

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

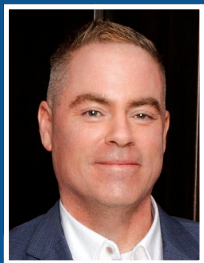
MARCH 8, 2019

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

72 REYNOLDS RD, SYLVAN LAKE

**STUNNING NEW HOME!**

2 level home with 3 beds and 3 baths. Mix of modern and country style/design! **\$439,900**



**Kevin Durling**  
403-755-4853



See page 3 for more details

Red Deer  
**HOME SHOW** A5

The VALUE of  
**REMODELING** A6

Real Estate Council Alberta  
**ASK CHARLES** A12

VIEW OUR E-EDITION ONLINE AT  
**www.yourhouseyourhome.ca**



**Network Realty Corp. 403-346-8900**  
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.



**Renovated From  
The Studs In!**

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



**Super Value.  
Business Only for Sale**

Superb location on Gaetz Ave. Very high traffic area. Store includes bakery and meat counter. Very long standing profitable business.



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



**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 fully finished Sunnybrook home just steps to the local school and parks. Home comes with detached double garage!



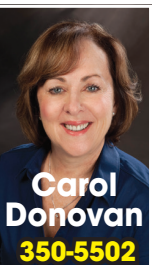
**4812 56 AVE, INNISFAIL**

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



**14 - 5816 65 STREET  
JUST LISTED!**

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



**Carol  
Donovan**  
350-5502



**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!



**22 Edwards Crescent**

Immaculate and upgraded bi-level! 2 bdrms (3 up). You will love this splashy kitchen with upgraded fixtures and appliances! Kitchen opens onto a west facing deck (22 x 14) complete with a gazebo and a BBQ canopy. Generous family room with custom bar and ample room for entertaining. Many upgrades! Call Carol for your personal tour.



**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!



**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.



**61 Roberts Crescent**

Rosedale close location. Two beds up & 2 down with 2 baths, fireplace and fenced yard! Quick access to public transportation. Don't miss this opportunity! \$234,000. Call for your private viewing today!



**Doug  
Wagar**  
403.304.2747



**OPEN HOUSE SAT 2-4 PM  
20 HERON COURT, PENHOLD**

**IMMACULATE!**  
3 bed, 2 bath duplex. Dbl, fully finished garage. Drive a little, save a lot. **\$255,500**



**WONDERFUL  
LOCATION**

Fully developed 2 storey, 5 beds, 4 baths! **\$425,000**



**JUST LISTED!**

Adult (45+) fully dev. bungalow, 3 beds, 3 baths. Double garage! Excellent complex! **\$359,900**



**ACREAGE!**

On pavement, 5 mins to Red Deer! 1655 sq. ft. fully dev. home. Triple car garage. **\$695,000**



**BOWER BUNGALOW!**

Double garage! Central air, fireplace, fully developed! **\$319,900**

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



**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.  
**\$189,900**



**#13 North Loop, Joffre**

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



**5112 64 Ave, Ponoka**

Modern mobile with lot. Priced reduced!  
MLS #CA0148937.  
**\$155,500**



**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**


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[www.YourHouseSoldGuaranteed.com](http://www.YourHouseSoldGuaranteed.com)
**\$259,900 OR TRADE**
**LIBERTY LANDING, GASOLINE ALLEY, RED DEER COUNTY**

- Brand new 2 storey townhouse, Latoria Court
- 1177 sq. ft., 3 bedrooms, 3 baths
- Modern amenities throughout
- Gorgeous laminate flooring on main floor
- Kitchen feat. modern cabinetry, tile backsplash & island
- Landscaped, partially fenced yard, paved alley, backing onto walking path/green space
- NO condo fees


**\$449,900 OR TRADE**
**IRONSTONE**

- Beautiful 1.5 storey one owner home
- 1882 sq. ft., 3 bedrooms, 4 baths
- Open concept main floor with main flr den
- 2 massive bedrooms on upper floor with their own bathrooms
- A/C, wine cellar, media room, lots of storage
- On quiet close, fully fenced & landscaped


**TEXT CODE TO 555-0000  
FOR PHOTOS & DETAILS**

**Kevin Durling**  
Agent

**\$404,900 OR TRADE**
**BLACKFALDS**

- Fully finished 1393 sq foot bilevel
- Vaulted ceilings, hardwood, upgraded throughout
- Walk out, fully landscaped
- 5 bedroom 3 bath


**\$239,900 OR TRADE**
**SYLVAN LAKE**

- Brand new 3 bed 3 bath
- Modern finishing throughout
- Gorgeous laminate flooring in main level
- Kitchen features dark stained cabinetry, tile backsplash & island
- Landscapes, partially fenced yard, paved alley
- No condo fees


**Jamie Berg**  
Agent

**Deanna Zunti**  
Agent

**\$129,900 OR TRADE**
**RED DEER**

- Great opportunity for first time buyer or investor
- Updated in recent years
- 2 bed 1 bath
- Exterior updated with siding and shingles and extra attic insulation
- Stainless appliances


**\$439,900 OR TRADE**
**SYLVAN LAKE**

- Stunning new 2 storey, close to parks & walking paths
- Mix of modern & country style & design
- Gorgeous veranda with side door leading to large foyer
- Open concept floor plan with sliding glass patio door to west facing back yard.


*Feature Home*

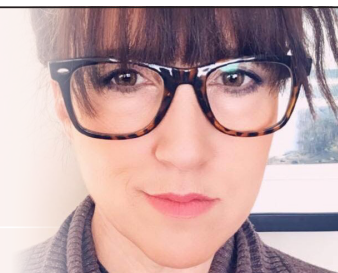
**Debby Wells**  
Office Administrator

**ROYAL LePAGE Network Realty**  
 403-755-4853

*\* Some conditions apply*
**YOUR HOUSE YOUR  
HOME**

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

 To advertise  
call **Stephanie at**  
**403-309-5451**

 Central Alberta's  
**OPEN HOUSE  
LISTINGS**

**YOUR HOUSE YOUR  
HOME**
**OPEN  
HOUSE**

 Make sure to check out the Open House Directory in the  
centre of the magazine and go see your new home!

**Call Stephanie at 403-309-5451**

# Use renovations to create healthier homes

Home renovation projects are done for several different reasons, whether to update styles, repair damaged or broken items or to achieve more living space. More than ever before, homeowners are choosing improvement projects geared toward making their homes healthier.

Establishing a healthy home means different things to different people. For example, to an environmentalist, a healthy home may incorporate eco-friendly or green products. To those with young children or mobility-impaired seniors, a healthy home may be one free from potential hazards. Others may view a healthy home as one that alleviates allergies.

The World Health Organizations says inadequate housing conditions, such as poor ventilation, radon, urban pollution, and moisture issues, can contribute to many preventable diseases and injuries — especially respiratory problems, nervous system disorders, cardiovascular diseases, and cancer. Furthermore, the U.S. Environmental Protection Agency ranks indoor air quality as a top five environmental risk to public health. EPA studies have found that indoor air pollution levels were roughly two to five times greater than outdoor pollution levels.

People interested in making their homes healthier can embrace these renovations and lifestyle changes.

- **Be aware of furniture materials.** Toxic PBDEs, which are chemicals used as flame retardants on furniture fabrics produced prior to 2006, can send toxins into the air. Some manufacturers may still use these flame retardants in new forms, but with similar risks. Before purchasing furniture, ask if a product is treated, and select naturally fire-resistant materials like wool and cotton.

- **Lighten up.** Lighting is often underappreciated but can have a dramatic impact on whether a home feels inviting, warm and/or uplifting. Experiment with different types of bulbs and lighting

**COME SEE US AT THE HOME SHOW!**

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Red Deer, AB

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Cabinets | Complete Renovations**





fixtures to turn drab and dreary environments into brighter places. Lighting may improve mood and productivity.

- **Let the sun shine in.** Modify window treatments to let more sunlight into the house. There is evidence that the sun, particularly UV light, is a potent bactericide. The Sunlight Institute advises that there's no harm in letting natural sunlight do its work, as bacteria within eight feet of low-intensity UV light can be killed in 10 minutes.

- **Inspect and service wood-burning appliances.** A study published in the American Journal of Respiratory Cell and Molecular Biology has found regular inhalation of wood smoke limits immune activity and function, and anyone who burns wood indoors should be aware of these potential health risks. Ensuring proper ventilation of smoke and routinely cleaning the chimney can help cut down on particulate matter.

- **Turn to nontoxic cleaning products, pesticides and insecticides.** Always opt for nontoxic, natural products when cleaning in and around the house.

- **Declutter the home.** A cluttered, hectic space can affect emotions and mental state, never mind attracting dust and making a home harder to clean. Spending time in spaces that do not elicit stressful feelings is healthier and can help residents to rest and recharge.

Making a home healthier can be on the list of this year's renovation plans.

# 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:**

BUY TICKETS ONLINE AT

**RedDeerHomeShow.ca**



**Gerald  
Doré**

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HOME  
SHOW

ROYAL LEPAGE

Network Realty  
Corp.  
403-346-8900

**Janice  
Mercer**

403.598.3338

[jjmercerc.ca](http://jjmercerc.ca)



Stop by and visit us at booth 174 and see what's happening in the Real Estate Market!



## *Chelsie Anderson to speak at Home Show*

Regular CBC Radio "The Home Stretch" contributor, Chelsie understands gardens from a lifetime of hands-on experience. She has been the owner and operator of her gardening business "Garden SOILutions" for over a decade where she passionately tends to existing gardens and installs new ones with inspiration. In addition to her CBC appearances, Chelsie is frequently in the media; on CTV News, Global News, and gets many a mention in the Calgary Herald. She also sells red wiggler worms and their poop, known as castings, to gardeners who love the soil as much as she does. Beautiful plants start from the ground up.

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

4440 - 49 Avenue, Red Deer • 403.343.3020



**BRAND NEW LISTINGS!**



**OPEN HOUSE 2-4 pm Sat Mar 9**



**53 Larratt Close \$1,189,900**

**27 Irving Crescent \$555,000**



**RE/MAX** Mitzi Billard (403) 396-4005

real estate central alberta

LET ME MOVE YOU



**Ivan Busenius**

**403.350.8102**

**RE/MAX** real estate central alberta

4440 - 49 ave., red deer • 403.343.3020

**NEW LISTING!**



**524 Wedgewood Ave - Waskasoo Estates | \$99,900 ADULT LIVING** in this immaculate home in the 40+ section of this great located area. **Come see it this Sunday from Noon to 3 pm!**



**66 Horizon Village, in Bower Place | \$264,900 NEWLY PRICED** - this adults only home has had a HUGE number of upgrades that you must see to appreciate. Plus, within walking distance across the street from Bower Mall, the location cannot be beat. **Call me for your private viewing.**



**Barb McIntyre**

**403.350.0375**

**RE/MAX** real estate central alberta

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**136 Lamont Close \$374,900**

**JUST LISTED!**

Over 1300 sq ft, recently renovated, spacious family bungalow that is a must see! Excellent location- many features to appreciate!

**OPEN HOUSE:**  
**Sunday, Mar. 10, 1-3 PM!**

## The value of remodeling

Each year, Remodeling magazine publishes its "Cost vs. Value" report to give homeowners a greater understanding of how much popular home projects will cost across the nation, as well as which renovations will offer the greatest return on investment. According to their research, these projects improved in value between 2017 and 2018 and can be smart choices for homeowners looking to add popular features to their properties. Below are the popular projects and the average cost of the renovations.

- Midrange bathroom addition: \$44,717
- Midrange bathroom remodel: \$19,134
- Midrange deck addition (wood): \$10,950
- Midrange entry door replacement (steel): \$1,471



- Upscale garage door replacement: \$3,470
- Midrange manufactured stone veneer: \$8,221
- Midrange minor kitchen remodel: \$21,198
- Midrange siding replacement: \$15,072
- Midrange universal design bathroom: \$16,393
- Upscale window replacement (vinyl): \$15,955

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**Dale  
Stuart**  
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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**

## *Did you know?*

Investing in a home renovation project not only requires money, but also time and patience. While contractors, architects and designers can estimate how long a project may take, it is impossible to anticipate all of the scenarios that can affect that estimated timeline. Information from the real estate firm Keller Williams indicates an average kitchen remodel involving installation of new countertops, cabinets, appliances, and floors can take three

to six months. But if ductwork, plumbing or wiring must be addressed, the job may take longer. A midline bathroom remodel may take two to three months. Adding a room to a house can take a month or two. The home improvement resource Renovation Junkies offers similar estimates, with the average home renovation taking between four and eight months. Homeowners need to consider time when planning their home projects.



# Vacant and Move In Ready Open Houses!



**80 Kentwood Drive**

**OPEN HOUSE:**  
Saturday, March 9  
1:00 - 3:00 pm

Fully developed, 4 bdrm,  
2 bath, Vaulted ceilings,  
fully fenced in a  
great area!  
**\$279,900**

**27 Dolan Close**

**OPEN HOUSE:**  
Friday, March 8h  
4:00 - 6:00 pm

3bdrm, 1 bath,  
vaulted ceilings, fully  
fenced located on a  
quiet close!  
**\$284,900**



## Kristin Freundl

REALTOR®

Coldwell Banker OnTrack Realty

P 587-876-5797 | O 403-343-3344

Kristin@coldwellbanker.ca

# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### FRIDAY, MARCH 8

### RED DEER

27 Dolan Close.....**4:00 - 6:00 pm**.....Kristin Freundl..... COLDWELL BANKER ONTRACK REALTY... 587-876-5797 . \$284,900..... Davenport

### SATURDAY, MARCH 9

### RED DEER

80 Kentwood Drive.....**1:00 - 3:00 pm**.....Kristin Freund..... COLDWELL BANKER ONTRACK REALTY... 587-876-5797 .. \$279,900..... Kingsgate  
 187 Lougheed Close.....**1:00 - 3:00 pm**.....Allan Melbourne..... REMAX REAL ESTATE CENTRAL ALBERTA ... 304-8993 ..... \$419,900..... Lancaster Green  
 56 Valentine Crescent ...**2:00 - 4:00 pm**.....Kim Fox..... REMAX REAL ESTATE CENTRAL ALBERTA ... 506-7552 ..... \$685,000..... Vanier Woods  
 #47 939 Ramage Cres.....**1:00 - 3:00 pm**.....Debra Kerr..... REMAX REAL ESTATE CENTRAL ALBERTA ... 597-9134 ..... \$315,000..... Rosedale Meadows  
 185 Jennings Crescent...**1:00 - 3:00 pm**.....Tim Maley..... REMAX REAL ESTATE CENTRAL ALBERTA ... 550-3533 ..... \$239,500..... Johnstone Park  
 31 Sage Link.....**1:00 - 3:30 pm**.....Cindy Vander Linden..... REMAX REAL ESTATE CENTRAL ALBERTA ... 506-7355 ..... \$499,000..... Sunnybrook  
 #36 73 Austin Drive.....**1:00 - 3:00 pm**.....Gerald Doré..... ROYAL LEPAGE NETWORK REALTY... 872-4505 ..... \$574,900..... Anders on the Lake  
 23 Jenner Crescent.....**1:00 - 3:00 pm**.....Rick Burega..... ROYAL LEPAGE NETWORK REALTY... 350-6023 ..... \$409,900..... Johnstone Crossing  
 4610 47th Avenue.....**2:00 - 4:00 pm**.....Tracy Thody..... ROYAL LEPAGE NETWORK REALTY... 346-8900 ..... \$175,000..... Downtown  
 36 Neal Close.....**1:00 - 3:00 pm**.....Ed Katchur..... MAXWELL REAL ESTATE SOLUTIONS... 506-7171 ..... \$244,900..... Normandieau  
 27 Irving Crescent.....**2:00 - 4:00 pm**.....Mitzi Billard..... REMAX REAL ESTATE CENTRAL ALBERTA ... 396-4005 ..... \$555,000..... Inglewood  
 #731 700 Ramage Close...**2:00 - 4:00 pm**.....Mitzi Billard..... REMAX REAL ESTATE CENTRAL ALBERTA ... 396-4005 ..... \$429,900..... Rosedale Meadows  
 62 Kidd Close.....**2:00 - 4:00 pm**.....Milena Toncheva..... CENTURY 21 ADVANTAGE..... 304-5265 ..... \$298,000..... Kentwood

### SATURDAY, MARCH 9

### OUT OF TOWN

59 Palmer Circle.....**1:00 - 3:00 pm**.....Roxann Klepper..... REMAX REAL ESTATE CENTRAL ALBERTA ... 872-4546 ..... \$288,900..... Blackfalds  
 20 Heron Court.....**2:00 - 4:00 pm**.....Doug Wagar..... ROYAL LEPAGE NETWORK REALTY... 346-8900 ..... \$255,500..... Penhold  
 120 Henderson Cres.....**2:00 - 4:00 pm**.....Alex Wilkinson..... ROYAL LEPAGE NETWORK REALTY... 318-3627 ..... \$239,900..... Penhold  
 45 Piper Close.....**2:00 - 4:00 pm**.....John Cloke..... ROYAL LEPAGE NETWORK REALTY... 741-4222 ..... \$293,900..... Blackfalds  
 30 Aurora Heights Blvd..**2:00 - 4:00 pm**.....Steve Cormack..... ROYAL LEPAGE NETWORK REALTY... 391-1672 ..... \$329,900..... Blackfalds

### SUNDAY, MARCH 10

### RED DEER

24 Lundberg Crescent ...**1:00 - 5:00 pm**.....Nadine Marchand..... RCR ROYAL CARPET REALTY..... 358-0546 ..... \$559,00 ..... Laredo  
 524 Wedgewood Ave ...**12:00 - 3:00 pm**.....Ivan Busenius..... REMAX REAL ESTATE CENTRAL ALBERTA ... 350-8102 ..... \$99,900 ..... Waskasoo Estates  
 98 Drummond Close.....**1:00 - 3:00 pm**.....Debra Kerr..... REMAX REAL ESTATE CENTRAL ALBERTA ... 597-9134 ..... \$274,900..... Davenport  
 14-6815 65 Street.....**2:00 - 4:00 pm**.....Alex Wilkinson..... ROYAL LEPAGE NETWORK REALTY... 318-3627 ..... \$119,000..... Red Deer  
 112 Daniel Crescent.....**1:00 - 3:00 pm**.....Rick Burega..... ROYAL LEPAGE NETWORK REALTY... 350-6023 ..... \$337,500..... Deerpark  
 #418 4805 45 Street.....**1:00 - 3:00 pm**.....Gerald Doré..... ROYAL LEPAGE NETWORK REALTY... 872-4505 ..... \$419,900..... Red Deer  
 #804 339 Viscount Drive**2:00 - 4:00 pm**.....Mitzi Billard..... REMAX REAL ESTATE CENTRAL ALBERTA ... 396-4005 ..... \$224,900..... Vanier East  
 167 Wiley Crescent.....**2:00 - 4:00 pm**.....Mitzi Billard..... REMAX REAL ESTATE CENTRAL ALBERTA ... 396-4005 ..... \$328,000..... Westlake  
 136 Lamont Close.....**1:00 - 3:00 pm**.....Barb McIntyre..... REMAX REAL ESTATE CENTRAL ALBERTA ... 350-0375 ..... \$374,900..... Lancaster

### SUNDAY, MARCH 10

### OUT OF TOWN

22 Petticoat Lane.....**1:00 - 3:00 pm**.....Roxann Klepper..... REMAX REAL ESTATE CENTRAL ALBERTA ... 872-4546 ..... \$350,000 ..... Lacombe  
 #72 26540 Hwy 11.....**2:00 - 4:00 pm**.....Kim Lindstrand..... MAXWELL REAL ESTATE SOLUTIONS... 318-7178 ..... \$599,900..... Red Deer County  
 76 Chinook Street.....**2:00 - 4:00 pm**.....John Cloke..... ROYAL LEPAGE NETWORK REALTY... 741-4222 ..... \$439,900..... Blackfalds  
 99 Mitchell Crescent.....**1:00 - 3:00 pm**.....Danielle Perry..... CENTURY 21 ADVANTAGE..... 505-9596 ..... \$361,900..... Blackfalds



### Carmen Dufresne MORTGAGE SPECIALIST

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## CENTURY 21 Advantage

21 photos of every property

Parkland Mall,  
Red Deer



\$244,900

### 56 COSGROVE CLOSE

FULLY FINISHED, ADULT BUNGALOW: CLEARVIEW A 2 + 1 bedroom, 2 bath, end unit in clean condition that features a nat. gas fireplace and vaulted ceilings in the living room, oak kitchen, finished basement, garage, and a covered deck with a view of the park!



\$229,900

### 405, 4522 - 47A AVENUE

ADULT CONDO IN GOOD DOWNTOWN LOCATION! This 2 bed/2 bath unit with Euro cabs and open design is right across from The Golden Circle and Rec. Centre swimming pool, walking distance to shopping, transit, etc., well built/maintained with 2 indoor parking stalls!

**"SENIORS REAL ESTATE SPECIALIST" Designation!**

## CENTURY 21 Advantage Milena Toncheva | 403.304.5265



**MILENA  
TONCHEVA**

403-304-5265

Покупаете или продавате недвижимост? Доверьтесь моему опыту и профессионализму и я помогу вам обеспечить наилучшие условия при покупке или продаже жилья. Звоните мне!

¿Desea comprar o vender su casa?

¡Aquí encontrará a un dedicado y experimentado agente de bienes raíces que puede ayudarle en cada paso de las transacciones de compra-venta de inmuebles. ¡Llámemme hoy!



\$298,000

### 62 KIDD CLOSE

Move-in Ready on a Quiet Close Fully finished in immaculate condition, offering 4 beds and 2 baths, fenced yard and a large lot.

OPEN HOUSE: SAT 2-4 PM



\$42,000

### 6834 59 AVENUE #818

This Affordable and Fully Renovated Home has much to offer for the price. 2 bed + a den, large bathroom and 2 sheds. Impressive renos. Great Price!



\$322,500

### 56 LISTER CRESCENT

Fully Developed Bungalow in Impressive Condition and all the major renovations are complete! 4 bedrooms, 3 baths and 24x24 insulated garage.



# 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.**



# Design a more functional pantry

Many homeowners wish they had more storage space, and kitchens are one area where people seemingly can always use more storage.

Despite a desire for more kitchen space, until recently, kitchen pantries fell out of favor. Builders and architects may have thought that close proximity to supermarkets as well as multi-use cabinets in kitchens would offset the need for pantries. But according to a recent survey from the National Association of Home Builders, a kitchen pantry is the most desirable kitchen feature for buyers in the market for a new home.

According to a 2016 survey from ReportLinker, 98 percent of Americans say cooking at home is their preferred way to prepare a meal. And despite the wide array of restaurants, prepared meals and fast food options nearby, more than one-third of people cook at home daily, with nearly 50 percent cooking between three and six days a week.

In order to accommodate for spending more time in the kitchen, homeowners are directing additional attention to kitchen preparation and storage features. In fact, one recent trend in kitchen renovations is creating custom-designed pantries.

## Locate the appropriate space

Ideally, pantries should be in or adjacent to the kitchen. But not every home layout allows for this setup. Some homeowners need to move storage pantries into the garage, the basement or a mud/laundry room.

Various factors should be considered before placing a pantry outside a kitchen. What is the climate? Will food spoil? Is there a possibility that vermin or insects can infiltrate the room and access food? These factors will dictate whether

to have closed cabinets, airtight bins or open shelves or if other modifications must be made to the room prior to building.

## Choose the type of pantry

Accessibility is essential in a pantry. Everything should be easily reached and grabbed as needed without having to move too many things. Ideally, foods should be arranged in a single layer so that all items can be viewed at a glance. Shelves of various depths and heights can accommodate items of different sizes. Adjustable shelves are ideal because they can be modified as foods change. Sliding drawers can improve reach in cabinets.

In smaller spaces, French door-style reach-in cabinets are convenient and flexible. In complete kitchen remodels or new constructions, walk-in pantries offer the most space and flexibility.

## Must-have features

Pantries serve different functions in different homes. For the bulk shopper, a pantry with plenty of room for large items will be needed.

Lighting can be beneficial in all pantries. Lights can improve visibility when trying to locate items. Others prefer an outlet for charging hand-held vacuums or other small appliances. Counter space in the pantry enables homeowners to unload groceries directly onto pantry shelves.

For pantries located outside of the kitchen, built-in freezers can maximize storage possibilities, especially for those who freeze-and-eat after bulk shopping ventures.

Pantries are popular features that homeowners can customize depending on their storage needs and the amount of time they spend in their kitchens.

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# ASK CHARLES

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I'm selling my home, and the potential buyers also want to use my real estate professional to represent them. Is that allowed?

Yes, that's allowed. The situation you're referring to is called transaction brokerage. Transaction brokerage is a service option when your real estate professional represents a buyer client interested in purchasing the property in which you are the seller client. The reverse is also true – transaction brokerage is a service option when you're interested in buying a property and the property's seller is also represented by your real estate professional.

When a real estate professional works on behalf of only one client in a transaction – the buyer or the seller – they have legal responsibilities, which include:

- undivided loyalty to their client
- acting in their client's best interest at all times
- the duty to avoid conflicts of interest
- the duty to disclose conflicts of interest when they arrive

Transaction brokerage changes the services your real estate professional is able to provide to you and to the other party in the transaction. A real estate professional who is working with both the buyer and the seller in a transaction cannot fulfill all of their legal responsibilities because there is a conflict between the best interests of the buyer and those of the seller. The buyer wants to pay as little as possible for the property, while the seller wants to sell their property for the highest possible price. It is impossible for a real estate professional to advocate for and represent the best interests of a buyer client

AND seller client in the same transaction.

This is when and why transaction brokerage becomes an option. In transaction brokerage, the real estate professional will provide facilitation services to you and the other party. These services include:

- helping the buyer and seller negotiate an agreement
- giving the buyer and seller property statistics and information, including comparative information from listing services and local databases
- providing and preparing agreements of purchase and sale, and other relevant documents according to the buyer and seller's instructions

A transaction facilitator has to treat both parties in an even-handed, objective, and impartial manner. They must remain neutral, not advocate for either you or the buyer, and they cannot provide confidential advice.

Before a real estate professional proceeds with transaction brokerage, both the buyer and the seller need to provide their informed consent by signing an *Agreement to Represent both Buyer and Seller*. Informed consent means each client understands the facts, implications, and future consequences of providing their consent. You do not have to consent to transaction brokerage. If you don't consent to it, or the other party doesn't, there are other options available to you such as seeking representation from a different real estate professional.

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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).*

# TOP TEN THINGS

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- ✓ **#9.** We will offer useful tips & tricks that can make your home stand out amongst the competition.
- ✓ **#8.** We will bring a sign for your lawn, take amazing pictures, measure & list your property on realtor.ca®
- ✓ **#7.** We will advertise your home on multiple websites, social media platforms, create a custom full color brochure & listing information sheets to hand out to potential buyers + will schedule the first Open House.
- ✓ **#6.** We will carefully discuss with you your Wants/Needs list, budget, & potential neighborhoods for your next home. We will explain the construction process if you are interested in a new build & what to expect when we start viewing potential properties.
- ✓ **#5.** We will take you to see houses within your budget & preferred neighbourhoods. We will answer any potential questions you may have about any homes we see...& if we don't have the answer immediately, we find out asap.
- ✓ **#4.** We will continually keep you updated on feedback from showings on your home, market changes for your purchase or for your sale & potential competition. We will discuss any unexpected costs that may arise + keep you CALM and have FUN!
- ✓ **#3.** We will bring you an offer & help you negotiate the best deal for you!
- ✓ **#2.** We will provide you with quality referrals for lawyers, property inspectors, mortgage brokers & continue to guide you through the process, answering any questions that you may have.

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# Must-haves for an amazing kitchen remodel

Kitchen remodels are among the most popular home renovation projects, whether they consist of swapping out cabinet hardware or doing major demolition.

Due to the sheer amount of time families spend in the kitchen, not to mention the number of tasks performed in this space, it is easy to see why Remodeling magazine consistently ranks kitchen renovations as projects that will enable homeowners to recoup a high percentage of their investments. In the magazine's 2018 "Cost vs. Value" report, midrange major kitchen remodels costing an average of \$63,829 recouped 59 percent of that investment.

When investing in a kitchen project, it is important to incorporate items that are coveted.

- **Deep, double sinks:**

Having a double sink enables you to soak dishes in one side and then wash on the other. It also makes it easy to wash and prep produce for meals.

- **Kitchen island and bar stools:**

Even though many meals are enjoyed around the table, there's something to be said for the convenience of a kitchen island and some well-placed bar stools for quick breakfasts or snacks.

- **Smart kitchen storage:**



Work with a contractor to include storage solutions built into cabinetry and the pantry. Slide-out shelving, nooks for a paper towel roll and custom-designed areas to store stand mixers and other necessities can make kitchens more functional.

- **Outdoor access:** If possible, design a kitchen so it is easy to access the backyard via sliding doors. This can make outdoor entertaining or even coffee on the deck much easier.

- **Under-cabinet lighting:**

Fixtures installed under cabinets provide both ambient lighting and task lighting. Such lighting makes it easier to see what you're working on as well, as even well-placed overhead lighting can

fail to illuminate dark corners and spots on the counters.

- **Convenient warming drawer:**

This appliance provides backup to the oven. It's a slide-out drawer that can keep prepared foods out of the way and warm until they are ready to be served. This is particularly handy for holidays and other entertaining.

- **Beverage station:**

Designate one area of the kitchen to beverages, such as coffee and tea. Or make the area an informal bar. This can limit traffic in the kitchen to a single area.

Kitchen remodels are exciting to envision, and several choices can make these high-traffic spaces even more coveted.

# Laundry room renovation ideas



To former apartment dwellers or those who have never enjoyed the benefit of a dedicated laundry area, even the smallest washer and dryer space can seem like a luxury.

The benefits of dedicated laundry rooms abound. However, disorganized laundry rooms can nullify such benefits. Depending on the needs and preferences of each homeowner, laundry room designs can be customized for convenience.

## Employ vertical space

Floor space may be at a premium in a laundry room, especially for those who want to devote as much space as possible to bulk-size washer and dryer units. Therefore, utilizing wall space is key. Use shelving, wire racks, hooks, and other organizational tools to store items on the wall. Shelves can be tucked into just about any space, and there are different options that can fit into corners or shallow areas. These are a great option for keeping detergent or other laundry essentials nearby.

## Clean designs reduce clutter

Simple, clean designs can be an asset in a laundry room. If budget and space permits, cabinetry built into the design will help keep items out of sight in the laundry room. Cabinets hung directly above the appliances can store detergent, bleach and fabric softener. Use cabinets elsewhere in the room as catch-alls for cleaning supplies used in various other rooms around the house.

## Incorporate a sink in the design

Some older laundry room setups have a slop

sink to drain discharged water from the washing machine. However, newer homes may have plumbing installed directly through the floor or walls. It is still a worthwhile idea to have a sink in the laundry room for rinsing out stains, handwashing items and having a go-to sink for messier cleanup.

## Utilize a tension rod

A rod installed between two cabinets or across a narrow width of space in the laundry room is a handy spot to hang shirts or pants to prevent wrinkling. Repurposing a ladder and suspending it from the ceiling also creates a spot to hang clothes.

## Consider laundry room flooring

It's important to select flooring materials that will not be damaged by contact with moisture or spills. Vinyl, tile and some composite products often make good laundry room floor materials. Resilient flooring that mimics the look of hardwood may add a classy touch, and give the appearance of wood without having to worry about damage. To alleviate fatigue while spending long moments in the laundry room, invest in a memory foam mat that can be placed underfoot.

## Keep lighting in mind

Lighting can be important in the laundry room. Rely on task lighting, under-cabinet strip lighting and overhead lights as needed for efficiency.

Laundry room design can maximize the space available and make it more convenient to launder and sort clothes.



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