

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | DECEMBER 7, 2018

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

## 56 Larne Place, Penhold

### SPACIOUS LIFESTYLE!

This 5 bed bi-level faces a green and is just two blocks from school in a great quiet family area. Upper and lower decks! 27'x27' garage, fully fenced yard.

**\$295,000**

*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](http://www.yourhouseyourhome.com)





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



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



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



**Steve  
Cormack**  
**403.391.1672**

*Trusted,  
Respected,  
Connected*



**OPEN HOUSE: SAT 2-4 PM**  
**19 TOWERS CL, RED DEER**  
 Sprawling bungalow offers  
 luxury at an affordable price.  
**\$688,900**



**OPEN HOUSE: SAT & SUN 2-4 PM**  
**78 IVANY CL, RED DEER**  
 5 Bedroom bungalow  
 in desired area.  
**\$437,500**



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



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



**OPEN HOUSE: SUN 2-4 PM**  
**148 REICHLEY ST, RED DEER**  
 Spacious Bi level  
 with 2 garages!  
**\$439,900**



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



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



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



**94 SUNRIDGE AVE, BLACKFALDS**  
 Outstanding home close  
 to school & Abbey Center.  
**\$329,900**



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

*Wishing  
you all  
a very  
Merry  
Christmas!*

**TAKE THE 3D TOUR OF MY PROPERTIES AT [www.geraldldore.ca](http://www.geraldldore.ca)  
 or call me at 403-872-4505**



**Gerald  
Doré**  
**403.872.4505**



**OPEN HOUSE: SAT, DEC. 8, 1-3 PM**  
**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



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



**Only \$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



**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.



**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



**OPEN HOUSE: SUN, DEC. 9, 2-4 PM**  
**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!



**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



**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



**NEW LISTING!**  
**Only \$209,900!**  
**#315 LEGACY ESTATES**  
**56 CARROLL CRES**  
 2 beds, 2 baths, walk-in bath and shower! New  
 appliances! Many upgrades! Titled, heated  
 parking stall! Meal options 5 days a week! Low  
 condo fees covering all utilities. MLS#CA0152387.



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



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



**Doug Wagar**  
**403.304.2747**

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



**OPEN HOUSE SUN. DEC. 9, 24 PM  
 40 SHAW CLOSE, RED DEER**

**SUNNYBROOK  
 SOUTH!**

Fully developed executive walkout duplex. 4 beds, 4 baths, backs onto a park. Come take a look! **\$350,000**



**TOTALLY  
 UPGRADED**  
 and fully developed!  
 Parks front and back. 4 beds, 3 baths, immediate possession!  
**\$337,900**



**JUST LISTED!**  
 Very special acreage, minutes from Red Deer. 4 beds, 3 baths, triple garage. Panoramic views! Home by Christmas? **\$725,000**



**JUST LISTED!**  
 Fully developed adult townhome. 3 beds, 2 baths, office, attached garage. **\$219,900**



**BLACKFALDS!**  
 Beautiful bi-level, pie lot, walkout basement, nice location. Heated double garage. **\$370,000**



**BLACKFALDS!**  
 Drive a little, save a bundle! Lovely fully developed walkout. 4 beds, 3 baths, backing onto large park! **\$370,000**



**ROCKY!**  
 Tremendous value! 2 storey executive home. 2015 sq. ft. 3 years old. **\$405,000**



**WHISPERING  
 PINES!**  
 Year-round lake resort property! Pool, golf course, tennis courts, club house. **\$150,000**



**PONOKA!**  
 Fully developed 3 bed duplex. Excellent location. Priced to sell at **\$120,000**



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

**STARTING AT \$234,900**

**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



**\$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/mable 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



**\$874,900 OR TRADE**

**LAREDO**

- Executive 2 Storey home, 2452 SqFt
- 4 Bedrooms, 4 Baths, Triple garage
- Gourmet kitchen-dual ovens, gas stove, huge island, walk through pantry
- Luxurious master & ensuite, tiled show w/double rain heads
- Basement features wine room, wet bar, custom bar table... perfect for entertaining
- Covered patio w/gas heater. Fully finished yard w/vinyl fencing



**\$509,900 OR TRADE**

**LAREDO**

- Brand new 2 Storey with triple garage
- Top of the line upgrades incl. granite counter tops, 9 foot ceilings & gorgeous cabinetry
- Main flr is bright & open w/full tile backsplash in kitchen, corner pantry & large island
- Upstairs features bonus room & 3 bdrms



**\$334,900 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



**\$559,000 OR TRADE**

**SPRUCE MEADOWS,  
 PONOKA COUNTY**

- Walkout bungalow on mature treed 2.06 acres
- 1879 SqFt, 4 Bedrooms, 4 Baths
- Large livingroom w/vaulted ceilings & wood burning fireplace
- Basement features huge familyroom w/floor to ceiling windows
- 22x27 garage with loft above



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



**Kevin Durling  
 Agent**



**Jamie Berg  
 Agent**



**Deanna Zunti  
 Agent**



**Debby Wells  
 Office Administrator**

**ROYAL LEPAGE** **Network Realty**  
**403-346-8900**

\* Some conditions apply

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





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



**REDUCED!**  
**OPEN HOUSE SAT. DEC 8, 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!**  
**OPEN HOUSE SUN. DEC 9, 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**



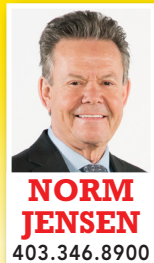
**120 HENDERSON CRES. PENHOLD!**  
 Awesome 3 bdrm fully finished townhome. Yard is fully fenced with 2 car parking pad. Upgraded flooring and stainless appliances! **Call Alex**



**314 JARVIS GLEN WAY**  
 Magnificent large executive home located in one of Sylvan Lakes best neighborhoods! **Call Alex to tour this awesome home!**



**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**



### Eastview Estates

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



**Bett Portelance 403-307-5581**



**OPEN HOUSE: SAT, DEC. 8, 1-3 PM**

**4233 40A AVENUE**  
 986 SQ FT BUNGALOW, 5 BDR, 2 BATH, 16X24 GARAGE, **\$269,900.**



**65 ABEL CLOSE**  
 1201 SQ FT, 2 STOREY TOWNHOUSE 3 BDR, 2 BATHS. **\$249,000.**

**HELPING YOU MAKE THE RIGHT MOVE**



## 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).







# ROYAL CARPET REALTY LTD.

SERVING RED DEER FOR OVER 40 YEARS

www.rcrrealestate.com

**342-7700**



**BRAD  
GRANLUND  
BROKER**



**NADINE  
MARCHAND**



**NICOLE  
DUSHANEK**



**JENNIFER  
O'SHEA**



**ARIEL  
DAVID**



**CHEAPER THAN RENTING!**  
Updated 3 bedroom/3 bathroom  
condo in great location. Immediate  
possession. **\$149,900**  
**CALL BRAD 342-7700.**



**BRAND NEW DUPLEX!** Buy 1  
side or both! Built by Asset Builders,  
this 1490 sqft, 3 bdrm, 3 bath ½  
duplexes come with 6 appliances,  
fenced yard, & south facing deck!  
Immediate possession! **\$319,900**  
**CALL NICOLE 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.**



**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.**



**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.**



**\$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.**



**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.**



**\$512,900** Fabulous home with  
LEGAL suite in Garden Heights! 3  
beds upstairs and 2 beds in lower  
suite. Exceptional rental property!  
**CALL JENNIFER 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.**



**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.**



**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.**



**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.**



**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**



**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.**

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

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



# Season's Greetings

Our **Season's Greetings** edition will be our **December 21st issue.**

If you would like to run a Season's Greetings ad with us, please contact **YOUR HOUSE YOUR HOME** **BY FRIDAY, DECEMBER 14.**

**403-309-5451 • [sales@yourhouseyourhome.ca](mailto:sales@yourhouseyourhome.ca)**

YOURHOUSE  
YOUR **HOME**



**COLDWELL  
BANKER**

OnTrack Realty

**ONTRACK REALTY**UNIT G, 2085—50<sup>TH</sup> AVE, RED DEER[www.coldwellbankerreddeer.ca](http://www.coldwellbankerreddeer.ca)**343-3344****COLDWELL  
BANKER**

OnTrack Realty

**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**

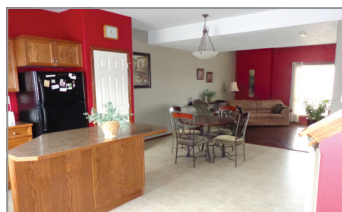
8.85 ACRES OF TREED PARADISE! Fully fenced, Mobile has three additions {Dining room, Porch & large Bedroom} Main Mobile is 980 sq. ft., 1401 with additions. Just 3 km east of Blackfalds on Highway 597. Plenty of space on the property to build a New Home or Shop.

**\$239,000**  
**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'X15', 27'x27' garage. Fully fenced.

**Dale  
Stuart**  
403-302-3107**#36 369 INGLEWOOD DRIVE \$244,900****NEW  
LISTING!****OPEN  
HOUSE**  
**SUNDAY, DEC. 9,  
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****Are YOUR Advertising Dollars  
Getting Lost in the Shuffle...?****HAVE YOUR AD DELIVERED TO 32,000 HOUSEHOLDS  
EVERY WEEK FOR UNDER \$75!!\***

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

**YOUR HOUSE YOUR  
HOME****CALL 403.309.5451 TODAY FOR DETAILS!**\* GST not included. Some restrictions apply. Rate quoted is for 1/8 page ad.

# YOUR HOUSE YOUR HOME

## SERVICE DIRECTORY



info@counterscapescapes.ca  
**403.347.2115**  
# 9-4608 62<sup>nd</sup> Street  
Red Deer, AB





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

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

# YOUR HOUSE YOUR HOME

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





Central Alberta's  
**OPEN HOUSE LISTINGS**

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

# ADVERTISE YOUR BUSINESS IN THE YOUR HOUSE YOUR HOME

Call Jamie for more information  
or for advertising space!

# SERVICE DIRECTORY

**403-309-5451**

# YOUR HOUSE YOUR HOME





# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, DECEMBER 8

### RED DEER

4233 40A AVENUE.....	1:00 – 3:00 pm	Bett Portelance.....	ROYAL LEPAGE NETWORK.....	307-5581.....	\$269,900.....	Grandview
5213 61 Street #207.....	11 am – 1 pm	Dale Russell.....	RE/MAX REAL ESTATE.....	340-9190.....	\$499,900.....	Highland Green Estates
5213 61 Street #403.....	11 am – 1 pm	Dale Russell.....	RE/MAX REAL ESTATE.....	340-9190.....	\$744,900.....	Highland Green Estates
#104 3515 49 Avenue.....	2:00 – 4:00 pm	Dale Russell.....	RE/MAX REAL ESTATE.....	340-9190.....	\$209,900.....	South Hill
5213 61 Street.....	11 am – 1 pm	Kim Fox.....	RE/MAX REAL ESTATE.....	506-7552.....		Highland Green Estates
61 Adams Close.....	1:00 – 3:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	896-2151.....	\$269,900.....	Anders South
43 Veronica Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX REAL ESTATE.....	396-4005.....	\$779,900.....	Vanier East
148 Vincent Close.....	2:00 – 4:00 pm	Mitzi Billard.....	RE/MAX REAL ESTATE.....	396-4005.....	\$679,900.....	Vanier Woods
132 Vickers Close.....	2:00 – 4:00 pm	Carol Clark.....	COLDWELL BANKER ONTRACK.....	350-4919.....	\$349,900.....	Vanier Woods
65 Carlyle Green.....	1:30 – 3:00 pm	Haily & Eli Entz.....	MAKE IT NEW CONTRACTING.....	588-0271.....	\$499,900.....	Clearview Ridge
6312 61 Avenue.....	3:00 – 4:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$257,900.....	Highland Green
19 Towers Close.....	2:00 – 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK.....	391-1672.....	\$688,900.....	Timberlands
78 Ivany Close.....	2:00 – 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK.....	391-1672.....	\$437,500.....	Inglewood West
14 Chism Close.....	1:00 – 3:00 pm	Gord Phillips.....	MAXWELL REAL ESTATE.....	357-7720.....	\$284,900.....	Clearview

### SATURDAY, DECEMBER 8

### OUT OF TOWN

31 Fairway Drive.....	12:00 – 2:00 pm	Roxann Klepper.....	RE/MAX REAL ESTATE.....	872-4546.....	\$450,000.....	Lacombe
142 Newton Drive.....	12:30 – 2:00 pm	Marina Kooman.....	RE/MAX REAL ESTATE.....	341-0004.....	\$347,900.....	Penhold
65 Laurel Close.....	12:00 – 2:00 pm	Bob Wing.....	CENTURY 21 ADVANTAGE.....	391-3583.....	\$379,900.....	Blackfalds
206 28470 Hwy 592.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627.....	\$624,900.....	Red Deer County
27543A Twp Rd 380.....	1:00 – 3:00 pm	Janice Resch.....	CENTURY 21 ADVANTAGE.....	302-0910.....	\$929,900.....	Red Deer County

### SUNDAY, DECEMBER 9

### RED DEER

36 369 Inglewood Dr.....	1:30 – 4:00 pm	Dale Stuart.....	COLDWELL BANKER ONTRACK.....	302-3107.....	\$244,900.....	Inglewood West
40 Shaw Close.....	2:00 – 4:00 pm	Doug Wagar.....	ROYAL LEPAGE NETWORK.....	304-2747.....	\$350,000.....	Sunnybrook South
173 Austin Drive #36.....	2:00 – 4:00 pm	Janice Mercer.....	ROYAL LEPAGE NETWORK.....	598-3338.....	\$574,900.....	Anders South
20 Ash Close.....	1:00 – 3:00 pm	Kim Fox.....	RE/MAX REAL ESTATE.....	506-7552.....	\$995,000.....	Anders Park East
142 Jasper Crescent.....	1:00 – 3:00 pm	Lori Loney.....	RE/MAX REAL ESTATE.....	350-9700.....	\$314,900.....	Johnstone Crossing
5 Elkin Close.....	2:00 – 4:00 pm	Carol Clark.....	COLDWELL BANKER ONTRACK.....	350-4919.....	\$309,900.....	Eastview Estates
4127 47 Street.....	1:00 – 3:00 pm	Elaine Wade.....	ROYAL LEPAGE NETWORK.....	396-2992.....	\$329,900.....	Grandview
78 Ivany Close.....	2:00 – 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK.....	391-1672.....	\$437,500.....	Inglewood West
148 Reichley Street.....	2:00 – 4:00 pm	Steve Cormack.....	ROYAL LEPAGE NETWORK.....	391-1672.....	\$439,900.....	Rosedale Meadows

### SUNDAY, DECEMBER 9

### OUT OF TOWN

46 Fieldstone Way.....	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK.....	318-3627.....	\$644,900.....	Sylvan Lake
------------------------	----------------	---------------------	---------------------------	---------------	----------------	-------------



Find your  
**dream  
house**  
this weekend!

View our complete publication ONLINE at [www.yourhouseyourhome.com](http://www.yourhouseyourhome.com)

# *Must-have* kitchen remodel features

Homeowners looking to renovate often see room for improvement in their kitchens and bathrooms. The National Association of Home Builders' Remodeling Market Index Survey, which measures conditions in the remodeling market, indicates that, in 2015, the two most common remodeling jobs were bathroom remodels (81 percent) and kitchen remodels (79 percent). According to HGTV and Statistics Brain, a new kitchen remodel for a kitchen measuring 12 by 12 feet may cost homeowners anywhere from \$17,000 to \$37,000.

Before investing so much into their remodeling projects, homeowners should think carefully about the features that will improve their time spent at home. When planning a kitchen renovation, homeowners may want to consider the following upgrades to make the room more enjoyable while improving its functionality.

## **Oversized sink**

Although high-efficiency dishwashers are popular, deep sinks to soak soup pots or woks are still useful. Deep sinks may be preferable to double sinks, especially for homeowners who use lots of kitchen tools when preparing meals.

## **Soft-closing hinges**

When replacing cabinets (or just the hardware), consider installing soft-closing hinges and slides on doors and drawers. These devices eliminate slamming and caught fingers, reducing noise and injuries in the kitchen.

## **Foot-pedal water operation**

When outfitting a sink, think about foot controls, which are popular in doctors' offices and hospitals. Turning on the water with the tap of a foot can reduce the transfer of pathogens to faucets from hands during food preparation. These pedals also free up hands for other tasks.

## **Bottom's up**

People likely spend more time raiding the refrigerator than the freezer on any given day. Rather than having to bend down to seek out that favorite flavor of Greek yogurt, choose a model with the fridge on top and freezer on the bottom, especially if anyone in the household has mobility issues. When shopping for refrigerators, French-door style units may offer even more access, making it easy for homeowners to slide fruit trays,



sheet cakes and other large items into the fridge.

## **Extra lighting**

A kitchen should be a balance of form and function. A combination of overhead lighting, decorative lighting and task lighting can illuminate all areas of the space effectively.

## **Appliance garages**

Architectural and design resource Houzz says that appliance garages are popular kitchen additions, too. Set at countertop level, these cabinets allow people to keep small appliances plugged in but tucked neatly behind closed doors.

Kitchen remodels are a sizable investment, and renovations can be customized to make the kitchen more hospitable for all in residence.



	<h1 style="text-align: center;">Advantage</h1> <p style="text-align: center;"><b>21 photos of every property</b></p>	<h2 style="text-align: center;">Parkland Mall, Red Deer</h2>
	<p><b>OPEN HOUSE</b></p>  <p><b>SATURDAY, 12:00 - 2:00 PM</b></p> <p><b>\$379,900</b></p>	<p><b>OPEN HOUSE</b></p>  <p><b>SATURDAY, 3:00 - 4:00 PM</b></p> <p><b>NOW \$257,900!</b></p>
<p><b>Bob Wing</b></p> <p><b>403-391-3583</b></p>	<p><b>65 Laurel Close, Blackfalds</b></p> <p><b>BEAUTIFUL IN BLACKFALDS!</b> Attractive 1500 sq. ft. bungalow on a big pie lot and quiet close. Open design, renovated kitchen &amp; multi RV parking. Come see!</p>	<p><b>6312 - 61 Avenue</b></p> <p><b>CALLING ALL INVESTORS!</b> Raised bungalow with a large legal suite, newer kitchens, windows and bathrooms, 3+1 bdrms, 24x30 garage, fenced yard, near the Dawe Centre.</p>
<p style="text-align: center;"><b>For details - call or text BOB WING today! (403)391-3583</b></p>		

# Tips for finding a home services provider

Homeowners who are good with their hands can tackle many minor home improvements on their own. However, more complicated projects often require the services of professional contractors to ensure the renovations are done right, completed on time and within budget.

Choosing a home services provider requires careful consideration on the part of homeowners. The wrong contractor can cost homeowners time and money, so homeowners must exercise due diligence when vetting contractors before going forward with a home improvement project.

## Types of contractors

The Federal Trade Commission notes that the scope of a project may necessitate hiring various types of contractors. The more complex a project is, the more likely it is that homeowners will need to hire contractors who specialize in certain areas. Understanding the differences between contractors can help homeowners make informed decisions.

- **General contractor:** General contractors manage home improvement projects. This includes hiring subcontractors and supervising their work. General contractors also secure building permits and schedule inspections.
- **Specialty contractors:** Specialty contractors focus on specific areas of a project. For example, homeowners who are remodeling their kitchens may need new cabinets installed by a contractor who specializes in cabinets and cabinet installation. That contractor is a specialty contractor.
- **Designer or design/build contractor:** The FTC

notes that these contractors both design and build projects.

- **Architects:** Architects design homes as well as any additions or major renovations to homes. Architects are often necessary when projects involve structural changes to existing homes.

## Hiring a home services provider

Once homeowners determine which type of contractor they need, they can then begin researching local professionals.

- **Speak with neighbors, family and friends.** Neighbors, family members and friends who have worked with contractors in the past are great resources. Seek recommendations from people you trust, even asking to see completed projects if possible.
  - **Utilize the internet.** Websites such as HomeAdvisor and Angie's List are free of charge and can be great resources when homeowners are looking for contractors. Each site includes reviews of contractors from past customers and contact information for local contractors.
  - **Confirm qualifications.** The FTC advises homeowners to confirm contractors' licensing and qualifications before hiring anyone. Some areas may not require licensing, but many do. Homeowners can contact their local building department or consumer protection agency to determine the licensing requirements for their area.
- Hiring a home services provider is a complicated process that can be made easier by homeowners who do their research and take the decision seriously.



# 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.



# Ask Charles

***My mortgage broker had me prequalified for a mortgage, but still says I should include a financing condition when submitting an offer to purchase a home. Why?***

Your mortgage broker is making a good suggestion. You have been prequalified, but that's not the same as being approved for a mortgage. Mortgage prequalification is only tentative approval based on basic financial information.

Typically, a mortgage broker can prequalify you for a mortgage based on minimal information about your financial situation, such as your income and down payment amount. Prequalification helps when you start looking at properties because it tells you the mortgage amount for which a lender would likely approve you. It is not a guarantee a lender will enter into a mortgage contract with you, but it can help you narrow down your property search to a certain price range.

When you find a home you want to buy, your real estate professional will help you write an Offer to Purchase. You should listen to your mortgage broker's advice, and include a financing condition on your Offer to Purchase. A financing condition means the deal isn't firm until you secure a mortgage and waive the condition. If you aren't successful in getting a mortgage, you won't waive your financing condition, you won't proceed with the purchase, and there won't be legal consequences for not proceeding with the purchase.

If the seller accepts your con-



ditional Offer to Purchase, you have to apply for a mortgage. To do so, you will have to submit supporting documents (paystubs, T4, letter of employment, etc.), and information about the property you want to purchase (for example, the listing feature sheet). The lender will review your financial situation and information about the property.

The lender wants to review the property to look at a number of things. For example, is the property worth what you're paying for it? Is it located in a flood plain? If you're buying a condominium, is the corporation in financial difficulty? Does the condominium have an appropriate reserve fund? The lender wants to review the property to see if it has an elevated financial risk associated with it. Until you are formally approved, and the lender assesses the property you're buying, there is no guarantee you will receive a mortgage from the lender. The financing condition gives you a chance to secure a mortgage

before finalizing the purchase.

Some buyers who need a mortgage feel comfortable proceeding without a financing condition, possibly to make their offer more attractive to a seller, but it's rarely a good idea. A financing condition provides a bit of added protection. If you proceed without a financing condition, and are not able to secure a mortgage, you may have to back out of the deal and the seller could take legal action.

*"Ask Charles" is a question and answer column by Charles Stevenson, Registrar of the Real Estate Council of Alberta (RECA), [www.reca.ca](http://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](mailto:askcharles@reca.ca).*



Your family's home awaits  
...it's here in our pages

YOUR HOUSE YOUR  
**HOME**

**Call Jamie at 403.309.5451 to advertise**  
**[sales@yourhouseyourhome.ca](mailto:sales@yourhouseyourhome.ca)**



# 12 ways to maximize vertical space

Who hasn't, at one point in their lives, lamented a lack of space and organization at home? A lifetime's worth of items have to be kept somewhere, and without the right organizational strategy, clutter can quickly take over.

The home improvement site Home Therapy says that, when square footage is limited, tapping vertical walls is the fastest way to maximize and multiply the space available. Hooks, rods, shelving, built-ins ... the sky is the limit when it comes to finding additional storage and adding a bit of personality to tight quarters. Even homes that may have adequate space can benefit from vertical solutions.

Here are some ideas to put vertical and other less-utilized areas to work for you.

- 1.** Hang wire or plastic file organizers on the inside of kitchen cabinets to easily store cookie sheets, trays and cutting boards.
- 2.** Save on counter or cabinet space with hanging spice racks. These can be hung directly on walls or on the inside of cabinet doors.




**Ernie Sandstra**  
Associate  
**403.877.9144**  
**RE/MAX**  
real estate central alberta  
4440 - 49 ave., red deer  
403.343.3020

**PRIME PROPERTY!**



**25559 HWY 595 RED DEER COUNTY**  
**\$799,900**  
**BUILD YOUR DREAM HOME** or upgrade the 1930's home on an 83 acre parcel. Located on Hwy 595 E of Red Deer 7 miles east of 30th Avenue. Home has high ceilings, hardwood flooring, a wood fireplace. Bsmt is Unfinished. Energy efficient furnace & hot water tank installed 3 years ago. Land has been grain harvested. Spectacular Views!  
**Contact Ernie Sandstra for a Viewing**  
**403.877.9144**

- 3.** Stack all the stuff you can, including washers and dryers, beds (with storage drawers underneath) and even stacking nesting tables.
- 4.** Choose furniture that is tall rather than wide. This can mean swapping out a dresser in a bedroom for an armoire or vertical chest of drawers.
- 5.** Canvas bags hung on a towel bar on a wall can keep dirty clothes wrangled until it's time to wash them. This also eliminates clothes hampers on the floor.
- 6.** Add a second rod or shelving to the inside of closets to create more space for clothing and other items.
- 7.** Take kitchen cabinets all the way to the ceiling. Store lesser used items on the uppermost shelves and the items you use each on the most accessible shelves.
- 8.** Install a shelf over the entryway to a room to utilize this seldom-used space. Shelves also can be custom cut and placed in oddly shaped areas, such as in attic rooms under the eaves or on slanted walls.
- 9.** Dowels or curtain rods and some fabric can be used to fabricate slings to hold books or magazines.
- 10.** Invest in some magnetic boards that can hold keys or notes by the front door or store knives on a kitchen wall.
- 11.** Install two towel bars parallel to one another on the wall of a bathroom. These can hold extra toilet tissue or rolled hand towels.
- 12.** Use rope plant hangers to store potatoes or onions near prep areas. The same plant hangers can wrangle stuffed animals and small toys in kids' rooms.

Utilizing vertical areas in a home is a great way to increase storage capacity and keep rooms more organized.



LISA  
SUAREZ  
REALTY TEAM

ROYAL LEPAGE

Royal LePage Lifestyles Realty

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

lisasuarez@royallepage.ca

**LISA SUAREZ**  
Realtor®

**Protecting Your Best Interests**  
**403-782-3171**



*Ponoka*

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



*Ponoka County*

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



*Wolf Creek Estates*

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



*Lacombe*

20 WESTVIEW DRIVE  
**\$530,000**  
MLS #CA0141108



*19.99 Acres*

422013 RANGE ROAD 20  
**\$349,585**  
MLS CA#0119996



*Lacombe*

9 PARKLAND ACRES  
**\$119,900**  
MLS #CA0149546



*Rimbey*

4906 53 AVENUE  
**\$165,000**  
MLS #CA0134834



*Lacombe*

9 EBONY STREET  
**\$429,900**  
MLS #CA0151137



*Lacombe*

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*

#7 - 38138 RR 283  
**\$69,400**  
MLS #CA0143846



*Lacombe*

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



*Ponoka County*

3 CENTRE STREET  
**\$599,900**  
MLS #CA0143887



*Lacombe*

4719 47 AVENUE  
**\$289,900**  
MLS CA#0151497



*Lacombe*

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



*Red Deer*

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

**WONDERING  
WHAT YOUR HOME  
IS WORTH?  
CALL FOR YOUR  
FREE MARKET  
EVALUATION  
TODAY!**