | 1:00 – 3:00 pm | Lori Loney | RE/MAX | 350-9700 | \$399,900 | Oriole Park West |
| 7 Volk Place | 2:00 – 4:00 pm | Melissa Morin | CENTURY 21 ADVANTAGE | 318-5665 | \$469,900 | Vanier Woods |
| 62 Boyce Street | 1:00 – 3:00 pm | Mike Phelps | CENTURY 21 ADVANTAGE | 896-2151 | \$249,900 | Bower North |
| 25 Longmire Close | 2:00 – 4:00 pm | Nicole Dushanek | ROYAL CARPET REALTY | 342-7700 | \$664,900 | Laredo |
| 39 Langford Crescent | 1:00 – 3:00 pm | Rick Burega | ROYAL LEPAGE NETWORK | 350-6023 | \$419,900 | Lancaster Green |
| 19 Towers Close | 2:00 – 4:00 pm | Shanna Painter | ROYAL LEPAGE NETWORK | 872-3339 | \$692,900 | Timberlands |
| 78 Ivany Close | 2:00 – 4:00 pm | George Smith | ROYAL LEPAGE NETWORK | 350-7038 | \$444,900 | Inglewood West |
| 44 Van Dorp Street | 1:00 – 3:00 pm | Tony Sankovic | RE/MAX | 391-4236 | \$484,500 | Vanier Woods |
| 295 Barrett Drive | 1:00 – 3:00 pm | Gerald Dore | ROYAL LEPAGE NETWORK | 872-4505 | \$389,900 | Bower South |
| 21 Inglewood Drive | 2:00 – 4:00 pm | Donna Empringham | ROYAL LEPAGE NETWORK | 872-0105 | \$414,000 | Ironstone |

SUNDAY, OCTOBER 21

OUT OF TOWN

| | | | | | | |
|----------------------------|----------------|------------------|----------------------|----------|-----------|-------------|
| 226 Westridge Drive | 2:00 – 4:00 pm | Alex Wilkinson | ROYAL LEPAGE NETWORK | 318-3627 | \$285,000 | Blackfalds |
| #301 5300 60 Street | 1:00 – 4:00 pm | Bob Hollingshead | WESTPINE ESTATES | 232-3320 | \$623,500 | Sylvan Lake |
| 7108 Cobb Street | 2:00 – 4:00 pm | Deanna Zunti | ROYAL LEPAGE NETWORK | 396-9937 | \$699,000 | Lacombe |
| 5 Parkridge Crescent | 2:00 – 4:00 pm | Mitzi Billard | REMAX | 396-4005 | \$529,500 | Blackfalds |

View our complete publication ONLINE at www.yourhouseyourhome.com

Three types of **alternative** homes



There's a host of reasons why you might look into alternative housing options. It could be an issue of cost or convenience, or maybe you're just sick of everyday homeownership. If you want something exciting and new, why not look into the following types of unconventional homes? Perhaps there's one that's a perfect fit for your lifestyle!

Container homes

The definition is in the name: these homes are made up of one or more shipping containers that are completely converted to accommodate you and your family. They can be wired for heating and electricity, and most have fully functional indoor plumbing.

Tiny houses

The tiny house is a great option for anyone looking

to significantly downsize his or her life. They can be built entirely out of recycled materials, making them an excellent option for those wishing to achieve a more sustainable lifestyle. They're portable, cheap and a viable alternative to typical housing.

Houseboats

Depending on the extravagance of your desired lifestyle, houseboats can range from ridiculously cheap to monumentally expensive. With the added fee of having to dock your boat, the houseboat is one of the more costly options on the list (although often still cheaper than buying a house).

Alternative homes offer a sense of freedom a traditional house just can't provide. If you yearn for adventure, the world of alternative housing is yours to explore and conquer.



Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583



\$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.



\$279,900

6312 - 61 Avenue

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



\$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.

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

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.

Improve entertaining spaces



Some homes are seemingly built for entertaining, while others may need a little help to make them more fit for hosting dinner, holiday gatherings or an evening with friends.

Overall, one-quarter of people entertain guests in their home either daily or weekly across the globe. One-third entertain monthly, according to findings from GFK Insights.

People who open their homes to loved ones may want to make some modifications to their spaces to improve the experience for all involved.

- **Tame the clutter.** Look for ways to reduce clutter in rooms where entertaining takes place. Built-ins with bookshelves and cabinets can hide electronics and wayward toys or collectibles. Focus attention on the entryway, hanging hooks for collecting coats, keys and shoes, so they do not overrun the foyer. Remove any knickknacks or other breakable items from shelves or on coffee tables to free up more space.

- **Improve conversation seating.** Arrange tables and chairs to create conversation nooks for guests who want to talk and get to know one another better. Consider moving out big and bulky sofas in favor of love seats or comfortable chairs that will take up less room and improve flow in entertaining areas.

- **Find the pieces you like.** Think about how you

tend to entertain and then cater your space to those preferences. For example, a large dining table with fold-out extensions or leaves is ideal for someone who regularly hosts formal dinner parties. Renovate a room to include a small bar and club chairs for a lounge feel if cocktail parties are typical.

- **Improve lighting.** Work with an electrician and/or designer who can offer ideas for lighting that can set the mood for entertaining. Rooms that are dull and dim can benefit from overhead lighting fixtures if there are none already available. Task lighting in the kitchen under cabinets can make it easy to prepare food for guests. Wall sconces or focused lighting on artwork can establish a dramatic effect.

- **Do major construction.** Consider working with a builder to make some changes if you simply don't have the space to entertain. Taking down a wall can open kitchens to living spaces, while adding a deck or three-season room off the kitchen or dining room can provide more space for guests to congregate.

- **Install a guest bath.** Update or add a bathroom near the main entertaining areas. This allows guests to discretely use the bathroom and keeps them from roaming in areas of the house you would prefer they avoid.

Ask Charles

I want to buy a new build home from the builder, but I don't want to work with the builder's representative. I want to work with my own agent, is that allowed? Will it cost me more money?

Yes, you're allowed to work with your own agent. The builder's representative is representing the builder's interests, and your real estate professional will represent your interests in negotiations with the seller (builder).

RECA always recommends having your own representation when buying a property, whether it's a new build, resale, a condo, or even a commercial or rural property. While builders can't stop you from having your own representation, it is possible you'll come across one that wants to deal with you, as the buyer, directly. If that's the case, your real estate professional can offer you advice and guidance behind the scenes but they won't be dealing directly with the builder or the builder's representative.

When you hire a real estate professional to represent you, you're required to enter into a written service agreement. The written service agreement sets out the roles and responsibilities of your real estate professional, and your obligations to that individual. It also sets out how your real estate professional will be paid.

Typically, buyer's representatives are paid through a portion of the commission the seller pays. Some builders, however, do not offer commission to buyer's agents. If this is the case,



your real estate representative won't be paid in the usual manner.

Your agreement may contain a clause that sets out if your real estate professional will not receive a portion of commission from the seller's agent's commission, you will owe compensation to your agent upon completion of your purchase. This compensation could end up being an out of pocket expense for you.

You may come across builders that have programs to pay commissions to real estate professionals who introduce a buyer to the builder, but this is not the same as having representation from a real estate professional throughout the process. In these cases, the builder is willing to pay commission to a real estate professional who introduces you – but then the builder expects to deal directly with you as the buyer, and you may not have the benefit of advice from your real estate professional.

RECA recommends carefully reviewing the fee portion of your written agreement before signing it.

If there is no mention of how your real estate representative will be paid in the event the seller or seller's brokerage is not offering commission to a buyer's representative, you need to talk about it with your real estate professional. If you have concerns about a possible out of pocket expense in terms of compensation for your real estate representative, get that out in the open at the beginning.

"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.

**Tony Sankovic****403.391.4236****RE/MAX**
real estate central alberta4440 - 49 ave., red deer
403.343.3020**OPEN HOUSE • SAT., OCT 20, 1-3 PM****\$604,500 | 91 Stephenson Crescent**
SHOWS LIKE A SHOW HOME! This 2149 sqft 2 Storey is FF & features 4 bdrms, 4 baths, open main floor, huge BONUS room plus enormous PIE SHAPED yard room to build a 2nd garage and still have plenty of room to play and garden. **Details at www.tonysankovic.com or to set up your personal showing, call 403.391.4239****OPEN HOUSE • SUN., OCT 21, 1-3 PM****\$484,500 | 44 Van Dorp Street**
BUILT BY PEGASUS, this FF Bungalow features 1380 sqft with 5 bdrms, 3 full baths, open main floor design with 22 ft vaults, 2 color-matched kitchen cabinets plus a fully developed heated 22'x29' garage with 13 ft interior ceiling. **Details at www.tonysankovic.com or to set up your personal showing, call 403.391.4239***Mitzi Billard*
Associate**403.396.4005**
mitzibillard@remax.net**RE/MAX**real estate central alberta
4440 - 49 ave., red deer
403.343.3020**33 CAMERON
CLOSE, LACOMBE****HUGE REDUCTION!****3 BEDS 4 BATHS
4 LEVEL SPLIT**1,669 sq ft in a Quiet Cul De Sac, Fully Fenced, Oversized Heated Garage. **\$409,900****14 DONALD CLOSE,
RED DEER****NEW LISTING!****4 BEDS 3 BATHS
BI-LEVEL**1,026 sq ft in a Quiet Cul De Sac, Partially Fenced, Detached Heated Double Garage. **\$389,900****10 IRON WOLF
COURT, LACOMBE****NEW LISTING!****5 BEDS 3 BATH
BI-LEVEL**1,041 sq ft on Pie Shaped Lot, Attached Garage and Detached Garage. **\$529,900****25 VIENNA CLOSE,
RED DEER****HUGE REDUCTION!****4 BEDS 3 BATH
BUNGALOW**2,086 sq ft Backs onto a Pond, Partially Fenced, Triple Heated Attached Garage. **\$849,900**Give *Mitzi Billard* a call to set up a personal viewing of these properties

Media rooms now edge out home theaters

Not so long ago many homeowners were racing to outfit their homes with home theater spaces. If spaces allowed, homeowners would transform rooms into dark, theater-like retreats, complete with large screens, surround sound and reclined seating. Interest in such spaces has waned in recent years, with many homeowners opting for media rooms instead. So what is the difference between these spaces?

According to HGTV, a home theater is a room designed to replicate the experience of the cinema. A media room is a multipurpose space where people can gather to enjoy any type of media, from TV to music to gaming systems. Home theaters tend to limit activity to watching movies. However, homeowners interested in more versatile paces may find media rooms are much more practical.

A media room is an option for families who want a theater experience in common areas or open-concept living spaces, says Digitech Custom Audio and Video System Integration Specialists.

Media rooms frequently feature comfortable, customizable seating, rather than rows of seats facing the screen that are standard in home theaters. Guests can converse in media rooms while enjoying a show, streaming music or gaming. Various design layouts are possible, including furniture that conceals electronics so the media room can be an entertainment lounge one minute and a theater the next.

Because media rooms are not as isolated as home theaters, the acoustics in such rooms may be compromised. That's a disadvantage for homeowners who have invested heavily in sound systems for their media devices. Sound from media rooms also may filter out and disturb others in different rooms of the house. However, fluffy sofas, drapery and carpeting can absorb sound and keep it in the room.

Homeowners who like to entertain while watching or listening to media may prefer the flexibility of media rooms, which make it easy to stream movies and music and play games.



ERNIE SANDSTRA
Associate
(403) 877-9144
www.erniesandstra.ca
erniesandstra@remax.net

\$1,299,950



\$1,199,950

**MAJOR
PRICE
REDUCTION**



RE/MAX
real estate central alberta
(403) 343-3020

Potential! Potential!



- 144.31 Acres
- 2,072 Sq Ft
- 7 Bedrooms
- 4 Bathrooms
- Quonset 32'x64' with cement floor
- Former Dairy Barn 44'x140' w/S Annex
- 28'x52' & a N Annex 14'x18'

BORDERS ON CLEARWATER RIVER

SMALL ANIMAL FARMING
AUTO STORAGE
AUTO SERVICING/SELF HELP GARAGE
DAIRY BARN to GREEN HOUSE OPERATION

IN FUTURE INTER-MUNICIPAL DEVELOPMENT PLAN

392022 A&B HWY 752 Clearwater County CA0135825

5 PARKRIDGE CRESCENT BLACKFALDS

CA0147459

PRICED BELOW APPRAISED VALUE

\$529,500



**BLOW
OUT!**
PRICE

OPEN HOUSE 2-4
Sat Oct 20 & Sun Oct 21



LET ME MOVE YOU
Mitzi
Mitzi Billard
REALTOR

RE/MAX Office: 403.343.3020
440-408, Avenue, Red Deer, Alberta T4N 3W6
Each Office is Independently Owned and Operated.

403.396.4005
mitzibillard@remax.net



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.



LISA
SUAREZ
REALTY TEAM

ROYAL LEPAGE

Royal LePage Lifestyles Realty

5820A Highway 2A, Lacombe, AB T4L 2G5
www.familyfriendlyhomes.ca

lisasuarez@royallepage.ca

LISA SUAREZ
Realtor®

Protecting Your Best Interests
403-782-3171



Penoka

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



Penoka County

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



Wolf Creek Estates

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



Penoka

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



Lacombe

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



Lacombe

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



Lacombe

50 METCALF WAY
\$369,900
MLS #CA0137



Lacombe

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



Lacombe

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



5.98 Acres

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



Penoka

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



Blackfalds

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



Red Deer

63 PARKSIDE DRIVE
\$79,000
MLS #CA0141257



Red Deer County

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



Lacombe

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



Penoka County

3 CENTRE STREET
\$650,000
MLS #CA0143887



Lacombe

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



Lacombe

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



Red Deer

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



Lacombe

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