

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | DECEMBER 14, 2018

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

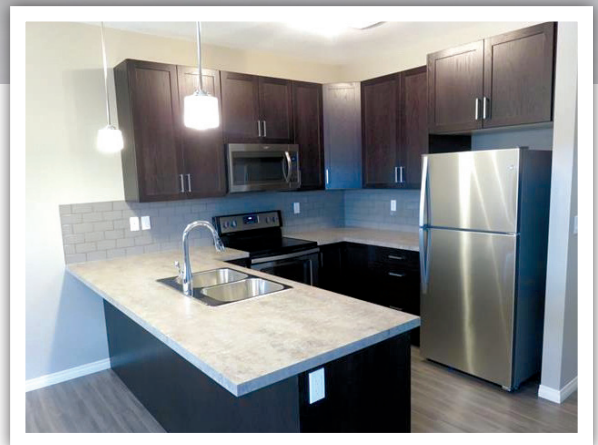
20 Hutton Place, Penhold

NO CONDO FEES!

Brand new 3bdrm/2bath townhouse
Immediate possession. Fully finished
with 3 beds and 2 baths!

\$239,900

*For further info on this multiple listing service home, see page 5
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



Donna Empringham

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



OPEN HOUSE: SUNDAY, DEC. 16 FROM 2-4 PM
21 INGLEWOOD DRIVE, RED DEER

GREAT INVESTMENT PROPERTY
 with this full up/down duplex that sides onto a green space in Inglewood.

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



Alex Wilkinson
 Followor
 contact me on

f 403-318-3627 t



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



46 FIELDSTONE WAY
 Magnificent large fully finished home is located on one of largest and picture perfect yards next to a green space. 3 car garage, walkout! **Call Alex**



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



23 STEWART STREET JUST LISTED!
 Location is fabulous for this fully finished Sunnybrook home just steps to the local school and parks. Home comes with detached double garage!



4812 56 AVE INNISFAIR JUST LISTED
 Over 2100 sq ft fully developed up & down with 4 bedrooms and 2 bathrooms. Huge Double Detached Garage. **Call Alex!**



Tammy Jensen
 403-550-4573



121 Pondside Crescent, Blackfalds

REDUCED \$40,000!!!
 Immaculate home, walk out basement, former show home **Call Now!**

Homes for Christmas!

#301, 7031 Gray Drive Red Deer

REDUCED OVER \$25,000!!!
 Spacious 2 bed condo, Immediate possession **Don't miss out!**



Call TAMMY JENSEN for more info! 403-550-4573 www.CallTammy.ca



NORM JENSEN
 403.346.8900



Eastview Estates

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

YOURHOUSE
 YOUR **HOME**

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www.yourhouseyourhome.com





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



**Gerald
Doré**

403.872.4505



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 \$484,900

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



RIVERFRONT!

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 \$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. Easy 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

**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

**YOUR HOUSE
 YOUR HOME**

Three great gifts for the DIY enthusiast



Do you have someone on your Christmas shopping list who likes to spend their free time building things? If you're stumped about what to get them, here are a few gift ideas that you may not have considered.

1. Digital tape measure: a modern version of a classic tool. A digital tape measure can convert measurements from fractions to decimals and inches to centimetres. It also gives precise readings up to one millimetre and will calculate the midpoint of whatever's being measured. Some prototypes also come with a built-in level. A useful tool for many types of projects, this one is sure to quickly become indispensable.

2. Multi-tool: a must-have item for the DIYer who prefers to always keep their favourite tools on

hand. More than a regular pocketknife, a multi-tool can hold as many as 18 tools. Components might include knives, saws, pliers, cutters, awls and screwdrivers. Most even have a bottle opener for cracking that beer when the job is done.

3. Personalized hammer: almost everybody already owns a hammer, but most don't have one with a personalized handle. Engrave a regular hammer with their name, a special word or an inside joke between the two of you right on the tool's wooden handle. They'll be so touched, they may decide to decorate their workshop with it rather than use it.

Whatever their passion project, the DIYer in your life is sure to appreciate one — or all — of these thoughtful and useful gifts.



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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.



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



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.



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 ½
duplexes come with 6 appliances,
fenced yard, & south facing deck!
Immediate possession! **\$319,900**
CALL NICOLE 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.



\$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.



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.



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.



80 ACRES 5 mins South of Red Deer.
Beautiful bungalow w/loft Att'd 26x26
garage & a 30x36 shop. Lease income
yearly, 63 acres cultivated, 10 acres
pasture. Easy Hwy access **\$1,350,000**
CALL NADINE 342-7700.

\$2500.00 GIFT WITH PURCHASE
if you Buy one of these houses prior to Feb 1, 2019



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.



PENHOLD. Fully finished 3bdrm/2 bath
townhouse with no condo fees. Comes with
all appliances. **\$239,900 CALL BRAD
342-7700.**



PENHOLD - Pmts as low as \$1125/
month Cheaper than rent on this brand new
3bdrm/2bath townhouse with no condo fees.
Stainless steel appliances, Fenced & landscaped
yard. **\$239,900 CALL BRAD 342-7700.**

\$5000.00 GIFT WITH PURCHASE
if you Buy one of these houses prior to Feb 1, 2019



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.



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

Five unique holiday gift-wrapping ideas



Wrapping Christmas presents often feels like a chore, but it doesn't have to. With a little creativity, you can make gift-wrapping fun — not to mention cheaper and more eco-friendly. Here are a few gift-wrapping ideas to inspire you.

1. Use recycled materials as gift-wrap.

Wrap your gifts in recycled household items such as old newspapers and magazines, discarded maps, left over wallpaper and even gently worn clothes. With some extra effort, your presents will look just as beautiful and far more interesting than if they were wrapped in plain old store-bought paper.

2. Go monochrome.

For a sleek, stylish look, consider using shades of the same hue for wrapping paper, ribbon and gift bags. Or, choose two or three colours to theme your gift-wrapping around (pick a combo other than red and green).

3. Add natural materials as decorations.

Try wrapping presents in brown Kraft paper, tying

them with string and decorating the packages with sprigs of evergreen or dried flowers. If you're decking your house with holly or other seasonal greenery, save some of the foliage to use as embellishments for your wrapped gifts.

4. Try using furoshiki.

Wrapping presents in patterned fabric, or furoshiki, is a Japanese practice that offers an esthetically pleasing and eco-friendly alternative to wrapping paper. Fabric can be reused year after year so you don't need to buy, and throw away, copious amounts of wrapping paper each holiday season.

5. Have your kids design the paper.

Have your kids decorate large pieces of thin, white paper to use for wrapping presents. The personalized drawings by your children will make the presents that you gift to your family members that much more meaningful.

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OnTrack Realty



403.872.3350

**Peggy
Lane**
Associate
Broker**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!

**196 CEDAR SQUARE, BLACKFALDS**

Fantastic Bi-Level, has ceramic tile, complete with dark stained cabinetry, vaulted ceilings, 2 bedrooms, 1 bath up with the basement just waiting for your creative ideas, also check out the 24x30 garage which has 10' walls, insulated, heated... also note the ground level patio Complimented with Stamped concrete.

CALL PEGGY LANE AT 403-872-3350**Dale
Stuart**

403-302-3107

#36 369 INGLEWOOD DRIVE \$244,900**NEW
LISTING!**

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**

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).



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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, DECEMBER 15

RED DEER

1 O'Brien Crescent..... **11 am – 1 pm** Kim Fox RE/MAX..... **506-7552**..... \$375,000..... Oriole Park
 38 Lowden Close **11 am – 1 pm** Roxann Klepper RE/MAX..... **872-4546**..... \$499,900..... Laredo
 23 Stewart Street..... **2:00 – 4:00 pm** Alex Wilkinson..... ROYAL LEPAGE NETWORK **318-3627**..... \$325,000..... Sunnybrook
 20 Norwest Close..... **1:00 – 3:00 pm** Tim Maley..... RE/MAX..... **550-3533**..... \$304,500..... Normandeau South
 65 Carlyle Green..... **1:30 – 3:00 pm** Hailey & Eli Entz MAKE IT NEW CONTRACTING..... **588-0271**..... \$499,900..... Clearview Ridge

SATURDAY, DECEMBER 15

OUT OF TOWN

4812 56 Avenue **11 am – 1 pm** Alex Wilkinson..... ROYAL LEPAGE NETWORK **318-3627**..... \$324,500..... Innisfail
 65 Laurel Close..... **1:00 – 3:00 pm** Bob Wing..... CENTURY 21 ADVANTAGE..... **391-3583**..... \$379,900..... Blackfalds
 26540 Highway 11 #72.. **1:00 – 3:00 pm** Kim Lindstrand..... MAXWELL REAL ESTATE..... **318-7178**..... \$619,900..... Red Deer County

SUNDAY, DECEMBER 16

RED DEER

21 Inglewood Drive **2:00 – 4:00 pm** Donna Empringham . ROYAL LEPAGE NETWORK **872-0105**..... \$414,000..... Ironstone
 77 Lalor Drive..... **2:00 – 4:00 pm** Simona Tantas MAXWELL REAL ESTATE..... **396-5192**..... \$999,777..... Laredo
 65 Carlyle Green..... **2:30 – 3:30 pm** Hailey & Eli Entz MAKE IT NEW CONTRACTING..... **588-0271**..... \$499,900..... Clearview Ridge

SUNDAY, DECEMBER 16

OUT OF TOWN

#302 5300 60 Street..... **2:00 – 4:00 pm** Dorinda Gallant REMAX **587-447-2770**.. \$598,500Sylvan Lake



Find
your
**dream
house**
this
weekend!

Four gift ideas for **tech-lovers** in 2018



Tech-lovers can be tough to buy for. With all the new and exciting products that come out every year, it's difficult keep up with the latest trends. To help you out, here are four products that tech-lovers are buying en masse this year.

1. Virtual reality headsets

Virtual reality headsets are the future of both gaming and media. The 360-degree viewing experience transports you to another universe. There's no need to leave your living room to be court-side at Madison Square Garden watching a Knicks game, in the Egyptian desert taking a tour of the pyramids or even on a spaceship fighting cyborgs.

2. Drones

Drones are getting more popular and increasingly sophisticated every year. Nowadays, there are tons of different prototypes available and they come

in a wide range of price points. Different models are made to appeal to different interests: choose between a camera drone, a toy drone or a racing drone.

3. Mobile WiFi hotspots

Some people can't survive without an internet connection. And many have a good enough excuse, as staying connected is vital to their job. Mobile WiFi hotspots are the perfect gift for these people. These palm-sized gadgets provide you with internet access anywhere in the world.

4. Portable chargers

The more electronic gadgets a person uses, the more frequently they're scrambling around anxiously to find a power source. Put a tech-lover's mind at ease by giving them a portable charger capable of powering up their phone, tablet, headphones and other electronic devices.



Advantage
21 photos of every property

**Parkland Mall,
Red Deer**



**Bob
Wing**

403-391-3583



65 Laurel Close, Blackfalds

BEAUTIFUL IN BLACKFALDS!
Excellent 1500 sq. ft. bungalow on a big pie lot and quiet close. Open design, renovated kitchen & multi RV parking. Come see!



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.



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.

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

Health and fitness gifts they'll love



Looking for the perfect gift for the fitness addict in your life? Or maybe you're hoping to motivate a friend or family member to be more active? In either case, there's a bounty of possibilities. Here are a few types of gifts that will encourage your loved ones to get moving.

Stocking stuffers

There are a number of small, inexpensive items that would make great stocking stuffers for family members or token gifts for your workout buddies. Some ideas include:

- Workout socks
- Energy bars
- Health magazines

- Safety lights (for running or biking)
- Sunglasses

Under the tree

Impress them this year with new gear to add to their arsenal. A few ideas include:

- Sports bags
- Exercise mats
- Running shoes
- Active wear
- Sports equipment

To make the most impact, reflect on the person's hobbies and pursuits. For instance, if your brother is a cycling enthusiast, see if he needs a new helmet or seat. Or maybe your sister

wants to take up tennis. Get her a racket and tennis balls or even lessons. The point is to take each individual's interests into consideration.

If they already have everything

If you're unsure what the individual you're shopping for needs, a great idea is to buy them a gift card for their favourite sporting goods store. Or, to really wow them, present them with a gym membership, a sports massage, several sessions with a personal trainer or an appointment with a nutritionist. These types of gifts are almost certain to be appreciated.

Holiday gift pools: **five great reasons to opt for collective gift giving**



There are a number of reasons, financial and otherwise, to team up with friends, family members or co-workers for your Christmas shopping. Here are five of them.

1. You save money

Pooling together to buy a gift is an especially good option when the recipient lives in another city. You'll save money on the costs for packaging, transport and, if shipping internationally, then duties as well.

2. You save time

You and the others involved in the pool will spend less time figuring out what to buy by brainstorming as a team. You'll also be able to divvy up the work involved in researching, purchasing and sending the gift.

3. You can give a more original gift

Make use of each person's creative talents to craft

a Christmas present that's handmade or highly personalized. Or, if you plan to buy something from the store, simply put your heads together to come up with a truly unique gift.

4. You can give a more extravagant gift

Pooling resources means having a larger budget for the gift you buy. You'll have the option of spending more to get something beyond what you could afford on your own. This might be a sophisticated gadget, a new home appliance or even a spa weekend.

5. You'll avoid giving duplicate gifts

There's nothing quite as awkward as giving the same gift to Uncle Bob as your cousin Jane. Working together ensures that there will be no duplicates.

Ask Charles

I listed my home for sale with a real estate brokerage, but I found a buyer through friends. Can I complete the sale without involving my brokerage and avoid paying commission?

That depends on what your written agreement with your real estate brokerage says.

The written agreement you have with a real estate brokerage to sell your home, referred to as a Seller Representation Agreement or Listing Agreement, sets out your responsibilities and the responsibilities of your real estate brokerage.

Your real estate brokerage is responsible for marketing your home, and providing related services. One of your main responsibilities is to compensate your real estate brokerage upon the successful completion of a sale. The agreement you have sets out under what conditions the commission or remuneration becomes payable, and how much the remuneration is or how it will be calculated.

If a seller has individuals in mind who they believe, perhaps because of a previous conversation or negotiation, might be interested in purchasing their property, they should discuss a "seller's rights reserved" clause with their real estate brokerage. Through a "seller's rights reserved" clause, the listing brokerage agrees the seller won't have to pay them commission if specific individuals, who are named in the listing agreement, buy the property.

If you didn't contemplate this possibility at the beginning of your listing agreement, and didn't ask for such a clause, you're likely out of luck. Upon the completion of the sale, regardless of who the buyer is, commission or other remuneration will become payable to your real estate brokerage according to the terms of your agreement.

As with so many other aspects of the agreement you have with your brokerage, a seller's rights reserved clause is negotiable. A real estate brokerage may not be willing to include

such a clause in your listing agreement. A real estate brokerage will work as hard as they can to get your property sold, and they want to ensure they will receive compensation for their work.

If you want to proceed with such a clause, you'll have to find a brokerage that will include it. Do not sign an agreement you don't wholly agree with; written service agreements are legally binding documents, and you will have to abide by their terms – including payment.

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





How to stop trying to do it all and actually relax over the holiday

For many people, the pressure of trying to create the “perfect” Christmas can make the season seem daunting and stressful. If you want to relax and enjoy the holiday as much as your family this year, you need to resist some of the pressure. Here’s how to do it:

- Say no. Around the holidays, it can feel like all your free moments are booked. Instead of accepting every invitation you get, stay home on occasion. Use such evenings to make cookies and watch Christmas movies in your pyjamas, or order take out and eat in the living room.
- Outsource. If you’re hosting dinner, instead of cooking a multi-course meal yourself, ask your guests to bring some of the dishes. Or better yet, have your entire event catered. You’ll enjoy your party that much more if you’re not in the kitchen the whole evening. Your guests will also be happy to spend more time with you.
- Think quality not quantity. To relieve the stress of needing to buy the perfect gift for everybody on your list, organize the type of exchange with your family or group of friends in which everyone only buys for one other person. Picking names from a hat tends to be the best way to arrange these types of gift exchanges.

At home with your kids and spouse, consider buying only one bigger gift the whole family can enjoy instead of a bunch of smaller presents. It’ll save you the time and effort normally involved with buying multiple presents.

This year, make a pact with yourself and your loved ones to keep Christmas simple. A lighter, more carefree holiday is the best way to ensure that everyone gets to relax and enjoy the spirit of the season.



44 DREVER CLOSE, RED DEER
NEW LISTING!

This Hillside Bungalow has 1,218 sq ft of living space, a 20x22 Heated Att. Garage, 4 Beds, 3 Baths, Low maintenance Back yard. Lots of Improvements. Come check out this home today! **\$439,900**

33 PICKWICK LANE, LACOMBE
JUST LISTED!

Large Bungalow on a large Lot. Lots of Room for growing family. 5 beds, 3 Baths, a 20x20 Att. Garage, not your usual layout, tiled entrance, spiral staircase to the main floor. Large west facing deck. Don't miss out in owning this special home in English Estates! **\$349,900**

#804 339 VISCOUNT DRIVE, RED DEER
NEVER BEEN LISTED!

Here is a different style townhouse, listed in Prime Location, 2 M/B's 2 Ensuites/1 Half, First Time Buyer Special! **\$239,900**

#101, 25 CARIBOU CRES, RED DEER
CLEARVIEW RIDGE!

Lovely 3 Storey Townhouse is located perfectly. Large Garage, Fireplace, Partially covered deck with gas hook up. All 3 Beds on third level. Master comes with Ensuite and Walkin Closet. Laundry on the third level for convenience. Come check out this wonderful home just three years old. **\$288,000**

Give Mitzi Billard a call to set up a personal viewing of these properties

Mitzi Billard
Associate
403.396.4005
mitzibillard@remax.net
RE/MAX
real estate central alberta
4440 - 49 ave., red deer
403.343.3020



If you have a new mom to shop for, you may want to buy her something for the little one. Don't do it! She probably already has everything she needs, and she'll likely be opening lots of baby-related gifts from other people. Instead, opt to get something just for her.

• **Restaurant gift card:** moms can become so busy tending to the needs of their kids, they neglect to put together healthy meals for themselves. This Christmas, help the new mom in your life get a good meal or two from a restaurant she enjoys. Bonus points if the restaurant delivers!

• **Spa day:** new moms don't get much time to themselves, so encourage her to carve out a moment for herself with a gift certificate to a

local spa for a massage, facial or manicure and pedicure.

• **E-reader:** if she's a bookworm, she probably misses the days of curling up with a good book. This type of device is light enough that she can read through marathon feeding sessions with baby and has enough storage to hold a whole library of books.

• **Babysitting:** you don't need to spend a lot of money to treat the new mom in your life. Offer to babysit the baby for a few hours so she can go on a date with her partner or even just take a nap.

While gifts for baby are great, gifts for mom are even better. She'll appreciate it more than you know.



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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

SOLD!
#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!**