

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | NOVEMBER 2, 2018

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



OPEN HOUSE: Sunday, November 4, 1:00 - 3:00 pm

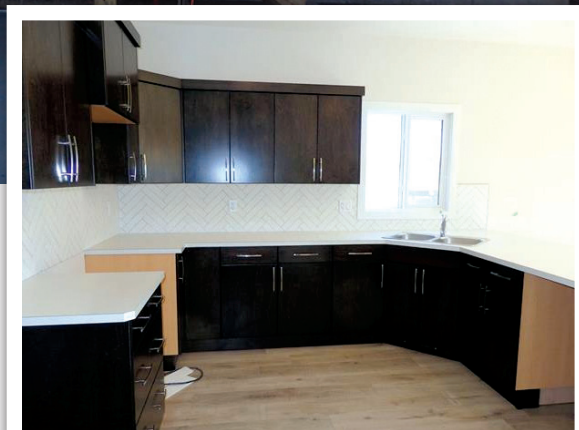
**3729 A & B 47 Street,
Red Deer**

BUY ONE SIDE OR BOTH!

Brand new duplex in Eastview.

\$319,900

*For further info on this multiple listing service home, see page 7
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



WALKOUT!
 Sunnybrook South!
 Executive two-storey
 backing onto park/
 pond. **\$364,900**



WALKOUT!
 12 Lyle Close - Sylvan
 Lake. Fully dev. bi-level.
 Super location backing
 onto walking paths and
 park! **\$477,500**



WALKOUT!
 Blackfalds. Fully
 developed bungalow,
 backing onto large park.
 4 beds, 3 baths, att. dbl
 garage. **\$385,000**



RED DEER - WEST
 Character home!
 Beautifully renovated
 bungalow, 4 beds, 3 baths,
 mother-in-law suite, parks
 front & back. **\$337,900!**



PONOKA REVENUE
/STARTER DUPLEX!
 Nice condition on
 park! 3 beds, large
 lot! **\$130,000**



ROCKY MOUNTAIN
HOUSE!
 Executive two-storey!
 Incredible two storey
 home with loads of
 extras. **\$420,000**

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



Tracy Thody
 Call or text
 403-358-8605



30 Eakins Crescent
\$354,900

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



4610 47A Avenue
\$195,777

- 45+ 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



**Acreage (Ponoka
 County) \$375,000**

- 12+ acres with home
- 4 km from Rimbey on pavement
- 2 hip roof barns, 22x32
garage, out buildings



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



OPEN HOUSE SAT. NOV 3, 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!



OPEN HOUSE SUN. NOV 4, 2-4 PM

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. Up-
 graded 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**



226 WESTRIDGE DRIVE
REDUCED!

WELL MAINTAINED & FULLY
 DEVELOPED spacious bi-level
 home within walking distance
 to the new Abbey Center. Bright
 spacious living room. **Call Alex**



NORM JENSEN
 403.346.8900



Laredo

Pegasus beauty! 4 beds, 3 baths, granite counters,
 air conditioning, wet bar, ensuite & so much more!



Lancaster Green

Boasting 5 bdrms, 3 baths, main floor laundry,
 large master bdrm with ensuite, workshop.



Eastview Estates

Immaculate condition, fully finished 4 bdrms,
 2 baths, all new plumbing and electrical.



Carol Donovan
 350-5502



147 Douglas Avenue

OPEN HOUSE Sat., Nov. 3, 1:00-3:00 pm

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**



Steve Cormack

403.391.1672

Want results? Give me a call!



403-346-8900 3608-50 Ave

www.stvecormackrealestate.ca

**Network
Realty Corp.**



**22303 HIGHWAY 21 HIGHWAY #10,
RED DEER COUNTY**

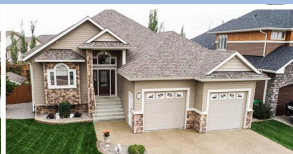
Spectacular home w/ 825 ft of Red Deer riverfront w/stunning views. 6.95 acres with shop. **\$2,399,000**



**3425
51 AVENUE,
RED DEER**
Attn Investors!
Fully rented
TRIPLEX near
hospital.
\$789,900



**3510
51 AVENUE,
RED DEER**
Attn Investors!
Fully rented
TRIPLEX Near
hospital.
\$739,900



19 TOWERS CLOSE, RED DEER
Sprawling bungalow offers
luxury at an affordable price.
\$692,900



148 REICHLEY STREET, RED DEER
Spacious Bi level
with 2 garages!
\$444,900



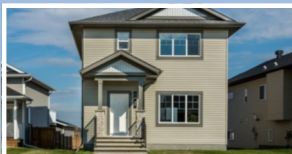
78 IVANY CLOSE, RED DEER
5 Bedroom bungalow
in desired area.
\$444,900



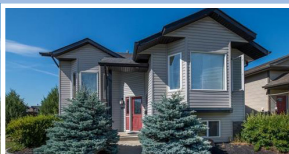
**76 CHINOOK STREET,
BLACKFALDS**
Fully finished! Hot tub, theatre
room, A/C **\$444,900**



#234 EBELING BEACH, GULL LAKE
The peace and quiet of lake life,
with all the luxuries of the city!
\$385,000



**30 AURORA HEIGHTS
BOULEVARD, BLACKFALDS**
Elegant Abbey Platinum built 2
storey is waiting for you! **\$334,900**



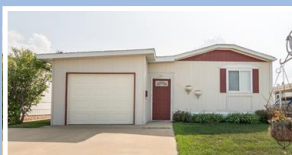
**4800 WESTBROOKE ROAD,
BLACKFALDS**
5 Bed home priced well under 300k
is definitely worth a look! **\$281,900**



433 6 AVENUE, ELMORA
Full suite down.
Bring Your Offers!
\$244,900



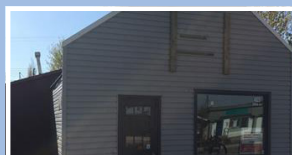
4911 51 STREET, ALIX
Drive a little, save a LOT!
\$179,900



**37543 ENGLAND WAY #331, WASKASOO
ESTATES RED DEER COUNTY**
Spotless home w/garage, workshop,
covered deck **\$139,900**



**4714A 55 STREET #103,
RED DEER**
2 bedroom unit close to schools
and shopping. **\$93,500**



4923 50 STREET, ALIX
Outstanding commercial
building in Alix
\$44,900



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

**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



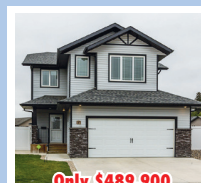
Only \$389,900!
295 BARRETT DRIVE
 Across from green space and bike trails. 4 beds, 2 baths, new windows, 2 fireplaces, heated oversized garage, maple kitchen with granite, many upgrades. MLS#CA0149229



Only \$474,900!
74 WILTSHIRE BOULEVARD
 Location, location! In West Park Estates - just off the River Valley and bike paths! Beautiful 2136 sq. ft. two-storey with large yard & many recent upgrades! 3 beds & 4 baths. MLS#CA0150861.



Only \$269,900!
4233 40A AVENUE
 1000 sq. ft 5 beds, 2 baths, det. garage, RV pad, lots of renos, big fenced yard. MLS# CA0150860



**OPEN HOUSE
SATURDAY NOV. 3,
1:00-3:00 PM**

84 KERSHAW CLOSE
 MASSIVE YARD WITH ROOM FOR LARGE SHOP AND RV! 2100 sq. ft. 2 storey with bonus room and 3 beds, 3 baths, laminate, double attached garage Fully fenced yard & rare massive size! MLS#CA0146883



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



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



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# CA0151347



The Durling Group
**YOUR HOUSE SOLD
GUARANTEED**
www.YourHouseSoldGuaranteed.com

\$439,900 OR TRADE

LANCASTER GREEN

- Gorgeous 4 level split home, 1856 SqFt, 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



\$339,900 OR TRADE

SYLVAN LAKE

- Brand new bi-level, 3 bedrooms, 2 baths
- 1204 SqFt with rear garage
- Spacious open living area & kitchen with design inspired modern cabinetry with quartz countertops



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

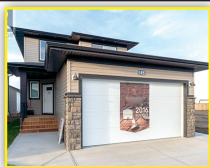


**Kevin Durling
Agent**

\$379,900 OR TRADE

SYLVAN LAKE

- Brand new 2 storey built by Falcon Homes
- Contemporary open design
- 3 Bedrooms, 3 Baths, 9 foot ceilings, gorgeous dark cabinetry
- Gas fireplace in LR



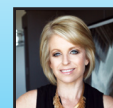
\$219,900 OR TRADE TEXT: 3311

NORMANDEAU

- Lovingly cared for one owner home!
- Bungalow, 957 SqFt, 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



**Jamie Berg
Agent**



**Deanna Zunti
Agent**

\$159,900 OR TRADE

LACOMBE

- Cozy, freshly painted bungalow in convenient downtown Lacombe
- 996 SqFt, 2 Bedrooms, 1 Bath
- Large mature yard, hardwood floors, large kitchen



STARTING AT \$259,900

GASOLINE ALLEY, RD COUNTY

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



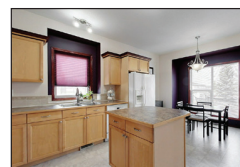
**Debby Wells
Office Administrator**

ROYAL LEPAGE Network Realty
403-346-8900

* Some conditions apply



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


Bett Portelance 403-307-5581

**65 ABEL
CLOSE,
RED DEER**

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

HELPING YOU MAKE THE RIGHT MOVE


The benefits of child-safe home improvements

All family members should be considered when home improvements are being planned, especially the youngest household residents who may not be responsible enough to avoid accidents and injuries.

Install security systems

A security system can be just as effective at keeping little ones inside as it is at keeping unwanted guests outside. Alarms can be set to sound anytime a window or door is breached, which can deter curious children from trying to leave the house without permission. Pair the alarm system with secure locks and high latches that can also stop children in their tracks.

Remove fall hazards

Safety devices installed on windows that are above ground level can keep children safe. Stair rails should be secure and in good working order. Temporary gates can block kids from getting on stairways. Improve lighting around staircases to help children and adults avoid falls, and remove any obstacles.

Anchor heavy furniture

The U.S. Consumer Product Safety Commission warns that unanchored televisions and top-heavy furniture can tip over onto children and cause severe injuries and even death. Everyday furniture can be tempting to climb; therefore, using anchors to secure furniture to walls for security is a must.

Install locking cabinets

Locking cabinets can keep medications, household chemicals, home improvement paints and solvents, and other potential poisons out of reach.



Erect fencing around pools and yards

Install fencing around pools to keep children from wandering close to the water's edge. Towns and cities may require certain fence heights or self-latching gates to keep little ones safe. Young children should never be left to their own devices around any source of water, whether it's a pool, tub or toilet.

Test and replace smoke alarms

Smoke and carbon monoxide detectors are only useful if they are functional. Homeowners should inspect such devices regularly to ensure proper operation and promptly replace old or faulty detectors to improve safety.

**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.

**103, 3501-49 AVENUE**

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

**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!

CALL PEGGY LANE AT 403-872-3350

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.



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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.



\$450,000 Investment, Great
value! 4 corner style 4-plex on a
large 68 x 121 ft lot. All suites have
all utilities separately metered. Rent
\$800/month.
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.



BUILDER SAYS SELL THE SHOWHOME!
3 bdrm, 3 bath 2 Storey Family Home in Laredo, w/
vinyl fenced yard, upgraded stainless appliances,
walk thru pantry, storage lockers, bonus room, blinds,
large garage & more! Priced @ less than appraised
value, only **\$559,900** **CALL NICOLE
342-7700.**



PRIVATE YARD 5 bedroom/2
bathroom updated half duplex
perfect for first time buyers or revenue
potential. **\$222,400**
CALL JENNIFER 342-7700.



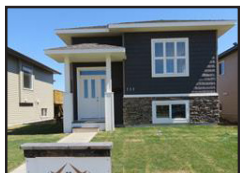
LEGAL SUITE Executive 3bdrm/2bath
main floor with att'd garage, plus a
1 bdrm basement suite in great
Timberlands location **\$579,900**
CALL NADINE 342-7700.



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.



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



**BRAND NEW 4BDRM/3 BATH
BILEVEL** with partial basement
development. Granite countertops,
stainless appliances, vinyl plank
flooring PLUS more! **\$309,900**
CALL JENNIFER 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. Room for a large
detached garage. **\$314,900**
CALL NICOLE 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.

OPEN HOUSES THIS WEEK



OPEN HOUSE SAT., 1:00-3:00 PM
51 VICKERS CLOSE, RED DEER
\$304,900 2 bedroom/1 bathroom
bilevel with undeveloped basement
and 22x24 detached garage. Great
location in Vanier Woods.
CALL NADINE 342-7700.

Feature Home



OPEN HOUSE SUN., 1:00-3:00 PM
3729 A & B 47TH ST, RED DEER
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 NADINE 342-7700.

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

YOUR HOUSE YOUR HOME

SERVICE DIRECTORY



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9-4608 62nd Street
Red Deer, AB



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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 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, NOVEMBER 3

RED DEER

19 Thomlison Avenue	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$289,900	Timber Ridge
147 Douglas Avenue	1:00 – 3:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK	350-5502	\$379,000	Deer Park Estates
6807 63 Avenue	2:00 – 4:00 pm	Dorinda Gallant	RE/MAX	587-447-2770	\$54,900	Glendale
4127 47 Street	1:00 – 3:00 pm	Elaine Wade	ROYAL LEPAGE NETWORK	396-2992	\$329,900	Grandview
84 Kershaw Close	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$489,900	Kingsgate
68 Carter Close	2:00 – 4:00 pm	Roxann Klepper	RE/MAX	872-4546	\$650,000	Clearview Ridge
9 Caribou Crescent	2:00 – 4:00 pm	Kim Fox	RE/MAX	506-7552	\$509,900	Clearview Ridge
51 Vickers Close	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	\$304,900	Vanier Woods
3916 43 Avenue	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$299,500	Mountview
192 Vincent Close	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$479,900	Vanier Woods
5876 69 Street	12:00 – 1:30 pm	Marina Kooman	RE/MAX	341-0004	\$389,900	Normandeau
5 Eklin Close	2:00 – 4:00 pm	Carol Clark	COLDWELL BANKER ONTRACK	350-4919	\$319,900	Eastview Estates

SATURDAY, NOVEMBER 3

OUT OF TOWN

206 28470 Hwy 592	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$639,000	Red Deer County
46 Palisades Street	1:00 – 3:30 pm	Cindy Dooley	REALTY EXECUTIVES	597-0284	\$459,900	Blackfalds
146 Norseman Close	1:00 – 4:00 pm	Dallas Todd	CENTURY 21 ADVANTAGE	575-5153	\$414,900	Penhold
76 Chinook Street	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$444,900	Blackfalds
142 Newton Drive	2:00 – 3:30 pm	Marina Kooman	RE/MAX	341-0004	\$357,900	Penhold

SUNDAY, NOVEMBER 4

RED DEER

6 McLevin Crescent	1:00 – 3:00 pm	Lori Loney	RE/MAX	350-9700	\$344,900	Morrisroe Extension
3729 A & B 47 Street	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700	Eastview
62 Boyce Street	2:00 – 4:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	896-2151	\$249,900	Bower North
132 Vickers Close	2:00 – 4:00 pm	Carol Clark	COLDWELL BANKER ONTRACK	350-4919	\$349,900	Vanier Woods
100 6220 Orr Drive	2:00 – 4:00 pm	Kevin Glover	ROYAL LEPAGE NETWORK	396-2706	\$199,900	Oriole Park West
6 Meeres Close	12:00 – 2:00 pm	Pat Christoph	ROYAL LEPAGE NETWORK	357-4639	\$329,000	Morrisroe
27 Opal Avenue	2:00 – 4:00 pm	Ivan Busenius	RE/MAX	350-8102	\$384,900	Oriole Park

SUNDAY, NOVEMBER 4

OUT OF TOWN

46 Fieldstone Way	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$644,900	Sylvan Lake
5 Parkridge Crescent	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$524,900	Blackfalds



Find your
**dream
house**
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com



Caring for kitchen countertops

Kitchen remodels are a popular home improvement project that help homeowners recoup large percentages of their initial investments at resale. A kitchen remodel can invigorate a home and make the most popular room in the house more functional.

According to HomeAdvisor, a home-improvement informational guide, homeowners spend an average of \$22,000 on kitchen remodels. However, lavish projects can cost more than \$50,000. Protecting such investments is important and requires that homeowners understand how to properly maintain kitchen features so they have the longest life possible. This includes the new countertops that make the kitchen look complete.

Countertops come in various materials, not all of which should be treated the same way. Quartz, granite, marble, laminate, and tile countertops require different types of maintenance.

Quartz

Engineered quartz countertops are popular. Quartz countertops are nearly maintenance-free and resistant to stains, scratches and even heat. Quartz will not need to be sealed like natural stone and can be cleaned using just a damp cloth with a mild, nonabrasive soap.

Granite

Polished or honed granite countertops offer a high-end look that adds instant value to a kitchen. Natural variations in granite give each kitchen a custom look. To keep granite countertops clean, avoid abrasive cleansers that can scratch, and opt for warm, soapy water instead. Stains are possible, but can be remedied with a baking soda paste left to sit for a couple of hours, advises Angie's List. Wipe up oils,

acids and soda promptly to avoid stains, and follow advised sealing routines.

Marble

Marble is a natural stone that is porous and will need to be resealed periodically. Because marble has high levels of the mineral calcite, it can be reactive when acids come in contact with it, and etch marks may appear. Promptly wipe away tomato juice, lemon juice, perfume, or toothpaste. Marble is softer than granite and will wear at a faster rate. Avoid scratching and exercise caution when using knives or sharp objects around marble.

Laminate

One of the more budget-friendly materials, laminate countertops can be fabricated to mimic the look of natural stone, wood or even quartz. Laminate is less resistant to damage than other materials and will need a gentle touch. Formica® says to never use abrasive cleansers, scouring pads or steel wool when cleaning laminate countertops. For tough stains, an all-purpose cleaner should suffice when applied with a nylon-bristled brush. Test any cleanser in a discreet area first.

Tile

Cleaning tile countertops requires getting into crevices along the grout lines. A toothbrush and a mildew-fighting cleaner or bleach diluted with water is advised. Also, unglazed tiles need to be sealed yearly. Some soap may leave residue, which can be removed with a solution of vinegar and water.

Check with the manufacturer or installer of the countertops to learn more about the ways to clean and maintain new counters.



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**Quiet home
noise with soundproofing**

Many people want their homes to be comfortable, relaxing retreats. While much thought will be given to layout and decor, the noises in and around a house also can affect how enjoyable a space is or isn't.

Certain offenders are driving up the noise levels in homes. New building materials that are lighter than those used in the past can make it easier for noise to travel between rooms. In addition, open floor plans make it easy for noise to travel from room to room, while handheld personal devices can make rooms noisy. Homeowners who want more peace and quiet in their home can take the following steps.

Add more drywall

Homeowners may not be able to add walls of sturdy brick to block sounds, but they can add more drywall in noisy rooms. Consider adding more drywall to a library or reading nook. The home improvement resource HomeLogic notes that drywall can be used to isolate noisy rooms, such as those where kids practice playing musical instruments.

Beef up dense materials

Heavy curtains, fluffy furniture and thick carpets can make rooms quieter because they help absorb sound waves. Such items and materials also can help prevent echoes. Bare walls and floors will only make sounds bounce around.

Seal holes and cracks

Noises from outside can sneak around gaps in windows, doors and siding. Making sure gaps are sealed will not only make a home more energy efficient, but also help block out some exterior noises.

Fix squeaky floors

Wood floors can shrink and expand, leading to movement and the development of squeaky areas. By fixing squeaky floors, homeowners can reduce noise created when people walk through their homes.

Soundproofing a home can be a relatively easy and effective DIY project.

Questions to ask before embracing DIY



Home improvement projects are as popular as ever. In its 2017 True Cost Survey, the home improvement site HomeAdvisor found that, between February 2016 and February 2017, homeowners spent an average of just over \$5,000 on home projects. That marked a nearly \$1,900 increase from the year prior, indicating that homeowners are increasingly opening their wallets to transform their homes.

In addition to spending money to improve their homes, many homeowners are spending their time on projects as well. While DIY projects can provide a sense of fulfillment and personal attachment to one's home, prospective do-it-yourselfers should ask themselves some questions before picking up their hammers and getting to work.

Do I have any physical limitations?

No matter how much home improvement television shows may simplify projects, prospective DIYers should know that such undertakings are

typically very difficult and oftentimes physically demanding. Homeowners with existing health conditions or other physical limitations may not be capable of performing certain tasks or may need to take frequent breaks, which can delay projects.

Do I have the time?

Many home improvement projects require a significant amount of time to complete. Homeowners whose time is already stretched thin with commitments to work and/or family may not be able to complete projects within a reasonable amount of time. That's fine if working on a part of the home that won't affect daily life, but can prove stressful or problematic if the project is in a room, such as a kitchen or bathroom, that residents of the home use each day. Novice DIYers should be especially honest with themselves about the time they have available to work on the project, as such homeowners are bound to experience a few time-consuming missteps along the way.

Can I afford it?

While DIY might seem more affordable than hiring a contractor, that's not necessarily true. Novice DIYers may need to buy or rent tools, costs that can add up. Contractors already have the tools necessary to begin and complete projects, so the cost savings of DIY might not be as significant as homeowners think. Before going the DIY route, homeowners should solicit estimates from contractors, comparing the estimates to how much a project will cost if homeowners do it themselves.

Can I go it alone?

Many home improvement projects require more than one set of hands, and it's risky and even foolish for first-time DIYers to assume they can begin a project and see it through to completion entirely on their own. Homeowners whose spouses, partners, friends, or relatives are willing to chip in may think that's enough. However, the DIY skills of those who volunteer may be a mystery until the project begins. Novice DIYers should enlist the help of a friend or family member with home improvement experience. If no such person is available, it may be wise to hire a contractor instead.

Home improvement projects may seem simple on television. But prospective do-it-yourselfers must make honest assessments of their skills, time and budgets before taking on a DIY project.

Ask Charles

Ask Charles

I saw an ad saying a real estate professional will buy my house if it's not sold in 90 days. Should I be wary?

Wary might not be the best word, but you do need to make sure you understand the details of the offer. This type of offer is a guaranteed sales agreement, and while there is nothing illegal or wrong with a real estate company offering this kind of arrangement, it is rarely the best option for consumers.

In a guaranteed sales agreement, a real estate brokerage agrees to buy a piece of real estate from a seller at a previously agreed upon price, if it hasn't sold to someone else before a certain date. Only real estate brokerages can offer these agreements, not individual real estate professionals.

If you're selling your home to buy another one, you may be interested in a guaranteed sales agreement for the home you own now. It could help you avoid owning two homes and paying two mortgages. A guaranteed sales agreement might give you the confidence to proceed with your new home purchase before selling your current one.

What sellers need to keep in mind in these arrangements is that the real estate brokerage wants to minimize its risk.

For example, it's rare that a guaranteed purchase price will be based on the property's listing price or the property's market value. In most cases,



the brokerage calculates the guaranteed purchase price using a formula where legal fees, carrying cost, and commission on the resale are subtracted from the purchase price. This minimizes the brokerage's risk, but it can also greatly reduce how much that seller receives for their home.

Brokerages that offer guaranteed sales programs are required to have policies for those programs. Those policies should include how the brokerage sets the guaranteed sales price and who is in control of the property's listing price during the listing period; it may not be the seller. It's not unusual for a guaranteed sales agreement to include a clause that requires a seller to lower their listing price during the term of the listing. Remember, your real estate brokerage wants to minimize its risk. It prefers to sell your property to a buyer rath-

er than to use the guaranteed sales agreement, and lowering the listing price can sometimes help that happen.

If your real estate brokerage offers you a guaranteed sale agreement, it's up to you to decide whether you're interested. Before you do, make sure you read and understand all of the fine print.

"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA). 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.

How to employ staging to impress buyers



Homeowners must consider a variety of factors when putting their homes on the market. One of the more important things to remember is the benefits of making a strong first impression on prospective buyers. That's why many homeowners rely on staging when selling their homes.

Staging requires more than just clearing out clutter or baking a batch of cookies to create a welcoming aroma. Staging helps potential buyers visualize the potential of a home and see themselves owning and living in the property.

While homeowners can effectively stage their own homes, sometimes it is well worth the investment to call in a professional designer or stager. Stagers often work their magic on vacant properties or those that have been sitting on the market awhile. A stager conducts careful research into the market of a particular area and learns about the neighborhood before deciding how to appeal to

likely buyers. For example, when staging a coastal home, a stager may go with nautical themes and create the impression of a relaxing and laid-back property for entertaining by the beach.

Certain rules should be followed when staging a home. Furniture, decor and other amenities in the home should not detract from the house itself. Instead, such items should complement the architecture and feel of the space. Here are some additional staging suggestions.

- **Remove personal effects.** Homeowners are urged to replace personal photographs with neutral artwork and remove other decorative items that reflect their personalities. As an example, an avid outdoorsman probably will want to remove hunting trophies. The goal is to help buyers see themselves in the home, and that can be difficult if existing residents' personal effects are everywhere.



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• **Put away nonessential items.** Staging helps homeowners create dream spaces. Coffeemakers, backpacks hanging on the wall and dishes in the drainboard may be part of daily living, but they can make it hard for buyers to see a home's potential. Store such items before holding an open house.

• **Maximize lighting.** Whenever possible, take down or open window treatments to display architectural moldings and let in as much natural light as possible.

• **Opt for neutral colors and furnishings.** Use neutral taupe and gray paint to keep homes prime for buyers. Homeowners who have more eclectic or colorful tastes can put their items in storage and rent neutral furnishings until the home sells.

Staging can improve the chances that a house



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sells quickly. Staging helps potential buyers see themselves in the space without distractions from the previous owners' decorating or belongings.





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