

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | DECEMBER 21, 2018

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

**65 Laurel Close,  
Blackfalds**

## **GREAT VALUE IN BLACKFALDS!**

Super, 1500 sq. ft. bungalow! Large pie lot! Quiet cul-de-sac! RENOVATED kitchen with soft close cupboards, granite CT's, multi RV parking, AC and a good price!

**\$379,900**

*For further info on this multiple listing service home, see page 10 or contact a member of the Red Deer Real Estate Board.*



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





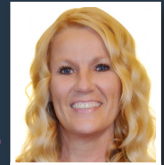
**Network Realty Corp. 403-346-8900**  
**3608-50 Ave www.networkrealtycorp.ca**



**Pat Christoph**  
**403-357-4639**



**Seasons Greetings  
 & All The Best  
 for 2019**



**Lori Cartwright**  
**403-302-9076**



**Carol Donovan**  
**350-5502**

**147 Douglas Avenue**



Family Home Near Schools! Over 2300 Square feet finished! 3 bdrms up, 3 baths. Major upgrades! New Windows throughout - 2018, new rear fence - 2018. The furnace, hot water tank and air conditioner new in 2012, shingles 2008, Hardwood flooring and RV parking! Don't miss out on this one!!

**17 Portway Close, Blackfalds**



Fully Finished with Walk Out Basement. Gorgeous open concept kitchen living dining area. 3 beds up and a 4th on the lower level. Master suite is spacious with walk in closet and full bath. Downstairs features a family room, bedroom & play area & opens onto a deck with back yard fenced and finished! Don't miss this immaculate home!

**42 Adamson Avenue**



Anders Half Duplex. 3 bdrms, 3 baths. Completely finished. open concept kitchen & living space. Huge master bdrm with his & hers closets. West facing deck off the eating area is 20' x 12'. New fireplace in 2015, New Shingles 2018. Att. single garage. Immaculate home.

***With Many Thanks This Holiday Season!***

• THE HOLIDAYS HAVE PROVIDED  
 US WITH AN OPPORTUNITY TO  
 THANK ALL OF OUR  
 CLIENTS AND FRIENDS.

WE WISH YOU AND YOUR LOVED  
 ONES A SAFE AND JOYOUS  
 HOLIDAY SEASON AND MANY  
 BLESSINGS THROUGHOUT THE  
 COMING NEW YEAR.



*From All of Us at*

**Royal LePage Network Realty Corp.**






**Bett Portelance 403-307-5581**

*I would like to take  
this opportunity to wish  
each and everyone a  
Very Merry Christmas  
and All the Best in the New Year.*

**HELPING YOU MAKE THE RIGHT MOVE**


## Three ideas for an untraditional *Christmas party*

Are you planning a Christmas party this year but finding it hard to get excited about throwing the same old bash? Shake things up with one of these unconventional holiday party themes.

### **1. Sushi party**

Order a take out platter of sushi, or better yet, make your own. Set up a sushi making station complete with bamboo rolling mats, cooked Japanese rice, sheets of nori (dried seaweed used to wrap sushi rolls) and a variety of sliced fish, veggies and even fruit. Be sure to serve strawberry shortcake for dessert — it's the traditional Japanese Christmas cake.

### **2. Masquerade party**

Leave your jeans and ugly Christmas sweaters in your closet and have your guests come dressed in their finest formal wear for a masquerade ball.

Encourage everyone to wear a mask, or have a mask making station with plain masks and everything you can think of to decorate them, including glitter, feathers and markers. Be sure to snap photos of everyone in their fancy outfits and masks.

### **3. Twelve courses of Christmas**

This party is all about the food. Create — or have your caterer make — a twelve-course menu, complete with wine pairings. To avoid getting too stuffed, take care to have each course be small.

Of course there are other possibilities for your uniquely themed Christmas bash. Motifs involving another era, a particular colour or a specific location are all feasible. Simply invoke your creativity and your Christmas shindig is sure to be the most unforgettable event of the season.



WE WISH A VERY

*Merry  
Christmas  
& Happy  
New Year*

to all of our  
valued clients  
and readers

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condo in great location. Immediate  
possession. **\$149,900**  
**CALL BRAD 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.**



**CARRIAGE HOUSE** with this  
beautiful 3bdrm/3 bathroom 2  
storey. Flexible living arrangements  
or income generating with 1 bdrm  
legal suite. **\$729,900**  
**CALL NADINE 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 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.**



**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.**



**\$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.**

**\$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.**



# Two cute Christmas crafts to make with your kids



If you have time off during the holiday season, make the most of it by making one — or both! — of these cute crafts with your family.

## 1. Appreciation garland

Show your family how much you care about them by hanging an appreciation garland where everybody can see it.

Here's how to do it: write something you love about each family member on note cards. Attach them to a string of red and white bakers twine with clothespins, along with other seasonal decorations.

If you're hosting this year, you can give your guests blank note cards so they can write their own notes of appreciation.

## 2. DIY snow globe

If you have small plastic tree ornaments that have lost their hooks, and some empty clear glass jars, use them to make snow globes.

Here's how to do it: using waterproof superglue, adhere the ornament to the lid of the jar, and allow it to dry completely. Fill the jar with water, a couple of drops of glycerine — which can be found in most drugstores — and as much glitter as you'd like. Close the jar tightly, turn it upside down and give it a shake.

You can use any plastic object in a snow globe; if the kids have figurines they want to use, feel free to incorporate them.

Be sure to mark the date on your finished crafts. They're almost certain to become family keepsakes that you'll want to put on display at Christmas or keep as mementos for years to come.



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BANKER**

OnTrack Realty



**Dale  
Stuart**

403-302-3107

*Wishing All My Clients, Friends, Co-Workers,  
and Real Estate Colleagues  
**A Very Merry Christmas**  
and All the Best in  
the New Year!!*

DALE STUART



403.872.3350

**Peggy  
Lane**

Associate  
Broker



*And I heard him exclaim as he drove out of sight,  
**Merry Christmas to all! & to all a good nite!***

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**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





# When's the best time to exchange Christmas gifts?

If you're celebrating Christmas with young children this year, it's a good idea to plan out when you'll open the presents. Although your kids may want to open gifts first thing Christmas morning, there are advantages to putting this off till later in the day. Here are a few options to consider before deciding when to open the Christmas presents.

- **Before breakfast:** most kids want to leap out of bed and start opening their presents straight away. By letting them open their gifts as soon as everyone's up, you won't have to hold them back from rushing through breakfast. Afterwards, you can have a more leisurely Christmas brunch. Plus, they'll have new toys to entertain them for the rest of the day.

- **After breakfast:** tell children before they go to bed Christmas Eve that they'll only be able to open gifts after breakfast. Making sure everyone eats and fully wakes up before opening presents can be a good way to avoid meltdowns later in the morning.

- **When guests arrive:** If you have grandparents or other extended family coming over, they may want to be there to give your kids gifts and watch them open their other presents. Consider putting off the gift exchange until they arrive.

Another possibility? Allow kids to open one gift — or their Christmas stocking — on Christmas Eve. This can be a good way to help them settle down the night before and maybe you'll even get to sleep in a little in the morning.







**Advantage**  
21 photos of every property

**Parkland Mall,  
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**Bob  
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**403-391-3583**



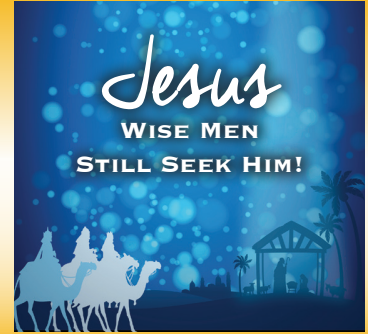
**65 Laurel Close, Blackfalds**

**BEAUTIFUL IN BLACKFALDS!**  
Bright, open floor plan, vaulted ceilings, hardwood and ceramic floors, 4 bed/3 bath, huge family room, close to QE II, XL RV pad.



**6312 - 61 Avenue**

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



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



## How to take great photos on **Christmas morning**

One of the best parts of Christmas morning is watching your kids — or grandkids — open their gifts. It's a magical moment to experience but also to preserve. Here are some great tips for capturing those special moments this Christmas.

### **Be prepared**

Get your camera or phone ready beforehand. On Christmas eve, take a moment to make sure that the battery is charged and that you have enough memory available for new photos. Get the room you'll be spending Christmas morning in ready too. Make sure you're happy with the decor and that the lighting is suitable for taking pictures. As a rule, try to have as much natural light as possible.

### **Be in the right place**

The little ones will probably be down on the floor

as they open their gifts. You might want to follow suit. To get the best photo of that awe-struck or beaming face, make sure the camera lens is level to it.

Bonus tip: if you want to best capture the dramatic moment when your kids first enter the room and see the gifts under the tree, position yourself beside it so that you can photograph their faces.

### **Tell a story**

The moment when your kid sees their new toy might be the climax, but it doesn't tell the whole story. Get pictures of them curiously weighing a wrapped box, trying on the sweater they discover inside and hugging grandma to thank her for the gift. Not only are these photos wonderful on their own, but they also tell a great story when placed side by side.





# CENTURY 21 Advantage

Check for 21 Photos & Videos at

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[www.Asha.Chimiuk.RealtyFanPage.com](http://www.Asha.Chimiuk.RealtyFanPage.com)



**\$109,990**

## 6318 58 Avenue #2

Bright & sunny fourplex unit located in Highland Green Estates. Newer flooring on the main & kitchen appliances are just a few of the many upgrades. Bi Level style with approx. 1000 sqft of total living space with the upper level consisting of a big living room with patio doors to the balcony, and a large kitchen. Lower level features 2 beds, 1 full bath & laundry area complete w/washer & dryer. There is an assigned park stall with plug in for your convenience. This unit is close amenities! CA0152938



**\$408,900**

## 93 Kingston Drive

Spacious & well taken care of custom home located close to park! Nicely upgraded with vaulted/decorative ceilings & arches. Large 1502 sq ft bungalow with spacious entry leading to den, supersized kitchen w/ breakfast island/bar, garden doors to a sunroom, covered deck & living room. Hard wood floors throughout main floor! M. bedroom has walk-in closet, large 4 pc. en suite w/ corner tub, separate shower & toilet nook. Additional bed & bath & laundry on the main. CA0152553



**\$409,990**

## 7107 Henner's Road, Lacombe

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



**\$290,000**

## 87 Noble Ave, Red Deer

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

**Asha**

**Chimiuk**

**403-597-0795**



Merry  
Christmas  
and Happy  
New Year!



**\$499,990**

## 26540 Highway 11 #36

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



**\$408,900**

## 111 Dunham Close, Red Deer

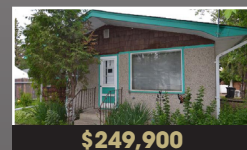
Large bungalow on a quiet close & has it all! Entry welcomes you with decorative arches & plenty of space for family! Inside has 1739 sq ft of space! Living room has large bow window, U shaped kitchen w/ updated back splash, appliance package, corner pantry, updated counter tops & sink. Master suite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



**\$379,990**

## 159 Kirtion Close

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



**\$249,900**

## 5015-50 A Ave, Sylvan Lake

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



**\$129,990**

## #204, 4515-53 Street

### "Woodlea Estates"

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



**\$149,990**

## #201, 5326-47 Avenue

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



**\$269,990**

## 4572 Westbrook Road, Blackfalds

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



**\$699,990**

## #238 27240 Twp Rd 392

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



**\$389,990**

## 87 Issard Close

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



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*Dear readers  
and advertisers,*

Thank you for continuing to choose us as  
your source for all things real estate.

Our whole team wishes you a wonderful  
holiday season, filled with laughter, love  
and special moments as well as a healthy  
and prosperous new year.

*Happy holidays!*





# Ask Charles

***I'm in a time crunch and need to buy a property fast. I made an offer with a very short expiry date, but the seller's representative refuses to present it to the seller, saying the seller wants to consider all offers on a specific date. Is this allowed?***

The short answer is yes, it is allowed. The longer answer is I'd need more information to determine if it was appropriate in this situation.

In this case, the seller is driving the bus; the seller gets to decide when and how they want to receive and review offers, and their real estate representative has a responsibility to follow their lawful instructions.

That being said, the seller's representative should be walking the seller through their options for offer presentations, the pros and cons of each option, and they should be discussing with them the implications of their choices.

If the seller told their real estate representative that they only

want to receive and review offers on a certain date, their representative needs to follow that instruction.

What I would be curious to find out, however, is whether the seller knows about the offer you submitted. Did their representative tell them there is an offer? Or, is the seller's representative simply recalling an earlier conversation with their seller about when to receive and review offers?

The seller can do whatever the seller wants when it comes to reviewing offers, and they should discuss their preferences with their representative. While a seller, at the outset of the listing agreement, may indicate they only want to review offers on a certain date – they may be interested in knowing that an offer has come in before that date. At the very least, their representative should tell them about the existence of your offer.

The seller's representative should bring it to the seller's attention that your offer has a

short expiry date. The seller's representative is supposed to look out for the seller's best interests and put the seller's needs above everything except the law. It might be time for the seller's agent to sit down with their seller and talk about why they may want to review your offer before the planned review date

But, in the event the seller is unwilling to review your offer prior to its expiry date, you need to decide whether you want to extend the date or consider other properties.

*"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).*





# Happy New Year!

to all of our  
valued clients  
and readers

YOURHOUSE  
YOUR **HOME**



# Merry Christmas



*We would like to wish all of our friends and clients a Merry Christmas and a healthy and happy New Year!*



**RE/MAX**  
real estate central alberta



A Very MERRY CHRISTMAS & Prosperous NEW YEAR to all my CLIENTS. Thank you for choosing me to be Your REALTOR®



*Mitzi*



**Mitzi Billard (403) 396-4005**

**RE/MAX**  
real estate central alberta

## *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.*







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*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*

**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

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WHAT YOUR HOME  
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EVALUATION  
TODAY!**