

YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

MARCH 1, 2019

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

HGTV's Donna Balzer at the
RED DEER HOME SHOW

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Habitat Red Deer
UPCYCLE CHALLENGE

A14

WATER DAMAGE PREVENTION

Tips for Spring A10

132 LINDMAN AVE, RED DEER

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1752 sq. ft. 3 bed, 3 bath 2 storey
located in Loreda! **\$469,900**



Brad Granlund
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Royal Carpet Realty Ltd.

See page 16 for more details



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www.yourhouseyourhome.ca

ROYAL LEPAGE

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3608-50 Ave www.networkrealtycorp.ca



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

Call Alex to view!



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



23 STEWART STREET
Location is fabulous for this 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!**



14 - 5816 65 STREET
Main floor for easy access! Here is a cute little one bedroom main floor unit, ready to move in. **Call Alex to view!**



Call or text
403-358-8605



4609 46 Street | \$257,000 (Legal Suite)
- Investment that will pay you!
- Parkvale/Duplex/Double lot
- 2 bed/1 bath up & 1 bed/1 bath down



3926 52 Avenue | \$179,000 (Investment Opportunity)
- Buy it for location, rent it for money!
- 3 bed/2 bath town home (end unit)
- No condo fees!



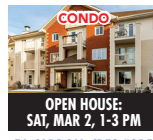
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151 METCALF AVE
4 beds, 2 baths.
MLS #CA0156713
\$324,900!



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



Facing south,
1100 sq. ft., 2
beds, 2 baths,
4th fl. MLS#
CA0157045



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



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



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



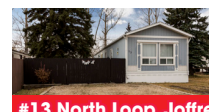
112 DANIEL CRESCENT
Bungalow, 4 beds, 3 baths.
MLS# CA0154546
\$419,900!



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



3 bed home on 3 lots. Low
property taxes, close to Red
Deer. MLS #CA0145640.
\$189,900



Spacious mobile,
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MLS #CA0151471.
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Modern mobile with lot.
Priced reduced!
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\$155,500



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Morrisroe! A must see home!



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Doug Wagar

**403.
304.2747**



JUST LISTED!
Adults only (45+) wonderful fully dev. half duplex in exceptional complex. Att. double garage. **\$359,900**



JUST LISTED!
Blackfalds! Fully dev. bi-level! Outstanding finishing, pie lot, oversized double garage. **\$335,000**



EXCEPTIONAL VALUE!
Adult (18+) fully developed townhouse, 3 beds, 2 baths, att. garage. **\$194,900**



SUPER LOCATION!
Fully developed 1160 sq. ft., 4 beds, 3 baths, fireplace, central air, double garage. **\$319,900**



ROCKY!
Gorgeous 2,000 sq. ft. executive home. Open plan, gas fireplace, 2nd storey 'great room.' **\$380,000**



RED DEER - IRONSTONE
1700 sq. ft. 2 storey, fully dev. with 5 beds, 4 baths. Double garage, incredible location. **\$425,000**



ACREAGE - SPRINGVALE HEIGHTS!
Wonderful 1.62 acreage, beautiful classy home. Panoramic view! 5 mins. to Red Deer. **\$695,000**



DOWNSIZING?
Lovely Penhold duplex. 3 beds, 2 baths, quiet cul-de-sac, fully finished, double garage. **\$255,500**



SYLVAN LAKE - RYDER'S RIDGE
Fully developed 1100 sq. ft. bi-level, 4 beds, 3 baths, double garage. **\$350,000**



CLEARWATER COUNTY ACREAGE!
4.62 acres, log home, 10 minutes from Rocky. **\$205,000**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

CALL 403-314-4357 OR EMAIL sales@yourhouseyourhome.ca FOR MORE INFORMATION OR TO BOOK YOUR ADS.

Seven fireplace safety tips



There's nothing more comforting when the weather is frightful than dancing flames, jumping sparks and crackling logs. That being said, did you know that chimney fires are one of the main causes of winter house fires? Brush up on your fireplace safety smarts before the cold sets in with these simple tips.

1. At least once per year, ideally in the fall, have your wood-burning system inspected by a professional. He or she will make sure that every aspect of your fireplace and chimney is in good condition and perform any necessary repairs.

2. Minimize smoke and other toxic emissions by burning hardwood that has been dry for at least five months. Are the ends of your logs cracked? That's a good sign that the wood is no longer damp. Maple, beech and oak woods are well suited for indoor fires. For best results, use small logs and don't overload the fireplace.

3. Move flammable objects (like newspapers, throws, cushions or decorations) far away from

your fireplace, and always use a fireplace screen to avoid damage from embers.

4. Dispose of ash safely by putting it in a raised metallic container and bringing it outside, far from your home and anything that might catch fire. The reason why you should be so careful is that ashes can stay hot for up to three days.

5. Never burn painted, varnished or stained wood. Plastic is also a big no-no. Similarly, remember that it's dangerous — and highly polluting — to try to accelerate combustion by squirting gasoline or kerosene on your logs.

6. Have your chimney cleaned by an expert each spring. This operation will get rid of as much creosote, a highly flammable by-product of wood combustion, as possible.

7. Place smoke detectors in strategic locations throughout your home, namely in hallways and close to any bedrooms. Test them regularly and change their batteries every six months.

RED DEER HOME SHOW

Renew! Refresh!

The spring show that offers great advice, great deals, and 1000's of products and experts under one roof!

March 15-17
Westerner Park, Red Deer

Show Hours:

Friday, 12 pm - 8 pm

Saturday 10 am - 6 pm

Sunday 10 am - 5 pm

SAVE \$3.00:

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RedDeerHomeShow.ca

HGTV Bugs and Blooms celebrity Donna Balzer

**One of Western Canada's Top
Gardeners to speak at this
year's Home Show.**

Horticulturalist, speaker and author Donna Balzer who is also a regular guest on CBC radio in Alberta and host of internationally aired Bugs & Blooms on HGTV is speaking at the Home Show Saturday March 16th at 2K30 and Sunday March 17th at 11K30 am.

Donna brings garden inspiration and practical insider information to get you growing your own vegetables this season.

From the basics of garden design, selecting plants and choosing containers that are right for you plus the secret to growing pest-free food, you'll learn tips and tricks to grow great vegetables in 2019.

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HUGE REDUCTION!			JUST REDUCED!
ROSEDALE MEADOWS \$429,900 CA0155923 731, 700 Ramage Close	VANIER EAST \$234,900 CA0153107 804, 339 Viscount Drive	BLACKFALDS \$229,900 CA0153930 109 Winston Place	WESTLAKE \$328,000 CA0157129 167 Wiley Crescent

LET ME MOVE YOU  **Mitzi Billard (403) 396-4005**

Five pros of custom-made furniture



Having a piece of furniture custom-made is exciting—you get to participate in the creation of a one-of-a-kind item that's just for your home. This fun project comes with several perks, such as the following.

1. Finding the perfect fit. After you calculate the length, width and depth of the space where you want your future piece to go, you could hunt for a model in furniture stores, but this quest can become quite tedious. A custom-made item will always be a perfect fit exactly where you picture it.

2. Having the power to decide. With made-to-order manufacturing, you'll get to choose the building material, size, colour and finish of your piece. It's practically impossible to be disappointed with the result!

3. Supporting local artisans. Furniture that's mass-manufactured in Sweden or China, for example, is often inexpensive (sometimes, cheap). If you want to participate in your local economy, a great way to do so is to have your next furniture purchase designed and built by a local artisan.

4. Acquiring a unique piece. Because you'll have chosen every detail, you can be sure that your piece will be one-of-a-kind. The same thing definitely can't be said about items available at department stores.

5. Obtaining a high-quality product. Artisans that build customized furniture care about creating durable and beautiful pieces that will entirely satisfy their clients.

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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 bdms (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



**Margaret
Comeau**
403-391-3399



60 Plus Condo
\$139,000
56 CARROLL CRESCENT #104

WITH MANY Amenities; Suite has open floor plan; 5 Appliances; Beauty Salon; Dining room service optional; Craft room; Guest suite; Handy bus service weekly; Condo fee \$277.83 IMMEDIATE POSSESSION



Spacious
REDUCED - \$290,000
56 LARNE PLACE, PENHOLD

5 Bedroom Bilevel; Spacious kitchen; Large west facing living room; Family room 11x24, Mature yard; Quiet Close, faces a green. Huge Garage 27x27; Fenced. IMMEDIATE POSSESSION



11.91 Acres
REDUCED - \$389,000
39310 RR 250, LACOMBE COUNTY

1168 sq ft Bi-level Home; 4 Beds, 3 Baths; Fully Finished; newer flooring through the main and lower level; newly painted; new furnace & water tank. Shop [49x101] has gas, metal barn [36x176] two approaches; mature landscaping; surveyed; IMMEDIATE POSSESSION



3.16 Acres
REDUCED - \$170,000
35415 RR 260, KNEEHILL COUNTY

With 3 bedroom Mobile requiring upgrades. Sold As Is. Fenced, Detached garage {7x38}. Addition requires upgrades. IMMEDIATE POSSESSION

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**YOUR HOUSE
YOUR HOME**

How do I choose the right fridge for my needs?



Are you thinking of replacing your old refrigerator with a more recent model? Before you head to the store, take a few minutes to determine what type of appliance you're looking for.

Door configuration

If frozen dinners are often on the menu for you, opt for a fridge with the freezer placed on top. If you prefer having easy access to refrigerated products, choose a French-door model with the freezer on the bottom. If you already own a separate freezer, you don't necessarily need one included in your new fridge.

Storage capacity

Buying a gigantic model is useless if you live alone and only ever refrigerate a dozen eggs, a few condiments and some milk. Estimate the storage volume you need for a normal week's grocery order, because the difference in size between 17

cubic feet and 26 cubic feet is significant.

Practical options

Modern refrigerators are available with many different features and practical options. Identify those that would be most useful for you, such as:

- * LED lighting
- * Spill-proof shelves
- * Customizable temperature settings
- * Water and ice dispenser
- * Energy Star certification
- * Open-door alarm
- * Superior soundproofing

Available space

Before making your choice, measure the height, width and depth of the space you have in your kitchen as well as the size of your doorways. This way, you'll avoid buying a model that's too big and that you'll have to return just as fast.

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, MARCH 2

RED DEER

24 Lundberg Crescent ...	1:00 - 5:00 pm	Nadine Marchand	RCR ROYAL CARPET REALTY	358-0546	\$559,900	Laredo
5 Stanton Street #3	2:00 - 4:00 pm	Mitzi Billard	REMAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$155,000	Sunnybrook
178 Webster Drive	1:00 - 3:00 pm	Tim Maley	REMAX REAL ESTATE CENTRAL ALBERTA	550-3533	\$429,900	Westlake
68 Carter Close	11:00 - 1:00 pm	Kim Fox	REMAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$625,000	Clearview Ridge
20 Ash Close	2:00 - 4:00 pm	Kim Fox	REMAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$995,000	Anders Park East
48 Roland Street	11:00 - 1:00 pm	Roxann Klepper	REMAX REAL ESTATE CENTRAL ALBERTA	872-4546	\$250,000	Rosedale Estates
23 Stewart Street	2:00 - 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK REALTY	318-3627	\$319,900	Sunnybrook
305 #56 Carroll Cres.	1:00 - 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK REALTY	872-4505	\$209,900	Clearview
310 #56 Carroll Cres.	1:00 - 3:00 pm	Pat Christoph	CIR REALTY	357-4639	\$191,000	Clearview
78 Ivany Close	2:00 - 4:00 pm	John Cloke	ROYAL LEPAGE NETWORK REALTY	346-8900	\$437,500	Inglewood
100 Irving Crescent	2:00 - 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK REALTY	391-1672	\$479,900	Inglewood

SUNDAY, MARCH 3

RED DEER

128 Weddell Crescent	1:00 - 3:00 pm	Kim Fox	REMAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$630,000	Westlake
69 Weddell Crescent	1:00 - 3:00 pm	Kim Fox	REMAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$630,000	Westlake
2 Savoy Crescent	2:00 - 4:00 pm	Natalie Schnell	SUTTON LANDMARK REALTY	391-6422	\$649,900	Sunnybrook
151 Metcalf Avenue	1:00 - 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK REALTY	872-4505	\$324,900	Morrisroe
83 Ellis Street	2:00 - 4:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$214,900	Eastview Estates

SUNDAY, MARCH 3

OUT OF TOWN

54 McDougall Close	2:00 - 4:00 pm	Mitzi Billard	REMAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$292,000	Penhold
6 McDougall Close	2:00 - 4:00 pm	Mitzi Billard	REMAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$354,900	Penhold
206 - 28470 Hwy 592	2:00 - 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK REALTY	318-3627	\$624,900	Red Deer County
99 Mitchell Crescent	1:00 - 3:00 pm	Danielle Perry	CENTURY 21 ADVANTAGE	505-9596	\$354,900	Blackfalds
56 Larne Place	2:00 - 4:00 pm	Margaret Comeau	COLDWELL BANKER ON TRACK REALTY	391-3339	\$290,000	Penhold

Find your **dream house** this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.ca

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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

Three tips to prevent water damage this spring

Spring is fast approaching, meaning that the snow and ice accumulated over the winter is about to melt en masse. This has the potential to cause all sorts of damage, from roof leaks to basement flooding and sewer backups. Here are three tips to help you keep such unpleasant situations at bay.

1. Test your sump pump

A sump pump in poor condition can lead to a soggy nightmare—especially during the springtime thaw. You definitely don't want to miss work or cancel plans because you're too busy draining, cleaning and airing out your drenched basement. Be proactive and call a local plumber to test your drains, clean your sump pump and make any necessary repairs to prevent flooding in your home.

2. Inspect your rain gutters

When your gutters are obstructed or damaged, water from melting snow and ice will flow where it can—usually onto the roof or foundation. This is a surefire way for water to infiltrate into your home. Avoid this by calling a pro to make sure that your gutters are solidly attached and allow for optimal water drainage, far away from your home's foundation.

3. Maintain your drain

A French drain that's obstructed by debris or inadequately installed can back up your sewer, leaving water to escape from every opening in your plumbing system. Make sure you never have

to face such an ordeal by having your drain regularly inspected and cleaned by a drainage specialist.





Pat Christoph | 403-357-4639
reddeerareahomesforsale.ca

**OPEN
HOUSE
SAT.
1-3**



310, 56 Carroll Crescent
60+ Adult living in this well maintained building with lots of amenities. 2 beds, 2 baths, in suite laundry, underground heated parking plus an elevator. \$191,000.



5202 53 Avenue, Eckville
16 x 76 Modular on its own lot in Eckville. 3 bedrooms, 2 full baths, large deck with 2 covered areas, underground sprinklers, plenty of room for a garage. \$139,000.

What to do if you lose power when it's cold out

You're watching your favourite show on a cold winter evening, when all of a sudden the TV shuts off—as do all the lights in your home. If a power outage were to occur when it's freezing outside, would you be prepared? Read on to learn how to react in such a situation.

First, make sure your home isn't the only one affected by the outage. Then, try to reach your electric provider to find out how long they expect the blackout to last. If you're going to have to wait several hours before power is restored, proceed as follows.

- Unplug all of your electronic devices and household appliances
 - Leave only one light on inside and outside your home
 - Turn all thermostats down to the lowest setting
 - Don't open any doors or windows
 - Put warm clothes on, light some candles and try to distract yourself
- Make sure you're well prepared to deal with a prolonged power outage:
1. Purchase a space heater or generator and use it according to the manufacturer's instructions.
 2. Prepare an emergency kit containing what you need to survive for three days (water, food, clothing, a battery-powered radio, etc.)
 3. Have your chimney cleaned every spring and keep sufficient wood or fuel reserves on hand if necessary.

Time to evacuate?

If the power outage persists and you are forced to leave your home for a few days, turn off your home's main electrical breaker before you head out. Also make sure to shut off the water main, and drain any remaining water from your pipes by flushing toilets and emptying faucets. Before you leave, pour a bit of antifreeze in your drains.



Three thrifty tips to brighten up bland decor



An original painting, a flashy bedspread or some snazzy throw pillows—how will you brighten up your interior on a budget?

If you wish to breathe a spark of life into your home's cold and impersonal interior without breaking the bank, here are three inexpensive ways to do so in no time!

1. Paint

Painting a vivid colour onto a single wall can transform a room in a heartbeat. Be daring and add a splash of bright orange, electric blue, lemon yellow, scarlet red or lime green to your lacklustre kitchen or living room.

2. Fabric

A dark bedspread inevitably stifles the atmosphere of a bedroom. Why not replace yours with one that's flamboyantly coloured or cheerfully patterned? Likewise, dress up your drab couch with a colourful throw and some printed pillows. If your faded flooring is bringing you down, cover it

with a vibrant rug.

3. Accents

Fun, calming or downright unusual, accent pieces add character to any interior. To give your dull space a welcoming feel without going broke, you can use:

- Paintings, mirrors, posters or pictures
- Natural or artificial flowers and potted plants
- Lamps, candles or bold light fixtures
- Hanging mobiles, dream catchers or beaded curtains
- Elegant drapes, stained glass windows or colourful blinds
- Sculptures, masks, feathers or figurines
- Musical instruments, sports equipment or art supplies

Visit your local home decor stores for inspiration.

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I saw an ad saying a real estate professional will buy my house if it's not sold in 90 days. Should I be wary?

Wary might not be the best word, but you do need to make sure you understand the details of the offer. This type of offer is a guaranteed sales agreement, and while there is nothing illegal or wrong with a real estate company offering this kind of arrangement, it is rarely the best option for consumers.

In a guaranteed sales agreement, a real estate brokerage agrees to buy a piece of real estate from a seller at a previously agreed upon price, if it hasn't sold to someone else before a certain date. Only real estate brokerages can offer these agreements, not individual real estate professionals.

If you're selling your home to buy another one, you may be interested in a guaranteed sales agreement for the home you own now. It could help you avoid owning two homes and paying two mortgages. A guaranteed sales agreement might give you the confidence to proceed with your new home purchase before selling your current one.

What sellers need to keep in mind in these arrangements is that the real estate brokerage wants to minimize its risk.

For example, it's rare that a guaranteed purchase price will be based on the property's listing price or the property's market value. In most cases, the brokerage calculates

the guaranteed purchase price using a formula where legal fees, carrying cost, and commission on the resale are subtracted from the purchase price. This minimizes the brokerage's risk, but it can also greatly reduce how much that seller receives for their home.

Brokerages that offer guaranteed sales programs are required to have policies for those programs. Those policies should include how the brokerage sets the guaranteed sales price and who is in control of the property's listing price during the listing period; it may not be the seller. It's not unusual for a guaranteed sales agreement to include a clause that requires a seller to lower their listing price during the term of the listing. Remember, your real estate brokerage wants to minimize its risk. It prefers to sell your property to a buyer rather than to use the guaranteed sales agreement, and lowering the listing price can sometimes help that happen.

If your real estate brokerage offers you a guaranteed sale agreement, it's up to you to decide whether you're interested. Before you do, make sure you read and understand all of the fine print.

"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. 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.

Habitat Red Deer Upcycle Challenge



Upcycle a ReStore item to win up to \$400 in Visa gift cards

We're looking for up to five contestants who want to upcycle and DIY an item from the ReStore for the chance to win up to \$400 in Visa gift cards!

Your project will show the potential behind recycling and upcycling good quality furniture and materials to make something unique and creative!

Projects will be featured at the Red Deer Home Show March 15-17 and voted on by show attendees. Projects will also be auctioned off with all proceeds going to Habitat.

DIY your project using at least 80% recycled material from the ReStore!

Register to enter by contacting volunteer@habitatreddeer.ca or 403.309.6080 ext 103 by Feb. 26

FULL CONTEST RULES

A maximum of five contestants may participate for the 2019 Upcycle Challenge and must register with Habitat Red Deer by February 26th.

The contest is free to enter and the participants are

to pick up supplies from the ReStore free of charge for use on their project. Each participant will also be reimbursed for up to \$50 for any additional purchase of necessary supplies or materials not available at the ReStore. At least 80% of the final item produced must be composed from materials sourced from the ReStore.

Participants must submit a 20-30 second video highlight of their project idea and creation process to Habitat Red Deer by March 5th. Participants will deliver their final projects to Habitat Red Deer by March 13th. All projects will be showcased at the Habitat booth at the Red Deer Home Show March 15th-17th for silent auction with all proceeds going to support Habitat Red Deer.

Show attendees will vote for the Top 3 Most Creative projects in order of preference.

Prizes will be awarded in the form of Visa gift cards for

First Place of \$400

Second Place of \$300

Third Place of \$150

We're Growing!



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YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

is looking for all home-related businesses!
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\$229,900

No Condo Fees

in this fully finished 3 bdrm, 2 bath townhome. Fenced yard, immediate possession, value priced!

CALL BRAD 342-7700



RED DEER

\$298,500

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



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 blevel with a 23x25 garage backing onto green and blocks from all amenities in Clearview Market. Immediate possession available.

CALL BRAD 342-7700



RED DEER

\$469,900

Feature Home

**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

\$524,900

**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

OPEN HOUSE SAT, 1-5 PM | 24 LUNDBERG CRES

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

EDGEhomes Showhome

Stunning 1545 sq. ft. modified blevel, 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

Trades Considered

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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