

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

JANUARY 25 2019

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



**Doug Wagar**  
403-304-2747



Network Realty Corp.  
403-346-8900

See page 2 for more details

**8 BARNER AVENUE, RED DEER**

**Just Listed in Bower!**

This fully developed home features 4 bedrooms  
and 3 baths. This is the perfect family home!

**\$319,900**

**VIEW OUR E-EDITION ONLINE AT**  
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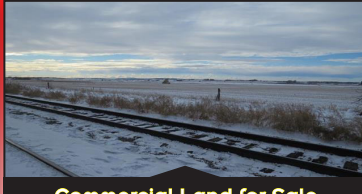




**Network Realty Corp. 403-346-8900**  
**3608-50 Ave www.networkrealtycorp.ca**



**NORM  
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403.346.8900



**Commercial Land for Sale**

130 acres. Ideal property for various types of industries requiring rail service.



**Large Walkout Bungalow**

Former showhome with impressive finishes & walnut floors throughout. 4 beds, 3 baths. A must see!



**Immaculate Bi-Level**

4 bed, 3 bath in Inglewood. Many extras including central air cond, vaulted ceiling, ensuite, RV parking & so much more.

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**Gerald  
Doré**  
403.872.4505



**NEW LISTING**

**OPEN HOUSE: SUN, JAN 27, 1-3 PM | #8-5125 62 STREET**

Adult townhouse: 3 beds, 3 baths, 1200+ sq. ft. WALKOUT, hardwood, attached garage, gas FP, pets allowed, overlooking a forested escarpment - totally private view! Low condo fees, ready to move in! MLS# CA0156073 **\$314,900!**



**OPEN HOUSE: SAT, JAN 26, 1-3 PM**

**Only \$574,900!**

**#36 - 173 AUSTIN DRIVE**  
3 beds, 3 baths, luxury, gated adult community. MLS# CA0152296

**CONDO ON PARK**

**103 5110 36 ST**  
MLS# CA0154027  
**\$229,900!**

**BUNGALOW**

**19 VOISIN CLOSE**  
MLS# CA0153944  
**\$674,900!**

**RIVERFRONT**

**4756 56 STREET**  
MLS# CA0153943  
**\$949,900!**

**HUGE YARD**

**84 KERSHAW CLOSE**  
MLS# CA0153356  
**\$484,900!**



**OPEN HOUSE: SAT, JAN 26, 1-3 PM | 112 DANIELS CRESCENT**

1338 sq. ft. 2006 custom bungalow on a quiet close. Hardwood, gas FP, in-floor heat, 24'x24' garage, 4 beds, 3 baths, MB with huge walk-in closet, open plan with quality construction! MLS #CA0154546 **\$419,900!**

**NEAR RIVER TRAILS**

**74 WILTSHIRE BOULEVARD**  
MLS# CA0150861  
**\$474,900!**

**PARK VIEW**

**295 BARRETT DRIVE**  
MLS# CA0149229  
**\$374,900!**

**CONDO**

**56 CARROLL CRES #315**  
2 bed, 2 bath condo!  
MLS# CA0152387  
**\$209,900!**



**Alex  
Wilkinson**  
Follow or  
contact me on  
f 403-318-3627 t



**OPEN HOUSE SUN, JAN 27, 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!**



**OPEN HOUSE SAT, JAN 26, 2:30-4:30 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**



**23 STEWART STREET**  
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**  
Over 2100 sq ft fully developed up & down with 4 bedrooms and 2 bathrooms. Huge Double Detached Garage. **Call Alex!**



**Doug  
Wagar**  
403.304.2747



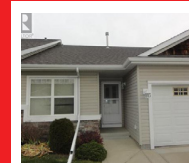
**OPEN HOUSE SUN 2-4 PM**  
37535 RR 265 #75, RD COUNTY

**ACREAGE!**  
Minutes to Red Deer. East on hwy 595 to Springvale Heights sign, follow signs to acreage. Beautiful fully dev, walkout, triple garage, panoramic views. **\$725,000**



**Feature Home**

**JUST LISTED!**  
Bower, fully developed! 4 beds, 3 baths, central air, fireplace, double garage. **\$319,900**



**ADULT TOWNHOME!**  
Super location, super value! 3 beds, 2 baths, fireplace, office & attached garage. **\$205,000**

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**NEW PRICE ON THIS SPOTLESS CONDO IN THE BEAUTIFUL SIERRAS OF TAYLOR DRIVE!**  
Featuring an open living area, stainless steel appliances and gas fireplace, spacious bedroom, in-suite laundry, and balcony overlooking the park-like grounds. Excellent location in this sought-after building and AVAILABLE IMMEDIATELY! **Now only \$219,000 | Call Garry 403-340-6789**

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**Bett Portelance 403-307-5581**

**112 DANIEL CRESCENT,  
RED DEER**

 1338 SQ FT BUNGALOW  
4 BDR, 3 BATH  
ATTACHED 24X24 GARAGE

**OPEN HOUSE: SAT, JAN. 26, 1-3 PM**
**HELPING YOU MAKE THE RIGHT MOVE**


## Household items that can be reused

"Reuse, reduce, recycle" is a mantra used by many eco-conscious men and women. Reducing, reusing and recycling is not just a great way to conserve energy and natural resources, but also an effective means to saving money.

Men and women may not know it, but they likely have many items around the house that they can reuse and repurpose. This can reduce the amount of trash sent to landfills and help conserve the resources used to manufacture new products. The following are some common household items that can be reused or repurposed.

- **Containers:** Glass jars and coffee cans are two examples of containers that don't have to be discarded once the pasta sauce or coffee grains have been used up. Foodies who like to make their own sauces or spreads can repurpose old pasta sauce jars into storage for their homemade foods, such as marmalades, while coffee cans can be turned into storage for miscellaneous tools such as nails or screws. Parents of young children can even turn old pasta jars into banks for their children, who may grow excited as they watch the jars gradually fill up with coins.

- **Plastic milk jugs/water bottles:** Gardeners can turn gallon milk jugs that would otherwise go into the recycling bin into watering cans for the plants in their gardens. Water bottles can be reused to water indoor plants.

- **Takeout containers:** The organization Ocean Conservancy notes that single-use plastics, including plastic takeout containers, are among the biggest threats to the world's oceans. But plastic takeout containers need not be used once and discarded. Many such containers are microwave- and dishwasher-safe, meaning they can be reused over and over. Use such containers to store leftovers or as serving dishes when hosting

less formal affairs at home.

- **Toothbrushes:** In lieu of discarding plastic toothbrushes once they're no longer effective at cleaning teeth, men and women can repurpose them as cleaning utensils to use for hard-to-reach spots. Toothbrushes can be used to clean rims around toilets and to scrub grime between bathroom and kitchen sink fixtures.

Many inexpensive items people are accustomed to discarding can be reused and repurposed, which can help remove tons of garbage from landfills and reduce the amount of plastics that find their way into the world's oceans.





# Go green to save money



Going green is its own reward. A decision to focus on conserving energy, reducing waste and protecting the planet can pay both short- and longterm dividends, benefitting not only current generations but those to come as well.

Going green also can be a great way to save money. Whether you're a retiree living on a fixed income and looking to cut costs, a parent hoping to reduce your family's monthly expenses or simply an eco-conscious individual, the financial benefits to going green can be substantial. The following are just a handful of the many ways to go green and save money.

- **Work with your energy company.** Energy companies may work with their customers to incentivize conservation. For example, ConEdison, an energy company that serves roughly 10 million people who live in New York City and nearby Westchester County, offers as much as \$135 in

rebates to customers who purchase Energy Star®-certified smart thermostats and enroll them in a company-sponsored program designed to reduce strain on the local energy grid. People enrolled in the program allow ConEdison to make brief, limited adjustments to their thermostats during the summer, and users can override those adjustments at any time. By enrolling in such programs, customers can save money and conserve energy.

- **Work with your neighbors and coworkers.** Men and women who drive to their offices can conserve and save by organizing office or neighborhood carpools. Fewer cars on the road means fewer emissions, greatly benefitting the planet. And by sharing driving duties with neighbors and/or coworkers, men and women can dramatically reduce their fuel costs. Parents can organize similar carpools with other parents



to cut back on the emissions and fuel consumption associated with getting kids to and from school, sports practices and other activities.

• **Invest responsibly.** Another way to go green and save money is to alter your investment portfolio to focus on socially responsible investments. Such investments include companies that emphasize environmental sustainability. According to the Global Sustainable Investment Alliance, as of 2016 there were \$22.89 trillion of assets being professionally managed under responsible investment strategies, including those focusing on protecting the planet. Speak with your financial planner about investing with companies that use the environmental, social and governance, or ESG, investing model. Investing in such companies may not cost any less than investing in other industries, but it's a great way for investors to give back and feel good about the money they're investing and making.

Embracing eco-conscious practices is a great way to protect the planet and benefit your bottom line.



# RE/MAX<sup>®</sup> real estate central alberta

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**Ivan Busenius**

**403.350.8102**

**RE/MAX<sup>®</sup> real estate central alberta**  
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**OPEN HOUSE**



**27 Opal Avenue | \$384,900**  
**IMMACULATE CUSTOM BUILT BY TED OLSEN** - This fully developed, fully updated home is a must see. Across from a park, plus oversized double garage make this a must-see home. **Come see it Sunday from noon to 3 PM**

**OPEN HOUSE**



**521 Wedgewood Ave, Waskasoo Estates | \$99,900**  
**40 PLUS ADULT MODULAR HOME** with carport in an excellent location and in great condition. Central air, 3-season sunroom, skylights and so much more. **Come see Saturday from noon to 3 PM**



**Barb McIntyre**

**403.350.0375**

**RE/MAX<sup>®</sup> real estate central alberta**  
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**157 Wilson Crescent | FABULOUS, FULLY DEVELOPED!**  
Renovated 4 bed bungalow with det. garage & RV parking. A must see in this price range! **MLS #CA0153032. OPEN HOUSE: Saturday 1-3 PM!**

## YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE



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**Dale  
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**#36 369 INGLEWOOD DRIVE \$244,900**

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

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

# Conserve water with rain barrels

Rain barrels provide an eco-friendly opportunity to repurpose rain water while helping homeowners conserve water and save money. But homeowners must exercise caution when using rain barrels in their lawns and gardens. Water collected by rain water should never be used for drinking, cooking or bathing.

Pet owners should know that water collected by rain barrels also should not be used to bathe pets. Rain barrel lids should also be tightly secured to prevent mosquito infestations. Secure rain barrels to also protect children and pets from falling in. Overflow valves should always direct water away from structures to prevent water damage to homes or sheds.

In addition, to reduce risk of falls and injury, homeowners should be certain that water is not directed toward sidewalks, driveways or other areas where foot traffic is common. Before the arrival of winter, homeowners should disconnect their rain barrels from downspouts to prevent the formation of ice.



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# Three ways to make your home more **energy efficient**



Whether you're building from the ground up or renovating your existing house, there are many things you can do to reduce the amount of electricity it takes to power your home. Not only is it better for the environment but it'll also save you money in the long run. Here are a few ways you can improve energy efficiency in your home.

**Insulate:** install both high-quality insulation and well-insulated windows and doors to stop cold air from coming into your home. Your heating and cooling system won't need to work as hard to maintain a comfortable temperature.

**Solar power:** install solar panels on your roof to produce your own clean electricity. If you

generate more power than your house needs, you can make some money by selling it back to the electric company.

**Programmable thermostat:** avoid heating your home when nobody's there by installing a programmable thermostat that can be set to lower your home's temperature both during the day and while you're asleep.

Even if renovating isn't in your current plans, there are still lots of things you can do to reduce your energy consumption. Replacing regular light bulbs with LED lights and installing thermal curtains to block cold air from getting into your house are simple measures you can take.



# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### THURSDAY, JANUARY 24

### RED DEER

35 Thomlison Ave ..... **1:00 - 5:00 pm** ..... Melesa Starcheski ..... RE/MAX CENTRAL ALBERTA ..... **318-0515** ..... \$279,900 ..... Timber Ridge

### FRIDAY, JANUARY 25

### RED DEER

35 Thomlison Ave ..... **1:00 - 5:00 pm** ..... Melesa Starcheski ..... RE/MAX CENTRAL ALBERTA ..... **318-0515** ..... \$279,900 ..... Timber Ridge

### SATURDAY, JANUARY 26

### RED DEER

112 Daniel Crescent..... **1:00 - 3:00 pm** ..... Bett Portelance ..... ROYAL LEPAGE NETWORK..... **307-5581** ..... Devonshire  
 142 Jasper Crescent..... **1:00 - 3:00 pm** ..... Lori Loney ..... RE/MAX CENTRAL ALBERTA ..... **350-9700** ..... \$314,900 ..... Johnstone Crossing  
 24 Lundberg Crescent ... **1:00 - 5:00 pm** ..... Nadine Marchand ..... ROYAL CARPET REALTY ..... **342-7700** ..... \$574,900 ..... Laredo  
 3234 57 Avenue ..... **1:00 - 3:00 pm** ..... Melesa Starcheski ..... RE/MAX CENTRAL ALBERTA ..... **318-0515** ..... \$247,900 ..... Red Deer  
 4 Markle Crescent..... **2:00 - 4:00 pm** ..... Kim Fox ..... RE/MAX CENTRAL ALBERTA ..... **506-7552** ..... \$545,000 ..... Morrisroe Extension  
 157 Wilson Crescent ..... **1:00 - 3:00 pm** ..... Barb McIntyre ..... RE/MAX CENTRAL ALBERTA ..... **350-0375** ..... \$339,000 ..... Westpark  
 173 Austin Drive #36 ..... **1:00 - 3:00 pm** ..... Gerald Doré ..... ROYAL LEPAGE NETWORK ..... **872-4505** ..... \$574,900 ..... Anders on the Lake  
 339 Viscount Dr. #804 ..... **2:00 - 4:00 pm** ..... Mitzi Billard ..... RE/MAX CENTRAL ALBERTA ..... **343 3020** ..... \$239,900 ..... Vanier East  
 61 Adams Close..... **1:00 - 3:00 pm** ..... Mike Phelps ..... CENTURY 21 ADVANTAGE ..... **346-0021** ..... \$264,900 ..... Anders South  
 148 Reichley Street ..... **2:00 - 4:00 pm** ..... John Cloke ..... ROYAL LEPAGE NETWORK ..... **741-4222** ..... \$439,900 ..... Rosedale  
 19 Towers Close..... **2:00 - 4:00 pm** ..... Steve Cormack ..... ROYAL LEPAGE NETWORK ..... **391-1672** ..... \$688,900 ..... Timberstone  
 14 Chism Close ..... **1:00 - 3:00 pm** ..... Gord Phillips ..... MAXWELL REAL ESTATE SOLUTIONS .. **357-7720** ..... \$269,900 ..... Clearview  
 95 Voisin Close ..... **1:00 - 3:00 pm** ..... Ed Katchur ..... MAXWELL REAL ESTATE SOLUTIONS .. **506-7171** ..... \$575,000 ..... Vanier Woods  
 83 Ellis Street..... **2:00 - 4:00 pm** ..... Kim Lindstrand ..... MAXWELL REAL ESTATE SOLUTIONS .. **318-7178** ..... \$214,900 ..... Eastview Estates

### SATURDAY, JANUARY 26

### OUT OF TOWN

65 Laurel Close ..... **2:00 - 3:00 pm** ..... Bob Wing ..... CENTURY 21 ADVANTAGE ..... **391-3583** ..... \$379,900 ..... Blackfalds

### SUNDAY, JANUARY 27

### RED DEER

24 Lundberg Crescent ... **1:00 - 5:00 pm** ..... Nadine Marchand ..... ROYAL CARPET REALTY ..... **342-7700** ..... \$574,900 ..... Laredo  
 1 Duval Crescent ..... **1:00 - 3:00 pm** ..... Tim Maley ..... RE/MAX CENTRAL ALBERTA ..... **550-3533** ..... \$317,500 ..... Red Deer  
 #8 - 5125 62 Street ..... **1:00 - 3:00 pm** ..... Gerald Doré ..... ROYAL LEPAGE NETWORK ..... **872 4505** ..... \$314,900 ..... Highland Green Estates  
 4 Drever Close ..... **2:00 - 4:00 pm** ..... Mitzi Billard ..... RE/MAX CENTRAL ALBERTA ..... **343-3020** ..... \$569,900 ..... Deer Park Village  
 125 Caribou Cres. # 101 ... **2:00 - 4:00 pm** ..... Mitzi Billard ..... RE/MAX CENTRAL ALBERTA ..... **343-3020** ..... \$288,000 ..... Clearview Ridge  
 224 Iverson Close ..... **2:00 - 4:00 pm** ..... Christine Bourke ..... CENTURY 21 ADVANTAGE ..... **350-3985** ..... \$347,500 ..... Inglewood  
 78 Ivany Close..... **2:00 - 4:00 pm** ..... Steve Cormack ..... ROYAL LEPAGE NETWORK ..... **391-1672** ..... \$437,500 ..... Inglewood  
 100 Irving Crescent..... **2:00 - 4:00 pm** ..... John Cloke ..... ROYAL LEPAGE NETWORK ..... **741-4222** ..... \$489,900 ..... Inglewood

### SUNDAY, JANUARY 27

### OUT OF TOWN

206 - 28470 Hwy 592..... **2:00 - 4:00 pm** ..... Alex Wilkinson ..... Royal LePage Network..... **318-3627** ..... \$624,900 ..... Sylvan Lake  
 #72 26540 Hwy 11 ..... **2:00 - 4:00 pm** ..... Kim Lindstrand ..... Maxwell Real Estate Solutions ..... **318 7178** ..... \$619,900 ..... Balmoral Estates  
 37535 RR 265 #75 ..... **2:00 - 4:00 pm** ..... Doug Wagar ..... Royal LePage Network..... **304-2747** ..... \$725,000 ..... Red Deer County



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**Bob  
Wing**

**403-391-3583**



**\$379,900**

**65 Laurel Close, Blackfalds**

**GREAT VALUE IN BLACKFALDS!**

Excellent, 1500 sq. ft. bungalow on a large pie lot, in a quiet close! Open design, vaulted ceilings, renovated kitchen with soft close cabs, granite counter tops, multi RV parking, AC, gas FP, 4 bed/3 bath and near QE II.



**NOW \$249,900!**

**6312 - 61 Avenue**

**ATTENTION INVESTORS - PRICE REDUCED!**

Raised bungalow with a large legal suite, 3 + 1 bdms, 24x30 garage, fenced yard and close to the Dawe Centre. Upgrades include windows, shingles, both kitchens and bathrooms, furnace, water tank & separate power meters.

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

# Interior designer vs. interior decorator: *what's the difference?*



You've probably heard the terms interior designer and interior decorator used interchangeably. However, they actually describe two different but similar professions.

Interior designers complete two- or four-year degree programs that involve studying subjects like colour theory, architecture, computer-aided design and spatial planning.

They work with architects and contractors to plan and renovate spaces and can be involved in every step of the remodelling process, from drawing up floor plans to adding the final touches.

Interior decorators focus on esthetics. They help transform spaces that are already built by making recommendations about paint colours, furniture styles, lighting and accessories. They're not required to complete professional training (though many decorators do), and they usually work directly with businesses and homeowners.

## **Should I hire a designer or a decorator?**

If you need help with designs during a renovation, it's best to go with an interior designer. They'll help you create a space that serves your specific needs and aligns with your particular tastes. However, if you're mainly looking to update the appearance of a space, a decorator can help you achieve a whole new look by rearranging and redecorating.

In the end, what matters most is not the job title, but the skills of the designer or decorator in question. Choose a company or professional with a reputation for high-quality designs and expertise in the type of work you're looking for.





If you have trouble winding down at night, your bedroom may be part of the problem. Here are four tips on how to organize your bedroom to achieve optimal sleep.

**Invest in your bed.** Don't skimp when it comes to the quality of your mattress — your comfort directly affects the quality of your sleep. If your mattress is over seven years old, shows signs of wear or simply doesn't feel comfortable, it's time to invest in a new one. You should also select quality bedding; choose sheets with high thread counts made from materials like Egyptian cotton or satin.

**Pay attention to lighting.** Darkness is vital for allowing your body to go into sleep mode. Make sure your curtains and blinds adequately block out natural light (buy blackout curtains

if necessary) and choose light bulbs with lower wattages.

**Get rid of clutter.** A cluttered bedroom can create anxiousness so it's therefore best to keep your room well organized and accessories to a minimum. Don't forget that your bed should be the focal point of the room.

**Limit electronics.** Electronic screens emit a blue light that can keep you awake. Avoid placing a TV in your bedroom and consider charging your phone in a closed drawer when trying to sleep.

**One final tip:** if you regularly struggle with sleep, think about getting an air purifier for your bedroom. Not only do they make it easier to breathe, but they also create white noise that blocks out disruptive sounds.



# How families can go green together



Interest in eco-friendly lifestyles has long since spread beyond environmentalists and activists and has become a goal for people from all walks of life. Going green can even be done as a family. Families have multiple incentives to embrace an eco-friendly lifestyle. Going green can protect the planet for younger members of the family who will have to confront the consequences of today's decisions for decades to come. Going green also can save families money the moment they decide to change their lifestyles, providing a more immediate incentive.

Families interested in making their efforts to be

more eco-friendly a team effort can embrace the following strategies.

- **Wash clothes in cold water.** According to the U.S. Environmental Protection Agency, heating water accounts for roughly 90 percent of the energy washing machines require to clean clothes. By washing clothes exclusively in cold water, families can drastically reduce the energy their washing machines consume, and clothes will still be clean at the end of each wash cycle.
- **Wash only in full loads.** Whether washing clothes or washing dishes, families who want to go green together can resolve to only run their



washing machines or dishwashers when both are full. The EPA notes that only doing full loads of laundry can save more than 3,400 gallons of water each year. When washing dishes, do only full loads but avoid overcrowding the dishwasher. Overcrowding might mean some dishes are not thoroughly cleaned, which may require running another load or washing them by hand, both of which can be wasteful.

• **Turn off the faucets when brushing teeth.** Another way families can pitch in to conserve energy and save money together is by turning off the faucets when they brush their teeth. Parents of young children can brush their teeth with their youngsters in the morning and at night, explaining to them how brushing without the faucet running can save untold gallons of water every year. This will conserve water and lower the

monthly water bill.

• **Hang energy saving curtains.** Energy-saving curtains reduce the amount of heat that passes through windows when the weather outside is cold, keeping more warm air inside and reducing the need to hike up the thermostat. In the summertime, heat from the outside may pass through window glass easily, but it's far more difficult for heat to pass through fabric. By hanging energy-saving curtains together with their children, parents can explain how the curtains are more than just decorative; they are also a helpful ally in protecting the planet.

Going green together as a family can help parents save money and provide a valuable teaching opportunity that can benefit youngsters and the planet for years to come.



# YOUR HOUSE YOUR HOME



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**Tuesdays at 2:00 pm**

**LONG WEEKEND  
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deadline:  
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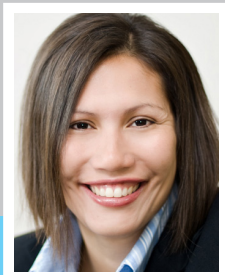
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OPEN HOUSE  
LISTINGS

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[lisasuarez@royallepage.ca](mailto:lisasuarez@royallepage.ca)

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

**#1 - 3903 45 STREET, PONOKA**



**\$199,900**  
MLS #CA0147728

**4 SPRUCE DRIVE, LACOMBE**



**\$309,000**  
MLS #CA0154232

**131 MCLEVIN CRESCENT, RED DEER**



**\$380,000**  
MLS #CA0146576

**4430 VAN EATON WAY, CLIVE**



**\$350,000**  
MLS #CA0151008

**261052 TWP RD 422, PONOKA COUNTY**



**\$1,490,000**  
MLS #CA0153956

**9 PARKLAND ACRES, LACOMBE**



**\$109,000**  
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**YOUR HOUSE YOUR  
HOME**



CALL **403.309.5451** TODAY FOR DETAILS!

\* GST not included. Some restrictions apply. Rate quoted is for 1/8 page ad.



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**\$209,900**

**RED DEER**

**Perfect Starter Home or Rental**  
3bdrm/1 bath with 22x26 detached garage, fenced yard in mature neighbourhood.

**CALL BRAD 342-7700**



**\$229,900**

**PENHOLD**

**No Condo Fees**  
in this fully finished 3 bdrm, 2 bath townhome. Fenced yard, immediate possession, value priced!

**CALL BRAD 342-7700**



**\$298,500**

**RED DEER**

**Reduced!**  
Fantastic price! Get a cute 2 bdrm home in Vanier Woods, with fenced yard & DOUBLE DET. GARAGE + 6 appliances! Quick possession!

**CALL NICOLE 342-7700**



**\$319,900**

**RED DEER**

**Brand New Duplex!**  
Buy 1 side or both! Built by Asset Builders, this 1490 sqft, 3 bdrm, 3 bath 1/2 duplexes come with 6 appliances, fenced yard, & south facing deck! Immediate possession!

**CALL NICOLE 342-7700**



**\$449,900**

**RED DEER**

**Fully Finished**  
4 bdrm, 3 bath 1560 sq. ft. modified bilevel with a 23x25 garage backing onto green and blocks from all amenities in Clearview Market. Immediate possession available.

**CALL BRAD 342-7700**



**\$549,900**

**RED DEER**

**Brand New Edge Home**  
2 storey, 3 bdrms/3baths with lots of windows, a gorgeous kitchen, bonus room, micro office, mudroom, tons of upgrades, RV parking & across the street from a playground.

**CALL NADINE 342-7700**



**\$599,900**

**RED DEER**

**Showhome!**  
3bdrm/3 bath + bonus room. Quartz countertops, amazing kitchen w/butlers pantry, mudroom, 5pce ensuite, 24x24 garage, so many extras!!! Laredo.

**CALL BRAD 342-7700**



**\$639,900**

**RED DEER**

**Best Lot in Laredo!**  
Stunning new beauty, 3 bdrm, 3 bath family home with so many extras, windows & a view you will love!

**CALL NICOLE 342-7700**



**\$649,900**

**RED DEER**

**Family 1st Showhome!**  
Perfect space for the whole family, 2199 sq. ft., 2 storey with 4 bdrms, 3 full baths, micro office, walk-thru pantry, fireplace, bonus room, spacious garage, extras galore, all backing onto walking trail & pond in Laredo!

**CALL NICOLE 342-7700**



**\$729,900**

**RED DEER**

**Carriage House**  
with this beautiful 3bdrm/3 bath 2 storey. Flexible living arrangements or income generating with 1 bdrm legal suite.

**CALL NADINE 342-7700**



**\$1,350,000**

**RED DEER COUNTY**

**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.

**CALL NADINE 342-7700**



**OPEN HOUSE SAT & SUN, 1-5 PM  
24 LUNDBERG CRESCENT**

**\$574,900**

**RED DEER**

**EDGEhomes Showhome**  
Stunning 1545 sq. ft. modified bilevel, open floor plan with 3 bdrms, 2 baths, micro office, gorgeous kitchen, custom shower, covered deck, heated garage & more!

**CALL NADINE 342-7700**

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