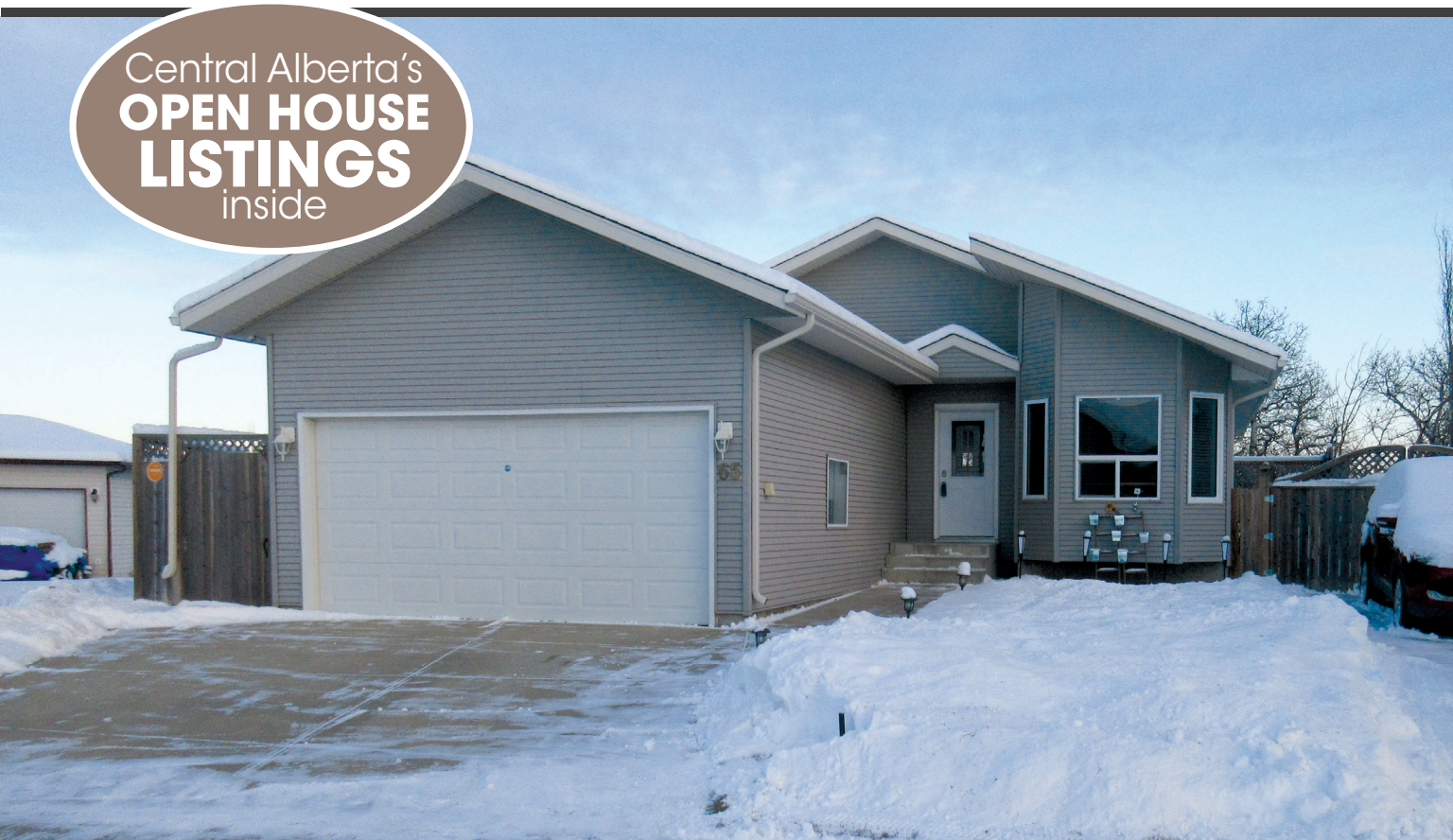


# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

FEBRUARY 8, 2019

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



**Bob Wing**  
403-391-3583

**CENTURY 21**

Advantage Realty  
403-346-0021

*See page 10 for more details*

**OPEN HOUSE: Saturday, Feb. 9, 2-3 pm**  
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 countertops, multi RV parking,  
AC and a good price! **\$379,900**

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**[www.yourhouseyourhome.ca](http://www.yourhouseyourhome.ca)**



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**3608-50 Ave www.networkrealtycorp.ca**



**NORM  
JENSEN**  
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.



**Renovated From The Studs In!**

Everything is new! 5 bedroom Bungalow in Morrisroe! A must see home!



**Michael  
Holmes**



**5211 56 St, Innisfail**

Stunning 2 storey, overlooks Dodd's Lake.  
MLS #CA0149555.  
**\$669,900**



**#13, 1 Avenue, Joffre**

3 bed home on 3 lots. Low property taxes, close to Red Deer. MLS #CA0145640.  
**\$194,900**



**#13 North Loop, Joffre**

Spacious mobile, recently renovated! MLS #CA0151471.  
**\$72,500**



**5112 64 Ave, Ponoka**

Modern mobile with lot. Priced reduced! MLS #CA0148937.  
**\$157,900**



**2017 25 Ave, Delburne**

Great starter home or revenue property. Recently renovated! MLS #CA0153982.  
**\$120,000**

**Call Michael at 403.350.5579 | michaelholmes@royallepage.ca**

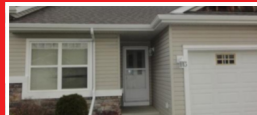


**Doug  
Wagar**  
403.304.2747



**OPEN HOUSE SUN 2-4 PM**  
8 BARNER AVENUE

**EXCELLENT FAMILY HOME!**  
Super location. Fully dev. with 4 beds, 3 baths, nice bright kitchen, fireplace, central air, double garage. **\$319,900**



**RED DEER- ADULT ONLY!**  
3 bed townhome plus office. Attached garage, gas fireplace, a great place to call home! **\$205,000**



**FORECLOSURE - SYLVAN LAKE**  
Fully developed bi-level, 4 beds, 3 baths. Attached double garage. **\$350,000**



**ROCKY MOUNTAIN HOUSE**  
Super impressive executive 2 storey home! Open plan, 2015 sq. ft. FP, 2 balconies, att. garage. **\$390,000**

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

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**Gerald  
Doré**  
403.872.4505



**MORRISROE ON A PARK**

**151 METCALF AVENUE**  
4 beds, 2 baths. MLS #CA0156713  
**\$324,900!**

**112 DANIEL CRES.**  
Bungalow, 4 beds, 3 baths.  
MLS# CA0154546  
**\$419,900!**

**8-5125 62 STREET**  
Adult walkout townhouse,  
3 beds, 3 baths. MLS#  
CA0156073 **\$314,900!**

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

**1464 SQ. FT. BUNGALOW**  
#36 - 173 AUSTIN DR.  
Adult, luxury, Lakeside  
Villas! MLS# CA0152296  
**\$574,900!**

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

**NEAR RIVER TRAILS**  
74 WILTSHIRE BLVD  
MLS# CA0156712  
**\$474,900!**

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

**NEW LISTING**  
23 JENNER CRESCENT  
Stunning newer bi-level, 4 beds,  
3 baths. MLS #CA0156534  
**\$409,900!**

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

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



**Tracy Thody**  
Call or text  
403-358-8605



**4610 47A Ave. #104 | \$175,000**  
- 2 bed/2 bath, adult oriented condo  
- Underground parking  
- Close to major amenities



**4609 46 St ( Parkvale) | \$257,000**  
- Legal up/down suite  
- Double lot  
- 2 bed/1 bath up & 1 bed/1 bath down



**2146 Danielle Drive | \$174,900**  
- 50+ adult living community  
- 3 bedroom, 2 bath, 1526 sq. ft.  
- Double attached garage  
- Private back patio

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE




**Bett Portelance 403-307-5581**

**112 DANIEL CRESCENT,  
RED DEER**

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

**OPEN HOUSE: SAT, FEB. 9, 1-3 PM**
**HELPING YOU MAKE THE RIGHT MOVE**


## Five tips for choosing a contractor for your next home renovation



Home renovation on the horizon? Here are five tips for choosing a qualified contractor.

**Get recommendations.** Ask friends and family members who they'd recommend for the job — word of mouth is one of the best ways to find a good contractor. Checking online reviews is another method to search for possible contenders.

**Ask for credentials.** Hire a contractor who holds the necessary licences and permits to work in your area.

**Interview several candidates.** Ask each contractor about their qualifications, their experience, how their company works and if they have any suggestions for your project. Don't forget to get referrals.

**Check references.** Call previous clients to ask if they were satisfied with the contractor's work, if it was completed on time and whether or not there were any problems or issues during the renovation.

Get it in writing. Before the contractor starts, make sure he or she provides a detailed contract that includes the work to be done, the start date, the projected end date, the payment schedule, the materials and products that'll be used and any subcontractors that need to be hired.

By following these steps, you're sure to find a trustworthy and hardworking contractor to make your dream renovation a reality.



# Keys to nautical home design



Both classic and contemporary, the nautical look is never dated. Here are a few keys to perfecting this style.

**Nods to the sea and sailing.** Lanterns, model ships, anchors, nautical maps and prints of sea creatures are among the many decorative elements that are well suited to nautically themed rooms.

**Wood elements.** Decorate with weathered wood that recalls the docks and buildings of coastal areas. Alternatively, choose furniture made of shiny teak that's reminiscent of a well-maintained captain's cabin.

**Knots and ropes.** Ropes are omnipresent on most ships and are considered a must-have item in nautically themed rooms. To incorporate them, use interesting wall hangings or other decorations made with



natural fibres like hemp or sisal to show off your nautical style.

**Blue and white stripes.** Blue and white stripes have long represented the sea and sky, making the combination a key



part of any nautically themed room.

While the nautical theme can work almost anywhere in your house, it really shines in bathrooms and kitchens.



# How to create a gallery wall in your home



A well-executed gallery wall can be a stunning focal point in almost any room. Follow this guide to create your own collection of photos and prints.

**Choose a theme.** Sticking to a theme will give your gallery wall cohesion. Select a colour scheme or a specific type of image to display.

**Select the right wall.** Choose a wall that has enough space to accommodate what you want to display without crowding the images.

**Pick your frames.** Opt for identical frames to make an impact, or go for a more eclectic look with frames of different sizes and shapes — just be sure they go together by choosing frames that are the same colour.

**Try it out.** Before you start hammering nails into the wall, lay out your frames on the floor to make sure you like the arrangement of your chosen images.

**Hang the pictures.** To ensure you place your nails in the right places, make paper cut-outs of each frame, mark where the nails should go, then tape the cut-outs to the wall. When it's perfect, hammer nails right through each piece of paper directly into the wall.

In addition to being a striking focal point in the room it's hung, your gallery wall is a great place to display your favourite pictures and personal mementos.



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

4440 - 49 Avenue, Red Deer • 403.343.3020



**Ivan Busenius**  
**403.350.8102**  
**RE/MAX<sup>®</sup> real estate**  
 central alberta  
 4440 - 49 ave., red deer • 403.343.3020

**OPEN HOUSE**



**27 Opal Avenue | \$384,900**  
**LARGE CUSTOM BUILT BI-LEVEL BY TED OLSON**, this home is fully updated and in immaculate condition, new kitchen, bathrooms, windows, doors, trim, etc, plus and oversized double garage, and located on a quiet street across from a park and 1 block to schools, with 5 beds and 3 baths this is one ideal family home. **Come see Sunday from noon to 3 PM**



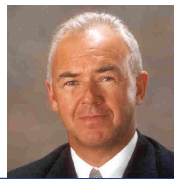
**5801 Westpark Crescent | \$239,000**  
**HANDYMAN ALERT** - Here is your chance to make MONEY - with a bit of work you can increase your equity by THOUSANDS \$\$\$\$! Includes attached double heated garage. **Call me for viewings!**



**Barb McIntyre**  
**403.350.0375**  
**RE/MAX<sup>®</sup> real estate**  
 central alberta  
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**157 Wilson Crescent | \$334,900** **FABULOUS, FULLY DEVELOPED!**  
 Renovated 4 bed bungalow with det. garage & RV parking. A must see in this price range! **MLS #CA0153032. OPEN HOUSE: Sunday 1-3 PM!**



**Len Parsons**  
**403.350.9227**  
**RE/MAX<sup>®</sup> real estate**  
 central alberta  
 4440 - 49 ave., red deer • 403.343.3020



**Directions:** East on 595 to RR 265, turn right, follow signs to 37470 RR 265 Country Lane Estates.

**37470 RR 265 #18 | \$729,900**  
**BEAUTIFUL SETTING!**  
 Situated on 2 acres minutes from Red Deer on pavement to the door. Built by True Line Homes this one owner bungalow walkout has been very well maintained and shows pride of ownership. 24x24 attached heated and 26x36 detached heated plus RV parking.  
**Your host, Len Parsons, 403-350-9227**

**OPEN HOUSE SUN, FEB. 10, 2-4 PM**



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**343-3344**

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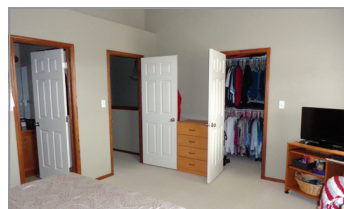
OnTrack Realty



**Dale  
Stuart**

403-302-3107

**#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**

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HOME**

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CENTRAL ALBERTA REAL ESTATE**



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Cabinets | Complete Renovations**





# Innovative ways to use a *daybed*



Both a couch and a bed, a daybed is an incredibly versatile piece of furniture that can be used in almost any room. Wondering where to put yours? Here are some ideas to consider.

**Home office.** Placing a daybed in your home office enables you to make this room do double-duty as a guest room. When you don't have visitors, use your daybed to read a book or take a mid-afternoon power nap.

**Under a window.** If you don't already have a window seat in your home, a daybed placed under a window makes a wonderful substitute without requiring any heavy-duty renovations.

**Teenager's room.** A daybed in your teen's room allows him or her to have a private lounge area without sacrificing floor space. A trundle bed stored underneath will provide extra room for friends to get some shut-eye during sleepovers.

**Balcony or deck.** Daybeds aren't reserved for indoor use only. Choose one made of weather-resistant material and place it on your patio or in your garden.

Daybeds come in many different styles, so you're almost certain to find one that works well in your home, regardless of where you put it.



# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, FEBRUARY 9

### RED DEER

4610 47 Ave Unit 104..... **1:00 - 2:00pm** ..... Tracy Thody ..... ROYAL LEPAGE NETWORK REALTY ... **358-8605**..... \$175,000..... Downtown Red Deer  
 2146 Danielle Drive ..... **3:00 - 4:00 pm** ..... Tracy Thody ..... ROYAL LEPAGE NETWORK REALTY ... **358-8605**..... \$174,900..... Deer Park  
 2 Denison Crescent..... **1:00 - 3:00 pm** ..... Tim Maley..... REMAX REAL ESTATE CENTRAL ALBERTA ... **550-3533**..... \$499,500..... Deer Park  
 #731 700 Ramage Cl..... **2:00 - 4:00 pm** ..... Mitzi Billard..... REMAX REAL ESTATE CENTRAL ALBERTA ... **396-4005**..... \$439,900..... Rosedale Meadows  
 49 Carlyle Green..... **11:00 - 1:00 pm** ..... Roxann Klepper ..... REMAX REAL ESTATE CENTRAL ALBERTA ... **872-4656**..... \$499,000..... Clearview Ridge  
 112 Daniel Crescent..... **1:00 - 3:00 pm** ..... Bett Portelance ..... ROYAL LEPAGE NETWORK REALTY ... **307-5581**..... Devonshire  
 85 Cameron Crescent..... **1:00 - 2:30pm** ..... Marina Kooman ..... REMAX REAL ESTATE CENTRAL ALBERTA ... **341-0004**..... \$280,000..... Clearview  
 4418 40A Avenue ..... **1:00 - 2:30pm** ..... Marcella Barthel..... REMAX REAL ESTATE CENTRAL ALBERTA ... **597-5563**..... \$240,000..... Grandview

### SATURDAY, FEBRUARY 9

### OUT OF TOWN

38 -54 Metcalf Way ..... **12:00 - 5:00 pm** ..... Lisa Suarez ..... ROYAL LEPAGE LIFESTYLES REALTY ... **782-3171**..... \$394,900 - \$525,000 - Lacombe  
 65 Laurel Close ..... **2:00 - 3:00 pm** ..... Bob Wing ..... CENTURY 21 ADVANTAGE REALTY ... **391-3583**..... \$379,900..... Blackfalds

### SUNDAY, FEBRUARY 10

### RED DEER

27 Opal Ave ..... **12:00 - 3:00 pm** ..... Ivan Busenius..... REMAX REAL ESTATE CENTRAL ALBERTA ... **350-8102**..... \$384,900..... Oriole Park  
 4610 47 Ave Unit 104..... **1:00 - 2:00pm** ..... Tracy Thody ..... ROYAL LEPAGE NETWORK REALTY ... **358-8605**..... \$175,000..... Downtown Red Deer  
 2146 Danielle Drive ..... **3:00 - 4:00 pm** ..... Tracy Thody ..... ROYAL LEPAGE NETWORK REALTY ... **358-8605**..... \$174,900..... Deer Park  
 13 Ives Crescent ..... **2:00 - 4:00 pm** ..... Mitzi Billard..... REMAX REAL ESTATE CENTRAL ALBERTA ... **396-4005**..... \$309,900..... Inglewood  
 20 Ash Close ..... **1:00 - 3:00 pm** ..... Kim Fox ..... REMAX REAL ESTATE CENTRAL ALBERTA ... **506-7552**..... \$995,000..... Anders Park East  
 8 Barner Close..... **2:00 - 4:00 pm** ..... Doug Wagar ..... ROYAL LEPAGE NETWORK REALTY ... **304-2747**..... \$319,900..... Bower  
 157 Wilson Crescent ..... **1:00 - 3:00 pm** ..... Barb McIntyre ..... REMAX REAL ESTATE CENTRAL ALBERTA ... **343-3020**..... \$334,900..... Westpark

### SUNDAY, FEBRUARY 10

### OUT OF TOWN

37470 RR#265 Country Lane Estates .. **2:00 - 4:00 pm** ..... Len Parsons ..... REMAX REAL ESTATE CENTRAL ALBERTA ... **350-9227**..... \$729,900..... Red Deer County  
 4103 54 Ave..... **1:00 - 3:00 pm** ..... Tim Maley..... REMAX REAL ESTATE CENTRAL ALBERTA ... **550-3533**..... \$378,500..... Sylvan Lake  
 38 -54 Metcalf Way ..... **12:00 - 5:00 pm** ..... Lisa Suarez ..... ROYAL LEPAGE LIFESTYLES REALTY ... **782-3171**..... \$394,900 - \$525,000 - Lacombe



Find your **dream house** this weekend!

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**BOB  
WING**

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# CENTURY 21 Advantage

21 photos of every property

Parkland Mall,  
Red Deer



**\$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 bdrms, 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**



## YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

**CALL 403-314-4357 OR EMAIL [sales@yourhouseyourhome.ca](mailto:sales@yourhouseyourhome.ca)  
FOR MORE INFORMATION OR TO BOOK YOUR ADS.**



# *Farmhouse style:* five ways to embrace the look in your home



You don't have to live on a farm, or even in the country, to embrace a farmhouse esthetic. Here are five ways to get the look in your home.

**Mix old and new.** Farmhouse chic largely stems from mixing styles. In the kitchen, for example, don't be afraid to combine hand-me-downs and flea market treasures with the latest stainless steel appliances.

**Use natural textures.** Make your home feel like an extension of the outdoors. Use organic materials like wood and stone for the floors and decorate with items made of wool, rattan and reclaimed wood.

**Incorporate light neutrals.** Pale, neutral

colours are hallmarks of farmhouse inspired homes. Grey, white and cream all work well with wood accents. Complement the look with accent colours that are also on the lighter side.

**Include one-of-a-kind pieces.** Search flea markets and estate sales for unique pieces of furniture and decor that you love and that say something about your interests or personality.

**Opt for weathered items.** Though you don't want your home to appear rundown, farmhouse style should look well loved, not shiny and new.

There's a fine line between farmhouse chic and country kitsch, so select items that are charmingly understated and add character to your home.



# Making the most of your

## *small entryway*



If you have a small entranceway, you probably struggle to keep it organized without making it feel cluttered. Here are some tips to maximize the space.

**Wall hooks.** Hang your coats, bags and hats in style with an assortment of hooks along the wall. Go for a retro feel with big dots arranged at different heights, or opt for a more traditional style with a neat line of hooks or pegs.

**Bookshelves.** Shelving units can do more than just hold books. Put one in your entryway to store shoes, bags and anything else you want.

**Storage bench.** This piece does double duty: it gives you a place to stash your outdoor gear and

somewhere to sit while you put on your shoes.

**Console table.** If you need a place to toss your keys and mail when you come in, a high but slim console table is a great choice. Place decorative boxes underneath to hide things you want to keep handy.

**Floating shelves.** A shelf placed high above your hooks, storage bench or console is a great place to put baskets or boxes to hold things you don't regularly use.

By being smart about how you design your space, you'll make your entryway functional, organized and stylish.



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# ASK CHARLES

The authority for a positive real estate experience.

I want to list my condominium for sale, and my real estate agent completed a Comparative Market Analysis (CMA) to help me set a price. I think the range in the CMA is too low. Can I override my real estate agent?

Of course. You are the client. When you hire a real estate agent, they work for you, and must obey your lawful instructions, including listing your property at the price you want.

That being said, if you have a particular listing price in mind, let potential real estate professionals know your thoughts before you enter into a listing agreement with them. It's better to have this discussion before starting a client relationship. Some real estate professionals may not accept a listing if they believe the listing price is too high and that's their choice.

In this situation, it's important for you to know what a CMA is, what it means, and understand that it's not an appraisal of your property and it alone doesn't set the listing price. A CMA is a method of property valuation real estate professionals use to estimate the value of residential properties; a CMA provides a range of value.

Your real estate professional has the obligation to act in your best interest, and they didn't pull your CMA out of thin air. Real estate professionals use actual sold properties in a given market area that are comparable in size, layout, features, and

location. It helps sellers set a listing price for their property by examining the prices at which similar properties in the same area have recently sold.

Many home and condominium owners think there is a special factor that makes their property more desirable and worth more money. It could be having south exposure, the fact your unit faces a park instead of a busy street, or that your unit has more storage. Talk to your real estate professional about why you think your listing price should be higher and ask for their input.

Real estate professionals help buyers and sellers for a living, and based on their experience they can tell you why, or why not, your special factor may affect the value of your property.

If you want to try listing at a higher price, that's up to you. Your real estate professional provides guidance and advice, but you're the decision-maker. You also should recognize that there's no guarantee either way – real estate professionals use data and statistics and their experience to guide you, but ultimately, it's the buyers looking to buy property that will decide how much your property is worth to them.

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*"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with 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).*



# Three alternatives to wood-burning fireplaces



Looking for a fireplace that's more environmentally friendly and energy efficient than a wood-burning one? Here are three options worth looking into.

## 1. Gas fireplace

Convert your old wood-burning fireplace using a gas insert. It'll provide the ambience and warmth of a wood-burning fireplace with the flick of a switch. If you're already connected to a natural gas line in your area, a technician will connect it to your fireplace. If natural gas isn't an option, propane is another possibility.

## 2. Electric fireplace

You can put an electric fireplace in any room in your house that has an electric outlet. These

fireplaces can heat rooms that are up to 400 square feet.

## 3. Pellet stove

Pellet stoves use pellets, a renewable fuel source, to distribute heat. They're easier to use than wood-burning units — just fill the storage hopper with pellets and set your thermostat to the perfect temperature. In order to maintain the selected temperature, a sensor will send a signal to a mechanism that drops new pellets into the fire when needed.

So which option should you go with? Get help deciding by talking to a professional. He or she can advise you as to which type of fireplace or stove is right for your home.





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

**4430 VAN EATON WAY, CLIVE**



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

**131 McLEVIN CRESCENT, RED DEER**



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

**54 METCALF WAY, LACOMBE**



OPEN HOUSE SAT & SUN, 12-5 PM

**\$419,900**  
MLS #CA0137553

**9 EBONY STREET, LACOMBE**



**\$429,900**  
MLS #CA0151137

**204 SAND BELT DRIVE, LACOMBE**



**\$565,000**  
MLS #CA0138190

**261052 TWP ROAD 422, LACOMBE**



**\$1,490,000**  
MLS #CA0136686

## Shiplap: a new rustic design trend

You may have heard the term mentioned, but do you know what shiplap really is? In point of fact, shiplap is a type of horizontal wood panelling that was originally used as airtight and watertight siding for buildings and ships. Currently, shiplap is making a big impact on home design.

Shiplap lends a rustic or nautical charm to any room where it's placed, regardless of whether it's painted white or stained to showcase the colour of the wood. To get the look in your home, you can select either shiplap made of real wood or shiplap made of medium-density fibreboard (MDF). In both cases, the boards should be cut with grooves cut into each side so that they fit perfectly together.

If you're interested in decorating with shiplap, you can find what you need at most hardware stores.







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Marchand**  
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**RED DEER**

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**Reduced!**

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

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**RED DEER**

**\$319,900**

**Brand New Duplex in Eastview!**

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!

**CALL NICOLE 342-7700**



**RED DEER**

**\$449,900**

**Fully Finished**

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

**CALL BRAD 342-7700**



**RED DEER**

**\$474,900**

**DEVELOPER PROMO! \$15,000 REBATE  
- LIMITED TIME. CALL FOR DETAILS**

**Brand New 3 bed, 3 bath 2 Storey** with vinyl plank flooring, quartz counters in kitchen, fireplace, stainless appliances.

**CALL BRAD 342-7700**



**RED DEER**

**\$534,900**

**DEVELOPER PROMO! \$15,000 REBATE  
- LIMITED TIME. CALL FOR DETAILS**

**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**



**RED DEER**

**\$559,900**

**DEVELOPER PROMO! \$15,000 REBATE  
- LIMITED TIME. CALL FOR DETAILS**

**EDGEhomes Showhome**

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

**CALL NADINE 342-7700**



**RED DEER**

**\$584,900**

**DEVELOPER PROMO! \$15,000 REBATE  
- LIMITED TIME. CALL FOR DETAILS**

**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**



**RED DEER**

**\$624,900**

**DEVELOPER PROMO! \$15,000 REBATE  
- LIMITED TIME. CALL FOR DETAILS**

**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**



**RED DEER**

**\$634,900**

**DEVELOPER PROMO! \$15,000 REBATE  
- LIMITED TIME. CALL FOR DETAILS**

**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**



**RED DEER**

**\$729,900**

**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**



**RED DEER COUNTY**

**\$1,350,000**

**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**

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