

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | NOVEMBER 23, 2018

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

**154 Viscount Drive,
Red Deer**

JUST LISTED IN VANIER!

Two story, 1,688 sq. ft. home with
4 beds and 4 baths! Massive master
bedroom with ensuite.

\$469,900

*For further info on this multiple listing service home, see page 15
or contact a member of the Red Deer Real Estate Board.*



View our complete publication ONLINE at www.yourhouseyourhome.com



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



REDUCED!
OPEN HOUSE SUN. NOV 25, 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!**



REDUCED!

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
 Great fully finished home with DBL att 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**



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



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



make over. 2 bedrooms up and 2 down. Patio doors off dining area open to a large fenced yard with RV parking, large storage shed plus double garage that can easily be converted back from current studio. Immediate possession. **\$288,000 | Call Garry 403-340-6789**

NICE AND SHINY AND MOVE IN READY

Nice Morrisroe location. Bi-level home with new paint and main bath renovation plus recent total kitchen



rooms and a BRIGHT open floor plan provide ample space plus a gas fireplace. Loads of AMENITIES: SWIMMING, BILLIARDS, LIBRARY, GUEST SUITE, HEATED PARKING, WOOD WORKING SHOP, and MORE!! Adult only, IMMEDIATE OCCUPATION. Condo fees cover most of your monthly housing expenses. **\$237,000 | Call Garry 403-340-6789**

DON'T SHOVEL SNOW, EXCELLENT LOCATION

For this SPOTLESS 3rd floor condo near the elevator for CONVENIENT access to your home & to your UNDERGROUND parking stall. SPACIOUS

..... www.yourcentralalbertarealtor.com

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



Gerald Doré
 403.872.4505



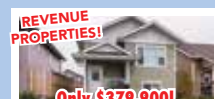
Only \$489,900
84 KERSHAW CLOSE
 MASSIVE YARD WITH ROOM FOR LARGE SHOP AND RV! 2100 sq. ft. 2 storey w/ bonus rm. and 3 beds, 3 baths, laminate, dble. att. gar. Fully fenced yard & rare massive size! MLS#CA0146883



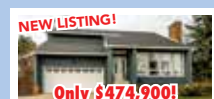
NEW LOW PRICE!
Now Only \$679,900!
19 VOISIN CLOSE
 Listed below replacement cost! 1565 sq. ft. Executive Bungalow - loaded to the "nines" including triple, heated garage! MLS#CA0142825



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



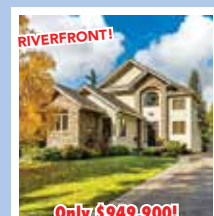
REVENUE PROPERTIES!
Only \$379,900!
132 & 140 BOWMAN CIRCLE
 Mortgage helper/ investment opportunity! Two almost brand new 1000 sq. ft. home with legal suite - separate entrances and utilities with parking. Ease to rent near schools and parks. MLS#CA147003



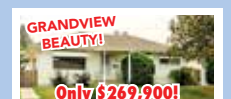
NEW LISTING!
Only \$474,900!
74 WILTSHIRE BOULEVARD
 Location, location! In West Park Estates - just off the River Valley and bike paths! Beautiful 2136 sq. ft. two-storey with large yard & many recent upgrades! 3 beds & 4 baths. MLS#CA0150861



A Steal At \$249,900!
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



RIVERFRONT!
Only \$949,900!
4233 40A AVENUE
 1000 sq. ft. 5 beds, 2 baths, det. garage, RV pad, lots of renos, big fenced yard. MLS# CA0150860



GRANDVIEW BEAUTY!
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



NEW LISTING!
Only \$574,900!
#36 - 173 AUSTIN DRIVE
 Lakeside Villas - An Exclusive Adult Community! No mowing or shoveling for a low fee! Almost 1500 sq. ft. of luxury living in fully loaded bungalow w/3 beds 3 baths - absolutely mint condition! MLS#CA0152296 Only \$574,900 a must see!




Bett Portelance 403-307-5581

OPEN HOUSE: SAT, NOV. 24, 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

The Durling Group
**YOUR HOUSE SOLD
GUARANTEED**
www.YourHouseSoldGuaranteed.com
STARTING AT \$239,900
BLACKFALDS

- Brand new 2 storey townhouses built by award winning Falcon Homes
- 1207 SqFt, 3 Bedrooms, 3 Baths
- Features the newest in modern amenities
- Gorgeous laminate flooring on main floor
- Master bdrm features 3 piece ensuite
- No Condo Fees


\$449,900 OR TRADE
SYLVAN LAKE

- Stunning new 2 storey close to parks & walking paths
- Mix of modern & country style & design
- Gorgeous veranda w/ side door leading to large foyer
- Open concept floor plan w/ sliding glass patio door to west facing back yard


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

**Kevin Durling
Agent**
\$439,900 OR TRADE
LAREDO

- 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


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


**Jamie Berg
Agent**

**Deanna Zunti
Agent**
\$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


\$324,900 OR TRADE
SYLVAN LAKE

- Brand new half duplex, private location backing onto trees
- 1259 SqFt, 3 Bdrms, 3 Baths
- Open modern design
- Attached garage & fully landscaped


**Debby Wells
Office Administrator**

403-346-8900
** Some conditions apply*
Ways to make your house more saleable:

There are a lot of things that you can do to help which could make for a quicker sale at a better price. They are all little things that cost you little or nothing, but they can make a big difference in the prospect's first impression . . .

Call a member of the Red Deer Real Estate Board — their expertise in real estate can help you during the complex process of selling a home.



Please note the following important information regarding our holiday issues and deadlines:



403-309-5451 • sales@yourhouseyourhome.ca

YOURHOUSE
YOUR HOME



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www.rcrrealestate.com

342-7700



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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. **\$149,900**
CALL BRAD 342-7700.



\$430,000 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.



LEGAL SUITE Executive 3brm/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. **\$219,900**
CALL NADINE 342-7700.



SHOWHOME! 3bdrm/3 bath + bonus
room. Quartz countertops, amazing
kitchen w/butlers pantry, mudroom,
5pce ensuite, 24x24 garage, so many
extras!!! Laredo. **\$599,900.**
CALL BRAD 342-7700.



NO CONDO FEES,
3bdrm/3bathroom, att'd garage.
Fully fenced & landscaped yard
backing onto park reserve. Immediate
possession-Sylvan Lake **\$299,900**
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! **\$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



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.



IMMEDIATE POSSESSION. Brand
new 3 bdrm/3bath 2 storey with
oversized garage. laminate flooring,
upstairs laundry, master w/large walk
in closet, come with 6 appliances.
\$389,900 CALL BRAD 342-7700.

OPEN HOUSES

THIS WEEK



OPEN HOUSE SUN., 1:00-3:00 PM
51 VICKERS CLOSE
U NEED A GARAGE FOR WINTER
2 bdrm, 1 bath bi-level, 6 appliances,
fully fenced yard & 22x24 garage in
Vanier Woods!
CALL NADINE 342-7700.



OPEN HOUSE SAT., 1:00-3:00 PM
50 LINDMAN AVENUE
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 JENNIFER 342-7700.**

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

Beat cabin fever with winter renovations



Brighten up interior spaces with a new coat of paint — a perfect project when cooped up indoors.

When the weather outside is frightful, homeowners and renters can turn their interior spaces into something delightful. Residents can banish feelings of cabin fever by using time spent inside to make subtle or even substantial improvements to their living areas.

Individuals may find that winter is a great time to tackle delayed or unfinished projects or to put plans for major renovations in motion. Homeowners may find that they have some extra time on their hands when weather and early evening darkness reduces how much time they can spend outdoors. The following projects can help homeowners make the most of their time indoors.

- **Start painting.** One of the easiest ways to transform the look of a room is with a fresh coat of paint. Painting a room or rooms is an inexpensive project that can be completed over the course of a single weekend. Painting in lighter colors can help illuminate dark spaces and make a home feel more vivid and inviting, especially during the winter. And painting need not be reserved for walls only. Homeowners may want to sand and paint furniture to give items a trendy arts-and-crafts feel.

- **Reimagine flooring.** Thanks to the bevy of laminate, composite materials and vinyl flooring options, homeowners can engage in do-it-

yourself flooring projects to perk up tired interior spaces. Many “floating” flooring systems are user-friendly and can instantly update spaces. Some systems may not even require adhesives or nails to complete.

- **Redress the furniture.** New furniture can be expensive. For those who are happy with the lines and scale of their current furniture, a facelift may be all that’s needed to give rooms a new look. Slipcovers can make sofas, love seats and chairs look like new or blend with an entirely new color scheme. Slipcovers come in fitted and loose varieties and in many different materials. Other pieces can be updated with throws, new linens or a coat of paint or stain.

- **Address drafts and other inefficiencies.** Colder temperatures alert homeowners to drafts, leaks and even insect or rodent infiltration. Homeowners can scout out rooms and remedy situations.

- **Organize the home.** Rainy or snowy days are great moments to address organizational issues, such as messy mudrooms or cluttered kitchen cabinets. Get a jump-start on spring cleaning before the warm weather arrives.

Time spent indoors can be put to good use by engaging in renovation projects.



ONTRACK REALTY
 UNIT G, 2085—50TH AVE, RED DEER
www.coldwellbankerreddeer.ca
343-3344



NEW LISTING!



#36 369 INGLEWOOD DRIVE \$244,900

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

Welcome HOME!

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 advertising needs!

YOUR HOUSE YOUR HOME

403-309-5451



SCOTT KEY 403-350-6817



www.scottkeyrealestate.com

**Serving Red Deer and Area
 for more than 27 years!**



4241 Westbrooke Road, Blackfalds | \$399,500

Sparkling new walkout bi-level! 3 bedrooms including a large master with walk-in closet and full ensuite. The open plan is bright with a spacious airy feel. A great quality build with a location near Abbey Centre and highway access.

101 Tamarac Blvd, Springbrook | \$186,900

Solid and affordable starter home located near walking trails and only minutes to Red Deer or Penhold. 2 beds, original maple hardwood floors, and an updated bathroom. Some development started in the basement. Situated on a large treed lot backing green space.



Why use a Realtor?

Your Realtor can help close the sale of your home

Between the initial sales agreement and closing (or settlement), questions may arise. For example, unexpected repairs are required to obtain financing or a cloud in the title is discovered. The required paperwork alone is overwhelming for most sellers. Your Realtor is the best person to objectively help you resolve these issues and move the transaction to closing (or settlement).



YOUR HOUSE YOUR HOME

SERVICE DIRECTORY



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9-4608 62nd Street
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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 24

RED DEER

65 Able Close	1:00 – 3:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$252,900.....	Aspen Ridge
155 Douglas Avenue	1:00 – 3:00 pm	Christine Bourke	CENTURY 21 ADVANTAGE	350-3985	\$395,000.....	Deer Park Estates
62 Boyce Street.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE	896-2151	\$235,000.....	Bower North
27 Opal Avenue.....	2:00 – 4:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$384,900.....	Oriole Park
47 Martin Close	11 am – 1 pm	Roxann Klepper	RE/MAX.....	872-4546	\$305,000.....	Morrisroe
48 Roland Street	2:00 – 4:00 pm	Roxann Klepper	RE/MAX.....	872-4546	\$275,000.....	Rosedale
31 Kirkwood Crescent.....	1:00 – 3:00 pm	Deb Simpson	CENTURY 21 ADVANTAGE	396-0165	\$414,900.....	Kentwood West
4 Drever Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$569,900.....	Deer Park Village
148 Vincent Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX.....	396-4005	\$699,900.....	Vanier Woods
50 Lindman Avenue	1:00 – 3:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700	\$559,900.....	Laredo
72 Drever Close	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$339,900.....	Deer Park Village
47 Webster Drive.....	2:00 – 4:00 pm	Dave Haley.....	CENTURY 21 ADVANTAGE	304-8939	\$454,900.....	Westlake
6312 61 Avenue	2:00 – 3:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE	391-3583	\$259,900.....	Highland Green
5986 Orr Drive	1:00 – 3:00 pm	Darlene Benavides	REMAX COMPLETE	358-2782	\$524,900.....	Oriole Park West

SATURDAY, NOVEMBER 24

OUT OF TOWN

37470 RR 265 #18.....	2:00 – 4:00 pm	Len Parsons	RE/MAX.....	350-9227	\$729,900.....	Red Deer County
#72 26540 Highway #11	2:00 – 4:00 pm	Kim Lindstrand.....	MAXWELL REAL ESTATE	318-7178	\$619,900.....	Red Deer County
94 Sunridge Avenue	2:00 – 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK	391-1672	\$329,900.....	Blackfalds

SUNDAY, NOVEMBER 25

RED DEER

12 Barrett Drive	1:00 – 3:00 pm	Barb McIntyre.....	RE/MAX.....	350-0375	\$334,900.....	Bower South
68 Carter Close	1:00 – 3:00 pm	Kim Fox	RE/MAX.....	506-7552	\$650,000.....	Clearview Ridge
51 Vickers Close.....	1:00 – 3:00 pm	Nadine Marchand	ROYAL CARPET REALTY.....	342-7700	\$304,900.....	Vanier Woods
5986 Orr Drive	1:00 – 3:00 pm	Darlene Benavides	REMAX COMPLETE	358-2782	\$524,900.....	Oriole Park West

SUNDAY, NOVEMBER 25

OUT OF TOWN

206 28470 Highway 592	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK	318-3627	\$624,900.....	Red Deer County
521 Wedgewood Ave.....	12:00 – 3:00 pm	Ivan Busenius.....	RE/MAX.....	350-8102	\$99,900	Waskasoo Estates
42 Morris Court	2:00 – 4:00 pm	Roxann Klepper	RE/MAX.....	872-4546	\$359,000.....	Blackfalds



Find your
**dream
house**
this weekend!

4 tips to simplify cooking for a crowd this holiday season

Families big and small typically celebrate the holiday season together. For some, celebrating the holidays with family requires traveling, while others stay put and welcome family and friends into their homes.

At some point during the holiday season, celebrants who host family and friends will no doubt prepare a homecooked meal for their loved ones. Cooking for a crowd can seem like a daunting task, especially for first-time hosts. However, there are various ways for hosts to simplify cooking for a crowd this holiday season.

1. Prepare a familiar dish.

Hosts may agonize over their holiday menus, and some may feel compelled to prepare a family specialty or the same dishes their parents or grandparents prepared for holiday dinners when they were children. But holiday hosts can make things easy on themselves by choosing dishes they've made in the past, regardless of their place in family history. Chances are the ingredients for hosts' own specialties are already in the pantry, saving a potentially time-consuming trip to the grocery store. And thanks to the familiarity factor, hosts' own specialties likely won't require as much time to prepare.

2. Share some cooking duties.

Another way to simplify cooking for a crowd is to invite guests to bring along a side dish or dessert. Guests who live nearby can make something in advance of the big meal, while hosts can hand over their kitchens to overnight guests who express a willingness to contribute their own homecooked dish to the party. Sharing the cooking duties gives



hosts more time to connect with friends and family and serves as a great way to plan the menu in advance.

3. Only make what guests are likely to eat.

Hosts also should not feel pressured to cook more food than is necessary. Holiday meals have a tendency to be lavish, but hosts don't have to spend all day in the kitchen preparing food that will likely end up as leftovers or trash. Get a final headcount in the days before everyone comes over and adjust your recipes accordingly.

4. Start early.

If the big is on Christmas Day, that does not mean hosts have to start cooking while everyone unwraps their presents. Hosts who are uncertain about what to cook can look for meals that can be prepared in advance so come the big day all they need to do is turn on the oven and let meals cook while the family spends time together.

Hosts can employ various strategies to simplify the process of cooking for a crowd this holiday season.



Advantage

21 photos of every property

Parkland Mall,
Red Deer



Bob Wing

403-391-3583



6312 - 61 Avenue

CALLING ALL INVESTORS!
Raised bungalow with a large legal suite, newer kitchens, windows and bathrooms, 3+1 bdrms, 24x30 garage, fenced yard, near the Dawe Centre.



NOW \$175,000!

1310 Lucina Street

PENHOLD STARTER HOME
Well maintained, 2 bedroom, 2 bath raised bungalow with a large eat-in kitchen, jet tub, central AC, and a huge fenced yard with RV parking.



\$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!

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

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

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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.



Comfortable winter entertaining ideas

Winter entertaining need not only encompass Christmas and New Year's Day. Getting together with friends and family is still possible even if the weather outside is frightful. When Mother Nature takes a chilly turn, those who don't want the party can consider the following entertaining ideas.

- **Indulge in sweet treats.** Comfort foods can make even the most blustery winds easier to tolerate. Invite people over for a dessert party. At a dessert pot luck party, everyone brings along a favorite decadent dessert, from molten lava chocolate cake to warm bread pudding. Serve alongside tea, coffee and hot chocolate. Adults can enjoy the added punch of spiked beverages, which can warm everyone up instantly.

- **Host a "snowed in" party.** Spending a day cooped up inside when the roads are covered in snow might not be your idea of fun, but invite a mix of friends and neighbors who live nearby over, and this impromptu party can make the cabin fever disappear. Ask guests to bring one food item or beverage. Light a fire in the fireplace and set out some cozy throw blankets. If possible, invite everyone outdoors to build a snowman.

- **Get physical.** Get physically active with friends or family members by staging mock

Olympic events in the yard. These can be fun "sports" created by participants or variations on fun winter activities. Sledding races, snowball dodging contests, ice skating obstacle courses, and much more can make for an entertaining afternoon.

- **Get cooking.** Cooking can certainly pass the time, and it can be even more enjoyable when done in the company of others. Send out an invitation for friends to stop by for a meal or plan a meal prep party.

- **Host a movie marathon.** Handpick some favorite films and invite everyone over for a movie marathon. Fill the family room, home theater room or living room to capacity and host a group for a film fest. If space permits, set up one room with a children's movie for youngsters, while the adults retire to another room for movies that are more their speed. A buffet table set up with assorted snacks will help keep bellies full while guests watch some favorite flicks.

Winter days and nights are ripe for entertaining possibilities. These events help squash the cabin fever that can sometimes develop during the colder times of year.

Ask Charles

I heard that if someone calls themselves a "contractor," they don't need to have a licence to provide property management services. Is that true?

No, that's not true. The truth is it doesn't matter what a person calls themselves. If they are providing property management services and they are not the owner of the property or an employee of the owner, they require a licence from the Real Estate Council of Alberta (RECA).



The Real Estate Act, which RECA administers, defines property management as:

leasing, negotiating, approving or offering to lease, negotiate or approve a lease or rental of real estate;

collecting or offering or attempting to collect money payable for the use of real estate;

holding money received in connection with a lease or rental of real estate; and

advertising, negotiating or any other act, directly or indirectly for the purpose of furthering the activities described in items 1-3.

Licensed property managers can find suitable tenants, deal with nuisance tenants, draft lease agreements, and regularly inspect and maintain property on behalf of a property owner. It is up to property managers and the property owners to negotiate the specific tasks the property manager will provide, but ultimately, be-

fore providing property management services, the property manager needs a licence.

Property manager licensing provides vital protection for property owners. Individuals must complete comprehensive education before becoming licensed as a property manager, they must also provide a Certified Criminal Record Check to RECA prior to receiving a licence, and there are ongoing education requirements.

If a property owner is working with a licensed property manager, they have the added protection of the Consumer Compensation Fund. The Fund compensates consumers who suffer a financial loss as a result of fraud, breach of trust, or a failure to disburse or account for money held in trust by an industry member in connection with a real estate trade, mortgage deal, or property management services.

If you work with an unlicensed property manager, and the property manager disappears

and takes rental payments or damage deposits with them, your only recourse is through the courts.

As a property owner, you're not required to hire someone to manage your rental or investment property, but if you do, take steps to protect yourself. Ensure that the company and individual you hire are licensed to provide property management services in Alberta. You can check if someone is licensed through RECA's website at www.reca.ca.

"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 to time holiday shopping right

The holiday season begins at the end of November and stretches into the first week of January. But this five-week stretch may not necessarily be the best time for everyone to shop.

Harvard Business Review says that the retail industry has been turned on its head in recent years, and shoppers and retailers may want to rethink their approaches to the holiday shopping season. Consumers are no longer interested in retailers dictating their shopping schedules, and some people have grown accustomed to buying products when they want them — especially when price is of no concern.

Even budget-conscious shoppers have changed their habits, says the shopping advisor RetailNext. Many holiday shoppers are delaying their shopping until January to take advantage of post-season sales.

Holiday shopping need not wait until after the holiday season, either. A 2017 RetailMeNot survey found that 45 percent of U.S. consumers said they planned to start shopping before November 1. One-quarter of the survey respondents said they planned to start shopping before October, and 12 percent started shopping for the holidays in the summer.

So when should consumers do their holiday shopping? It all depends on what fits a person's individual needs.

- **Shop sales, not schedules.** If budget is

a big concern, shoppers should grab items that are on sale whenever they are available. That can mean shopping at any time of the year. People can try making a master shopping list early in the year and saving it on their mobile phones. While shopping throughout the year, items from the list can be purchased and stored until the holidays.

- **Shop your strengths.** Those who get a thrill from tackling their entire shopping list in one haul can still do that. Shopping in this manner can help shoppers focus on the task at hand and reduce the likelihood of wasting time. But keep in mind that, according to a survey conducted by Business Wire, 65 percent of holiday shoppers scramble to complete their purchases in the last two weeks before Christmas, so shoppers who delay may be stuck in long lines at the mall.

- **Embrace in-store pickup.** Many retailers are merging their online and brick-and-mortar operations. Shoppers have the convenience of price-comparison and online shopping, with the physical enjoyment of going out to the store to complete their purchases. In-store pickup often enables shoppers to avoid hefty shipping fees, as in-store pickup is free. Plus, scoping out items online — and ensuring they're in stock — saves the hassle of making a trip in vain.

Shoppers can look beyond the conventional holiday season to get the best prices and deals that fit their shopping needs.



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29 CREEK ROAD

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Lacombe

20 WESTVIEW DRIVE

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MLS #CA0141108



19.99 Acres

422013 RANGE ROAD 20

\$349,585

MLS CA#0119996



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9 PARKLAND ACRES

\$119,900

MLS #CA0149546



Rimbey

4906 53 AVENUE

\$165,000

MLS #CA0134834



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9 EBONY STREET

\$429,900

MLS #CA0151137



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70 VALLEY CRESCENT

\$325,000

MLS CA#0146379



5.98 Acres

41512 RANGE RD 255

\$289,000

MLS CA#0112748



Ponoka

#1 - 3903 45 STREET

\$199,900

MLS CA#0147728



Blackfalds

124 PARAMOUNT CRES

\$105,000

MLS CA#0103058



Clive

4430 VAN EATON WAY

\$350,000

MLS #CA0151008



Red Deer County

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\$69,400

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204 SAND BELT DRIVE

\$575,000

MLS #CA0138190



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3 CENTRE STREET

\$599,900

MLS #CA0143887



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4719 47 AVENUE

\$289,900

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Red Deer

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