

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | NOVEMBER 9, 2018

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

**27240 Township Road
392, #306**

WOW!

Sophisticated living in a country setting.
What a unique find! 2 acre acreage within
minutes of Red Deer, all on pavement!

\$724,900

*For further info on this multiple listing service home, see page 11
or contact a member of the Red Deer Real Estate Board.*



View our complete publication ONLINE at www.yourhouseyourhome.com



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



Tracy Thody
 Call or text
403-358-8605



Acreage (Red Deer County) \$419,000
 - 10+ acres
 - 2 homes/1 fantastic price
 - Metal Clad shop
 - 4 bedroom/3 bath (main), 1bedroom/1 bath (guest home)



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



Acreage (Ponoka County) \$375,000
 - 12+ acres with home
 - 4 km from Rimbey on pavement
 - 2 hip roof barns, 22x32 garage, out buildings



NORM JENSEN
403.346.8900



Laredo

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



Eastview Estates

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



Bett Portelance 403-307-5581



OPEN HOUSE: SAT, NOV. 10, 1-3 PM



65 ABEL CLOSE, RED DEER

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

HELPING YOU MAKE THE RIGHT MOVE



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



Gerald Doré
403.872.4505



Only \$489,900

84 KERSHAW CLOSE
 MASSIVE YARD WITH ROOM FOR LARGE SHOP AND RV! 2100 sq. ft. 2 storey w/ bonus rm. and 3 beds, 3 baths, laminate, dble. att. gar. Fully fenced yard & rare massive size! MLS#CA0146883



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 \$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



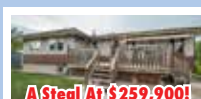
Only \$379,900!

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



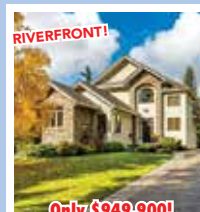
Only \$474,900!

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.



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



Only \$949,900!

4756 56 STREET

Bowood 2 Storey home
 - right on the Red Deer River valley. Huge lot and over-sized heated garage. Too many options to list! MLS# CA0148687



Only \$269,900!

OPEN HOUSE SATURDAY NOV. 10, 1:00-3:00 PM

4233 40A AVENUE
 1000 sq. Ft 5 beds, 2 baths, det. garage, RV pad, lots of renos, big fenced yard. MLS# CA0150860



Steve Cormack
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403-346-8900 3608-50 Ave
www.stevemackrealstate.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



REDUCED

**19 TOWERS CLOSE,
 RED DEER**
 Sprawling
 bungalow offers
 luxury at an
 affordable price.
\$688,900



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



REDUCED

**76 CHINOOK STREET,
 BLACKFALDS**
 Fully finished! Hot tub, theatre
 room, A/C **\$439,900**



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



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



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



REDUCED

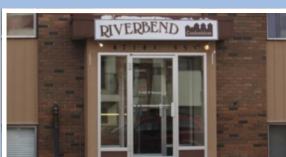
433 6 AVENUE, ELMORA
 Near new home with full suite.
 Sellers say "Bring your offer or
 trades!" **\$224,900**



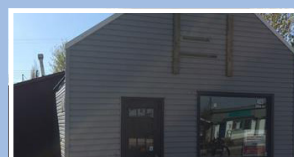
4911 51 STREET, ALIX
 Drive a little, save a LOT!
\$179,900



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



**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



Get the best mortgage financing deal

Few people are able to walk into a home, like what they see and then pay for a house in cash. In the vast majority of home purchases, mortgages make the dream of home ownership a reality.

Getting a mortgage requires research and some preparation on the part of borrowers if they hope to get the friendliest terms possible.

Homes are substantial, decades-long investments, so it's smart to shop around to find the best rates and lenders available. These tips can make the process of applying and getting a mortgage go smoothly, and may even help borrowers save some money.

- **Learn your credit score.** Your credit score will be a factor in determining just how much bargaining power you have for lower interest rates on mortgage loans, according to the financial resource NerdWallet. The higher the credit score, the better. Well before shopping for a mortgage, manage your debt, paying it off if possible, and fix any black marks or mistakes on your credit report.

- **Investigate various lenders.** The Federal Trade Commission says to get information from various sources, whether they are commercial banks, mortgage companies, credit unions, or thrift institutions. Each is likely to quote different rates and prices, and the amount they're willing to lend you may vary as well. Investigating various lenders can

help you rest easy knowing you got the best rate for you. Lenders may charge additional fees that can drive up the overall costs associated with getting a mortgage. Compare these fees as well so you can be sure you get the best deal.

- **Consider a mortgage broker.** Mortgage brokers will serve as the middle person in the transaction. A broker's access to several different lenders can translate into a greater array of loan products and terms from which to choose.

- **Learn about rates.** Become informed of the rate trends in your area. Lower rates translate into significant savings amounts per month and over the life of the loan. Rate may be fixed, though some are adjustable-rate mortgages (also called a variable or floating rate). Each has its advantages and disadvantages, and a financial consultant can discuss what might be in your best interest.

- **Discuss points with your financial advisor and lender.** Some lenders allow you to pay points in advance, which will lower the interest rate. Get points quoted in dollar amounts so they'll be easier to compare. If you're unfamiliar with points, discuss the concept with your financial advisor.

The vast majority of homeowners secured a mortgage to purchase their homes. Learning about the mortgage process can help new buyers navigate these sometimes tricky financial waters.



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BROKER**



**NADINE
MARCHAND**



**NICOLE
DUSHANEK**



**JENNIFER
O'SHEA**



**ARIEL
DAVID**



CHEAPER THAN RENTING!
Updated 3 bedroom/3 bathroom
condo in great location. Immediate
possession. **\$151,900**
CALL BRAD 342-7700.



\$440,000 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.**



NO CONDO FEES in this fully
developed 3 bdrm/2 bath townhouse.
Comes with all appliances fenced an
landscaped yard. **\$219,900**
CALL NADINE 342-7700.



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



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! **\$304,900**
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 NICOLE 342-7700.



OPEN HOUSE SAT., 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*

How to **save up** for your first home



Home ownership is a dream for people across the globe. Many people save for years before buying their first homes, squirreling away every dollar they can with the hopes they can one day become homeowners.

But thanks to factors beyond their control, even the most devoted savers can sometimes feel like their dream of home ownership may never come true. According to the Pew Research Center, American workers' paychecks are larger than they were 40 years ago, but their purchasing power is essentially the same. Things aren't much different in Canada, where analysis from Statistics Canada and the Bank of Canada has shown that, since 2015, wage growth in Canada has been weaker than in the United States.

Various challenges can make it difficult to buy a home. However, some simple strategies can help prospective home buyers build their savings as they move closer to the day when they can call themselves "homeowners."

- **Determine where your money is going.**

If you're finding it hard to grow your savings, audit your monthly expenses to determine where your money is going. Using exclusively debit or credit cards can simplify this process, as all you need to do is log into your accounts and see how your money was spent over a given period. If you routinely use cash to pay for items, even just to buy

coffee on the way to work, keep a notepad handy so you can jot down each expense. Do this for a month and then examine how you spent your money. Chances are you will see various ways to save, and you can then redirect that money into your savings account.

- **Become a more savvy grocery shopper.**

Another great way to save more money is to alter something you already do each month: grocery shopping. If you haven't already, sign up for discount clubs at your local grocer. This is a largely effortless way for shoppers, especially those buying food for families, to save considerable amounts of money. Shopping sales at competing grocery stores also can save money.

- **Dine in more often.** The U.S. Department of Agriculture says that Americans spend, on average, 6 percent of their household budgets on food. However, the USDA also notes that Americans spend 5 percent of their disposable income on dining out. If these figures mirror your spending habits, you can nearly cut your food spending in half by dining out less frequently. That might be a sacrifice for foodies, but it can get you that much closer to buying your own home.

Saving enough money to purchase your first home is a worthy effort that can be made easier by employing a few budget-friendly strategies.

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OnTrack Realty



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**Peggy
Lane**
Associate
Broker



\$460,000

4912-56 STREET, INNISFAIL

Revenue \$\$\$ for the Savvy Investors. Location: Dodd's Lake Community, Innisfail. Bi-Level Style 4 Cornered 4-Plex, 2001 Construction, has 4-2 bedroom one bath units. Plus patio doors to deck.



\$237,743

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!



**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!

CALL PEGGY LANE AT 403-872-3350



**Margaret
Comeau**
403-391-3399



\$399,000

39310 RR 250

OLD FASHION CHARM

Family Size 1166 sq. ft. Country Style bi-level, 4 beds, 3 baths, bright inviting kitchen & dining area. Main floor 4 piece bath & main floor 3 piece bath, Lower Level has a three piece bath, newer flooring through main and lower level. New furnace & hot water tank.



\$339,000

27008 HIGHWAY 597

ATTENTION INVESTORS

8.85 ACRES OF TREED PARADISE! Fully fenced, Mobile has three additions {Dining room, Porch & large Bedroom} Main Mobile is 980 sq. ft., 1401 with additions. Just 3 km east of Blackfalds on Highway 597. Plenty of space on the property to build a New Home or Shop.



\$239,500

4715 47 AVE, LACOMBE

CHARM WITH ECONOMY

Facing a green space, Main floor Features: 2 beds, 4 pc bath, large bright living room, galley kitchen, dining room with covered deck off dining area. Basement Features: Spacious family room, Large bedroom, 3 pc bath, Large Laundry room with storage space.



\$295,000

56 LARNE PLACE, PENHOLD

COMFORTABLE LIFESTYLE

In this bi-level facing a green. Great quiet family area. Just 2 blocks from school. Features 2 beds on main level, large living room facing west, Kitchen patio windows facing east & deck, great morning sun. UPPER DECK 10'X12', LOWER DECK 12'X 15', 27'x27' garage. Fully fenced.



**Dale
Stuart**
403-302-3107

#36 369 INGLEWOOD DRIVE \$244,900



NEW LISTING!

OPEN HOUSE

**SUNDAY, NOV. 11,
1:30-4:00 PM**



A well priced and great starter or empty nester home. This immaculate two storey condo offers 3 bdrms (large master with walk-in closet and vaulted ceiling), 1&1/2 bathrooms, hardwood flooring, an open floor plan, 2 assigned parking stalls.

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



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**YOUR HOUSE
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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, NOVEMBER 10

RED DEER

34 Lawson Close	1:00 – 3:00 pm	Allan Melbourne	RE/MAX	304-8993	\$599,900	Lonsdale
65 Able Close	1:00 – 3:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$252,900	Aspen Ridge
6009 63A Street	2:00 – 4:00 pm	Dorinda Gallant	RE/MAX	587-447-2770	\$249,500	Highland Green
2 Lawrence Crescent	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$349,900	Lancaster Meadows
38 Lowden Close	11 am – 1 pm	Kim Fox	RE/MAX	506-7552	\$499,900	Laredo
5942 60 Avenue	12:30 – 2:00 pm	Marcella Barthel	RE/MAX	597-5563	\$190,000	Riverside Meadows
5876 69 Street	2:30 – 4:00 pm	Marina Kooman	RE/MAX	341-0004	\$389,900	Normandeau
15 Carter Close	1:00 – 3:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	896-2151	\$474,900	Clearview Ridge
54 Veronica Close	1:00 – 3:00 pm	Al Sim	RE/MAX	391-1771	\$799,000	Vanier East
51 Vickers Close	1:00 – 3:00 pm	Nicole Dushanek	ROYAL CARPET REALTY	342-7700	\$304,900	Vanier Woods
178 Webster Drive	1:00 – 3:00 pm	Tim Maley	RE/MAX	550-3533	\$429,900	Westlake
4233 40A Avenue	1:00 – 3:00 pm	Gerald Dore	ROYAL LEPAGE NETWORK	872-4505	\$269,900	Grandview
192 Vincent Close	1:00 – 3:00 pm	Tony Sankovic	RE/MAX	391-4236	\$479,900	Vanier Woods
18 Lewis Close	2:00 – 4:00 pm	Carol Clark	COLDWELL BANKER ONTRACK	350-4919	\$539,900	Lancaster Green
212 Terrace Park	12:00 – 2:00 pm	Pat Christoph	ROYAL LEPAGE NETWORK	357-4639	\$165,000	Eastview
148 Vincent Close	2:00 – 4:00 pm	Mitzi Billard	RE/MAX	396-4005	\$699,900	Vanier Woods
3729 A & B 47 Street	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY	342-7700		Eastview
83 Ellis Street	2:00 – 4:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE	318-7178	\$214,900	Eastview Estates
36 Neal Close	1:00 – 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE	506-7171	\$274,900	Normandeau South

SUNDAY, NOVEMBER 11

RED DEER

#36 369 Inglewood Dr ...	1:30 – 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK	302-3107	\$244,900	Inglewood West
2 Lawrence Crescent	2:00 – 4:00 pm	Jan Carr	ROYAL LEPAGE NETWORK	396-1200	\$349,900	Lancaster Meadows
300 Lampard Crescent	2:00 – 4:00 pm	Kevin Durling	ROYAL LEPAGE NETWORK	302-1511	\$439,900	Lancaster Green
20 Ash Close	1:00 – 3:00 pm	Kim Fox	RE/MAX	506-7552	\$995,000	Anders Park East
140 Lindman Avenue	1:00 – 3:00 pm	Al Sim	RE/MAX	391-1771	\$485,000	Laredo
30 Eakins Crescent	2:00 – 4:00 pm	Tracy Thody	ROYAL LEPAGE NETWORK	358-8605	\$354,900	Eastview Estates
4 Drever Close	2:00 – 4:00 pm	Mitzi Billard	R/EMAX	396-4005	\$569,900	Deer Park Village

SUNDAY, NOVEMBER 11

OUT OF TOWN

521 Wedgewood Ave	12:00 – 3:00 pm	Ivan Busenius	REMAX	350-8102	\$99,500	Waskasoo Estates
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Find your
**dream
house**
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

	Advantage 21 photos of every property		Parkland Mall, Red Deer
	 <p>OPEN HOUSE SATURDAY, 2:00 - 4:00 PM NOW \$259,900!</p>	 <p>SOLD! \$207,900</p>	 <p>NOW \$175,000!</p>
Bob Wing 403-391-3583	6312 - 61 Avenue ATTENTION INVESTORS! Legal suite by Dawe Centre: 3 bedrooms up, large suite, down, 24x30 garage, newer windows, kitchens & baths.	299 Overdown Drive LEGAL SUITE BY DAWE! Good sized 1/2 duplex with 3 + 1 bedrooms, upgraded windows, flooring, shingles, baths, paint and legal suite!	1310 Lucina Street PENHOLD STARTER HOME Well maintained raised bungalow, 2 bed/2 bath, big eat in kitchen, AC, large fenced yard, RVP.
For details - call or text BOB WING today! (403)391-3583			

Add a pop of purple around the house

Pantone named "Ultra Violet" its color of the year in 2018, helping to create a resurgence in popularity of all things purple. As a result, homeowners who pride themselves on staying on top of the latest trends have increasingly turned to purple when designing their home interiors.

Purple influences can range from the dramatic to the subtle. Here are some ways to embrace purple in your home.

Transition bedroom color

Purple has long been a favorite shade for adolescents who are growing up and moving away from pinks and peaches into more mature room colors. Purple looks well when accented by white, magenta and yellow.

Even though it is embraced by young girls, purple also can be used by adults who want to create soothing retreats in their bedrooms.

Create an accent wall

A purple room may intimidate people who prefer mild, more neutral design schemes. But a purple accent wall can add a pop of color, suggest the home experts at Realtor.com. When it comes time to list a home, it's easier for the next homeowner to embrace a purple accent wall than an entire

room decorated in this jeweled tone.

Use accent items

It's easy to add a splash of plum or other variations of purple without making a permanent commitment. Dress up neutral decor with throw pillows, rugs, table linens, or draperies in all shades of purple. As trends change, it's easy to exchange accent items.

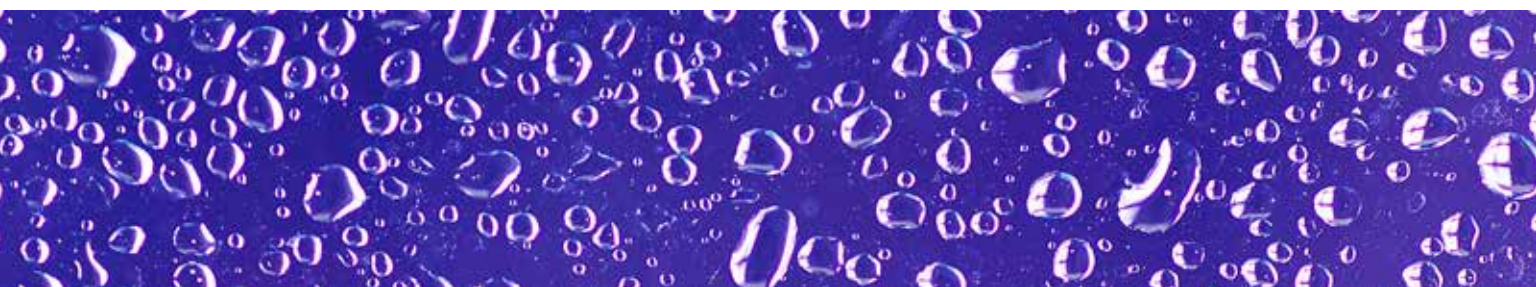
Modern kitchen

Homeowners can offset efficient, modern design in kitchens characterized by white cabinetry and stainless appliances with some well-placed grape focal points. A purple backsplash, purple-clad island or lavender bar stools can lend vibrancy to a space.

Purple powder room

A purple guest bathroom is the ideal place to help overnight guests feel regal. Violet and deeper shades of purple can feel warm and luxurious. Beige or cream bathrooms can be enhanced with a deep purple bath mat, shower curtain and hand towels.

Purple is hot right now and turning up in unexpected places in many homes.





**Asha
Chimiuk**
403-597-0795

CENTURY 21 Advantage

Check for 21 Photos & Videos at

www.ashachimiuk.com

www.Asha.Chimiuk.RealtyFanPage.com



\$319,990

47 Plumtree Crescent, Blackfalds

Impressive price! 2 storey home w/ double att. garage on a quiet Crescent in Blackfalds. Fantastic front entry with decorative arches & beautiful stair case! Main floor features U shaped kitchen with appliance package, corner pantry, tons of cupboards & counter space! Garden door to large deck & patio. Main floor laundry & 2 pc bath here. Upstairs has Master suite featuring bath & walk in closet. 2 more beds & bath. Beautifully landscaped yard!



\$275,000

4572 Westbrooke Road, Blackfalds

Great place to call your first home! Large duplex across from park & walking distance to Abbey Centre! Front entry leads to large & bright living room. U shaped Kitchen is open to a dining area, has full appliance package & is a couple steps away from a deck. 3 beds & 2 baths on the main floor. Mother in law suite (not legal) features large Family Room w/ U shaped kitchen & dining area, 4 pc. bathroom, another good sized bedroom.



\$409,990

7107 Henner's Road, Lacombe

Stunning, executive style 2 storey home with double garage, close to university! Located on a close w/ kitchenette in the basement & huge pie shaped lot! Beautiful kitchen has been upgraded dining area is open to living room finished w/ fireplace, Den & 2 pc. bath here. Deck right of the kitchen with stunning view! Fabulous M. bedroom features walk in closet & gorgeous, spa like en suite with soaker tub & 5 ft. shower! 2 more beds & bath for kids.



\$290,000

87 Noble Ave, Red Deer

Don't judge a book by it's cover! Bright home with modern touches situated on a large lot. This 3 level split welcomes you with open design & vaulted ceilings. "U" shaped kitchen w/ full stainless steel appliance package. It is open to dining area and sunk in living room, gas fireplace & modern flooring. Main floor laundry & 3 pc bath. Upper level has large M. bed with 3pc en suite & closet, 2 additional beds and 4pc. bath w/ large vanity, 3rd level has extra large rec room, utility room & huge crawl space storage.



\$499,990

26540 Highway 11 #36

This bungalow is located just East of town on 1.74 Acres. It has been renovated to the today's modern colors & trends! It looks like new! Gourmet chef's kitchen w/ granite counters, stainless appliances & is open to super sized dining area & living room with gas fireplace, Sun room & deck right of the dining area. M. bedrooms w/ en suite & closet. The two other main floor beds are well appointed right next to a bath! The lower level features two good size bedrooms.



\$408,900

111 Dunham Close, Red Deer

Large bungalow on a quiet close & has it all! Entry welcomes you with decorative arches & plenty of space for family! Inside has 1739 sq ft of space! Living room has large bow window, U shaped kitchen w/ updated back splash, appliance package, corner pantry, updated counter tops & sink. Master suite has 4 pc. en-suite and walk in closet! Downstairs offers huge family rm w/ gas fireplace, 2 more bedrooms, 3 pc bathroom, storage & laundry combo complete the basement.



\$379,990

159 Kirtan Close

Perfect family home! Nicely finish bi level with open floor plan super sized u shaped kitchen with breakfast bar, 5 bedrooms and 3 bathrooms! Located on the close across from a large park with beautiful deck and the back, granite side walks and pie shaped lot with RV parking!



\$249,900

5015-50 A Ave, Sylvan Lake

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



\$135,000

#204, 4515-53 Street "Woodlea Estates"

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



\$149,990

#201, 5326-47 Avenue

Affordable 2 bed, 1 bath downtown condo w/ walking distance to all amenities including shopping, transit & Waskasoo Creek. Squeaky clean, in perfect shape with laminate flooring, tile & corner gas fireplace to keep you warm & cozy. Galley kitchen with white cabinets, white appliances and loads of cupboards. Living room opens onto a nice, sunny deck with west exposure. Just steps to the secure underground parkade! Parking stall right next to the outside doors. Building does come w/ elevator. Pet friendly.



\$724,900

306 Valley Ridge Estates

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



\$699,990

#238 27240 Twp Rd 392

Attention acreage lovers! This home is located just outside of Red Deer & boasts 2 completely landscaped acres, large storage shed, 2 decks, patio and paved driveway! The open designed floor plan has a large custom kitchen w/ tons of cabinets, tiled backsplash & island with eat up bar. Entertain in the large dining/ living areas and gorgeous 4 season sun room with doors to a large deck! There is 3 bedrooms and 2 bathrooms on the main. Master bedroom comes with 4 pc. en-suite 2 closets & a private deck.



\$395,000

87 Issard Close

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

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Small kitchen improvements that maximize functionality

Many homeowners wish for expansive kitchens. Modernized kitchens that include sought after features and showcase the latest trends go a long way to improving the overall value of a home.

As desirable as such kitchens may be, some homes simply don't have enough space for a centerfold-worthy kitchen featuring an island, wine refrigerator and walk-in pantry. However, homeowners with small kitchens can still improve the form and function of their existing spaces.

Reconfigure and revamp cabinetry

Homeowners whose kitchens are small often lament their lack of storage. Redesigning the layout of cabinets, and possibly adding some more cabinetry, may take care of certain storage issues. The experts at Merit Kitchens suggest utilizing corner space with LeMans units, lazy susans and other gadgets to make access to these areas easier. Going vertical with wall cabinets that extend to the ceiling also can add more storage, as can roll-in work carts.

Work with the walls

Small kitchens require clever usage of vertical space. Vertical storage units, hooks, shelving, and more can move items out of drawers and off of counters. Consider an under-the-cabinet toaster oven and microwave to create more counter

space.

Use scaled-down appliances

Shop with size in mind when looking at new appliances if you have a small kitchen. Compact versions won't take up as much space as larger alternatives. Homeowners should consider the ultimate function of the kitchen and then think about which appliances will serve them well. Homeowners with small kitchens may not need a large stand mixer or an oversized commercial stove.

Add some glass

The DIY Network recommends incorporating glass to improve the perception of space in small kitchens. Glass lets you see through the objects, thereby enhancing the feeling of spaciousness or what designers call "negative space." Glass also can be reflective, visually expanding the space.

Embrace high-end materials

It costs less to renovate small spaces than bigger areas, so homeowners may be able to afford high-end materials that really add personality to a kitchen. Flooring, counter materials and quality fixtures can really set small kitchens apart.

Small kitchens can be culinary havens with the right improvements to maximize the space.

Ask Charles

I'm selling my home, and the potential buyers also want to use my real estate professional to represent them. Is that allowed?

Yes, that's allowed. The situation you're referring to is called transaction brokerage. Transaction brokerage is a service option when your real estate professional represents a buyer client interested in purchasing the property in which you are the seller client. The reverse is also true – transaction brokerage is a service option when you're interested in buying a property and the property's seller is also represented by your real estate professional.

When a real estate professional works on behalf of only one client in a transaction – the buyer or the seller – they have legal responsibilities, which include:

- undivided loyalty to their client
- acting in their client's best interest at all times
- the duty to avoid conflicts of interest
- the duty to disclose conflicts of interest when they arrive.

Transaction brokerage changes the services your real estate professional is able to provide to you and to the other party in the transaction. A real estate professional who is working with both the buyer and the seller in a transaction cannot fulfill all of their legal responsibilities because there is a conflict between the best interests of the buyer and those of the seller. The buyer wants to pay as little as possible for the property, while the seller wants to sell



their property for the highest possible price. It is impossible for a real estate professional to advocate for and represent the best interests of a buyer client AND seller client in the same transaction.

This is when and why transaction brokerage becomes an option. In transaction brokerage, the real estate professional will provide facilitation services to you and the other party. These services include:

- helping the buyer and seller negotiate an agreement
- giving the buyer and seller property statistics and information, including comparative information from listing services and local databases
- providing and preparing agreements of purchase and sale, and other relevant documents according to the buyer and seller's instructions

A transaction facilitator has to treat both parties in an even-handed, objective, and impartial manner. They must remain neutral, not advocate for either you or the buyer, and they cannot provide confiden-

tial advice.

Before a real estate professional proceeds with transaction brokerage, both the buyer and the seller need to provide their informed consent by signing an Agreement to Represent both Buyer and Seller. Informed consent means each client understands the facts, implications, and future consequences of providing their consent. You do not have to consent to transaction brokerage. If you don't consent to it, or the other party doesn't, there are other options available to you such as seeking representation from a different real estate professional.

"Ask Charles" is a question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.



How agents and sellers can work together

Selling a home can be stressful. Despite this, 5.51 million existing U.S. homes were sold in 2017, according to data from the National Association of REALTORS®. In many cases, homeowners choose to work with real estate agents to facilitate the process of listing, showing and selling their homes.

Real estate agents are valuable assets. Agents have neighborhood knowledge, are educated in pricing trends, can filter phone calls or emails from buyers who aren't serious, and can organize all of the people necessary for a closing. Real estate agents provide many services that the average person may not have the time nor the experience to handle.

When selecting an agent to sell a home, homeowners may not understand that the terms real estate agent and REALTOR® are not interchangeable. Although both must be licensed to sell real estate, the main difference between a real estate agent and a REALTOR® is the latter is a member of the National Association of REALTORS®. NAR ensures that members subscribe to a certain code of ethics.

There are many qualified agents, but an agent cannot do his or her job well without some help on the part of the homeowner. These tips can make the process of selling a home go smoothly.

- **Price the home correctly.** Homeowners should trust the agent's ability to price a home for the market. Everyone wants to get the most

money possible, but listing the home for more than it's worth may cause it to sit unnecessarily for several weeks or months, which could raise red flags among potential buyers.

- **Market the home.** A real estate agent will list the home via a multiple listing service (MLS) on a private website, in newspapers, and wherever else he or she feels is pertinent. Homeowners can share the listing via social media and word of mouth to help increase the chances of selling the home.

- **Be available.** Limiting the time an agent can show the house to potential buyers is in no one's best interest. Sellers should be ready and willing to open their homes, which is the best way to make a sale. An agent may suggest a lock box so the home can be shown when homeowners are not on the property.

- **Make suggested renovations.** Agents know which features can make or break a sale. Homeowners should be amenable to certain suggestions, such as neutral paint colors, removing personal effects and clearing clutter.

- **Give recommendations.** Real estate is a commission-based industry. Agents often tirelessly put in hours and only reap rewards if the house is sold. A homeowner who was satisfied with an agent can then recommend that person to friends or family.

By working with real estate professionals, homeowners can sell their homes quickly.

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148 VINCENT CLOSE
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5 BEDROOMS, 4 BATHS, 2 STOREY
 with a 24'x26' O/S dbl. heated garage with new Linex flooring. Home is 2,491 sq. ft. Fully fenced, close to all amenities. quality upgrades, private sitting area in master with F/P. Newly painted w/crown moldings. This is a gorgeous house, perfect for relaxing after a hard days work. CA0151610. **\$699,900**

4 DREVER CLOSE
 New Listing!



OPEN HOUSE SUNDAY, NOV. 11, 2-4 PM

4 BEDROOMS, 3 BATHS BUNGALOW
 with 79'x118' garage – triple vaulted ceilings, island w/eating bar & walk in pantry, main floor laundry, under floor heating in basement & garage. Large ensuite in M/B including soaker tub & separate shower. New Deck. CA0151735. **\$569,900**

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Ponoka

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\$199,900

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MLS #CA0151008



Red Deer County

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\$69,400

MLS #CA0143846



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Ponoka County

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\$599,900

MLS #CA0143887



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5628 55 AVENUE

\$339,000

MLS CA#0135329



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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