

YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

APRIL 12, 2019

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

410 6118 53 AVENUE

MONTFORT HEIGHTS!

Incredible top floor condo with great view of the city, 1800 sq. ft., 2 bdrms and a den! **\$399,900**



Les Anderson
403-350-1932

ROYAL LEPAGE

Royal LePage Network Realty
403-346-8900

See page 3 for more details

Get your outdoor living space
READY FOR SUMMER

A4

5 signs it's time to
REPLACE YOUR SIDING

A11

How to maintain your
WOOD DECK

A15

VIEW OUR E-EDITION ONLINE AT

www.yourhouseyourhome.ca


ROYAL LePAGE
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.


Land For Sale Downtown Sylvan Lake

Excellent location with a view of the lake! Seller has plans for a 10 unit apartment.


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.


72 Wilkinson Circle

Cozy Bi-Level in Sylvan Lake! Boasting 3 Bdrms, 3 Bths, Double Attached Garage. Great layout! Show home condition.

TAKE THE 3D TOUR OF MY PROPERTIES AT www.geraldldore.ca or call me at 403-872-4505

Gerald Doré
 403.872.4505

NEW LISTING
17 RYAN CLOSE

 Luxurious 1506 sq. ft. bung. w/5 beds and 3 baths on quite close. Main floor laundry, hardwood, granite, counters, MB w/ ensuite. Fantastic home! **\$434,900** MLS# CA0160926

WHY RENT?
7359 59 AVENUE
 MLS# CA0159068
\$229,900
ANDERS PARK
4 ANDERS STREET
 4 beds, 2 baths, many upgrades, MLS# CA0159254. Incredible value at **\$274,900!**
SIERRA GRAND
418 4805 45 STREET
 Facing south, 1100 sq. ft., 2 beds, 2 baths, 4th fl. MLS# CA0157045
\$337,500!
1464 SQ. FT. BUNGALOW
#36 - 173 AUSTIN DR.
 Adult, luxury, Lakeside Villas! MLS# CA0152296
\$574,900!
2308 12B IRONSIDE ST
 2 bed, 2 bath, 2 parking stalls. MLS# CA0161957
\$199,900!
BUNGALOW - NEW PRICE!
19 VOISIN CLOSE
 MLS# CA0153944
\$649,900!
RIVERFRONT
4756 56 STREET
 MLS# CA0153943
\$949,900!
NEAR RIVER TRAILS
74 WILTSHIRE BOULEVARD
 MLS# CA0156712
\$474,900!
CONDO ON PARK
103 5110 36 ST
 MLS# CA0154027
\$229,900!
NEW LISTING
23 JENNER CRESCENT
 Stunning newer bi-level, 4 beds, 3 baths. MLS #CA0156534
\$399,900!

The Durling Group
YOUR HOUSE SOLD GUARANTEED
www.YourHouseSoldGuaranteed.com
\$434,900 OR TRADE
LANCASTER GREEN

- Gorgeous 4 level split home, 1856 SqFt, 3 Beds, 3 Baths
- Hardwood flooring, dream kitchen w/ maple cabinetry, curved island & sit up eating bar
- Master w/ walk in closet, ensuite w/ jetted tub & neo angled shower
- 3rd level is walkout & features familyroom with gas fireplace
- 4th level is completed with den
- Backing onto park reserve & green space


\$279,900 OR TRADE
SYLVAN LAKE

- Beautiful updated bi-level on huge corner lot
- 1075 SqFt, 3 Bedrooms, 2 Baths
- Many upgrades over the past years
- Covered three tiered deck
- Fully fenced, room for your RV
- Perfect family home close to schools and parks


\$339,000 OR TRADE
42 WILKINS GREEN, RED DEER

- Bright updated bungalow on quiet close
- 1079 SqFt, 4 Bedrooms, 3 baths
- Many upgrades through the years
- Enclosed 3 season sun room
- Fully fenced with single car garage


OPEN HOUSE SATURDAY 2-4 PM
\$439,900 OR TRADE
IRONSTONE

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


\$529,900 OR TRADE
MERIDIAN BEACH, GULL LAKE

- Beautiful upgraded 1648 SqFt bungalow
- 4 Bedrooms, 3 Baths
- Open concept, vaulted ceilings
- Fully landscaped
- Lake view from front veranda


TEXT 3311
\$674,900 OR TRADE
SYLVAN LAKE

- Sprawling luxurious bungalow in Lakeway Landing
- 1892 SqFt, 3 Bedrooms, 3 Baths
- Italian tile throughout entire main flr & solid maple wood doors & trim
- Chef's kitchen, formal dining room, large master
- Basement features family room w/ wet bar, pool table, & media room
- Oversized heated garage 30'x31'
- Beautiful landscaped yard w/ RV parking


TEXT 8347
TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS

Kevin Durling
 Agent

Jamie Berg
 Agent

Deanna Zunti
 Agent

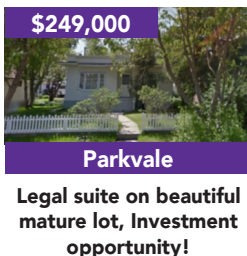
Debby Wells
 Office Administrator

ROYAL LePAGE Network Realty
403-755-4853

* Some conditions apply



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



Be On The Golf Course!
2 bed/2 bath home on the 18th hole in Whispering Pines (full recreational facility)

For more information, visit:
www.dustysmithteam.ca



Les Anderson
403.350.1932



PARKVALE - HUGE LOT (75X128)
Can be subdivided into 2 lots & build 2 single family homes. On a dead end street, only steps away from Barrett Park. Nice home on the property with a 28'x28' garage. **\$309,900**



Feature Home
Stunning top floor condo over 1,800 sq. ft. overlooking the City! This has it all! Bright, open & spacious! 3 bedrooms, 3 full baths, great kitchen, granite counter tops, island & lots of cabinets. 2 decks to enjoy the outstanding view. **\$399,900**



INCREDIBLE VALUE!
Assessed at over \$163,000 and now on the market at only **\$109,900!** Concrete building, 2 bdms, lots of upgrades. Great investment! Call Les at 403-350-1932

CALL LES AT 350-1932 TO VIEW, OR FOR MORE INFORMATION ON THESE LISTINGS!



Doug Wagar
403.304.2747



JUST LISTED!
WEST PARK
fixer-upper on 3 lots!
\$210,000



ADULT 1245 SQ. FT. FULLY DEV BUNGALOW
3 beds, 3 baths, attached double garage, shows great!
\$349,900



CLASSY!
Fully developed 1655 sq. ft. bungalow on 1.62 acres - 5 minutes to Red Deer.
\$695,000



IMMACULATE!
3 bed, 2 bath duplex with oversized double garage. **\$255,500**



BLACKFALDS SUPER VALUE!
Fully developed 4 year old bi-level on huge pie lot with double garage! **\$324,500**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Alex Wilkinson
Follow or contact me on
403-318-3627



REDUCED! \$599,000
206 - 28470 HWY 592
Fabulous updated acreage just minutes to Red Deer on pavement! 4 bdms, 4 baths with double attached garage situated on 1.6 acres.
Call Alex to view!



\$379,888!
OPEN HOUSE SATURDAY 2-4 PM
17 ROSE CRESCENT JUST LISTED!
Fabulous large home on pie lot close to park. Home offers 5 bedrooms and attached double garage. **Call Alex**



NOW \$314,888!
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!



NOW \$289,888!
48 ARTHUR CLOSE
Fully developed and nicely updated home with attached garage. Close to all amenities! NO CONDO FEES! **Call Alex!**



\$550,000!
75 WINDERMERE CLOSE JUST LISTED!
Double garage plus shop!! Fully finished home includes den and great open plan in great location. **Call Alex!**



Network Realty Corp.
403-346-8900

3608-50 Ave
www.networkrealtycorp.ca



Barb Munday
ROYAL LEPAGE
NETWORK REALTY CORP.



Price has been slashed by \$10,000.00!
This 1190 sq. ft. fully finished bi-level boasts 4 beds, 3 baths, (ensuite), open design basement development highlighted by three sided fireplace. Double att. garage plus RV parking. numerous upgrades to include roof, hot water tank and flooring. Quiet close, quick possession. Come see it today, call it home tomorrow. **\$359,900.00**

Call me "Munday": Call me "Anyday"
403-598-7721 | bmunday@shaw.ca



Bett Portelance



70 Ainsworth Crescent,
RED DEER

1177 SQ FT WALKOUT
BI LEVEL, 4BDR, 3BATH
ATTACHED 22X24, 15X21
DETACHED GARAGE

\$449,900

Helping You Make The Right Move **403-307-5581**



4 ways to get your outdoor living space **ready for summer**



Once the warmer weather arrives, it's time to set up your outdoor living space for the season. But before you bring out the patio furniture, you should attend to these four tasks.

Wash your windows. Clean the frames and glass, and don't forget to give the screens a scrub as well. You should also inspect the caulking around your windows and doors. If there are any cracks, apply new

caulking

Get your deck ready. Clean your patio or deck and check for loose boards or anything else that looks like it needs to be fixed. Make repairs, then sand and seal wood surfaces.

Examine exterior surfaces. Inspect your siding for damage and ensure your foundation is free of cracks that might have formed over the winter. If you see any peeling paint on your

shutters or window frames, make plans to have them painted.

Inspect your barbecue. Look out for signs of damage. Clear off spider webs, clean the grill and make sure animals haven't nibbled on the gas line.

Once you're done with the above, it's time to set up your outdoor furniture. Give chairs, tables and loungers a good cleaning, then sit back, relax and enjoy soaking up the sun.

39525 Highway 766, Lacombe County

\$1,449,950

Outstanding Reduction!



End of the road on searching for the perfect pristine property

150 acres of grazing land, completely fenced, spring run-off creek, water ponds (water rights to: one pond, one water well, and a run off slough) Great revenue property with 4 oil wells in one corner of the property plus grazing rental. Location set back away off paved secondary highway with electric security gate at entry property lane way. Home is a stunning 3000 plus s.f. immaculate 2 storey, inside and outside with so many beneficial features for your enjoyment. Home has 4 bedrooms and 4 bathrooms, featuring spacious open areas, central air conditioning, main floor laundry, gas fireplace in living room, huge kitchen pantry, a secondary day kitchen, an upstairs full guest suite, large outside entertainment deck, oversized attached finished double garage. Farm yard holds various buildings from: children's playhouse, green house, various sheds, huge fantastic shop 60'x40' with a 40'x 16' annex, 36'x48' horse stable Quonset with 5 pens. MLS: CA0134942

SALE INCLUDES: Living room TV above fireplace, security hardware (contract ends in July) all blinds and window coverings except curtains in master bedroom, wall oven, dishwasher built-in, microwave oven built-in, washer & dryer, garbage compactor, wine fridge, yard sheds, hot tub, murphy bed wall unit, central vac with attachments. In shop: dishwasher, stove top and microwave, stove and fridge in upstairs suite, ceiling fans, electric gate, fuel tank on stand.



Ernie Sandstra
403.877.9144

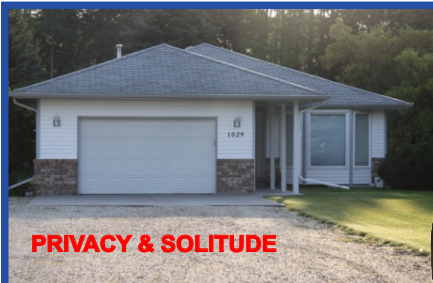
RE/MAX real estate central alberta
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Email: erniesandstra@remax.net |
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HAMLET OF SPRUCE VIEW

OPEN HOUSE \$248,900

April 14, 2019 CA153751
2 pm - 4 pm 1029 20 Street

SUNNYBROOK SOUTH

OPEN HOUSE \$429,900

April 13, 2019 CA0161590
2 pm - 4 pm 16 Silverberg Place



LAREDO

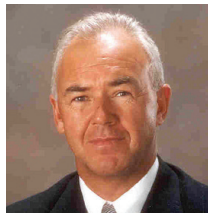
\$1,189,900

CA0158425
53 Larratt Close

LET ME MOVE YOU

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real estate central alberta

Mitzi Billard (403) 396-4005



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real estate
central alberta

4440 - 49 ave.,
red deer
403.343.3020

Len Parsons
403.350.9227



90 Osmond Close | \$598,900
ACREAGE LIVING IN THE CITY!

beautiful Two story totally renovated.
4 bedrooms, 4 bathrooms, shows like new!
Your host, Len Parsons, 403-350-9227

OPEN HOUSE SAT, APR. 13, 2-4 PM



NEW PRICE!

37470 RR 265 #18 | \$719,900
WALK OUT BUNGALOW!

Nestled in a private setting show home condition, lots of extras, heated attached garage plus heated detached shop minutes from Town and pavement to your door
Your host, Len Parsons, 403-350-9227



Ivan Busenius

403.350.8102

RE/MAX[®] real estate
central alberta

4440 - 49 ave., red deer • 403.343.3020



NEW LISTING!

OPEN HOUSE

466 Waskasoo Estates | \$135,500
ADULT LIVING AT ITS FINEST!
TOTALLY UPGRADED, this home features everything you want incl. huge enclosed deck, central air and heated garage.
Come see Sunday from Noon to 3 pm!



NEW LISTING!

25 Prairie Ridge Close, Blackfalds | \$222,500
HUGE PIE LOT over 200 feet long, lots of parking, plus a totally upgraded end unit townhouse that you will love to call home. This is one home you MUST SEE!



Barb McIntyre

403.350.0375

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central alberta

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OPEN HOUSE!

157 Wilson Crescent
SUPER VALUE PRICE
\$322,000

SPACIOUS FAMILY BUNGALOW

includes upgrades, RV parking, detached garage - quiet mature neighbourhood close to the college and walking trails!

OPEN HOUSE:
Sunday 1-3 PM!



RE/MAX[®]

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www.coldwellbankerreddeer.ca

403-343-3344



**Dale
Stuart**

403-302-3107

#36 369 INGLEWOOD DR



\$244,900

**SUN, APR 14,
1:30-4:00 PM**

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.

48 ISBISTER CLOSE



\$378,900

NEW PRICE!

This fully finished modified Bi-Level is located on a quiet close with a pie lot & a walkout basement. Features inc. vaulted ceilings, hardwood flooring, ceramic tiles, 3 bdrms, 3 baths, walk-in closet, underslab heat in bsmt, 22x24 attached garage.

80 DEMPSEY STREET



\$324,900

**SAT, APR 13,
1:30-4:00 PM**

NEW LISTING!

OPEN HOUSE

Fully dev. bi-level feat. 4 bdrms & 3 baths, vaulted ceilings, open floor plan, lrg kitchen with loads of cabinet space & pantry, with large dining area. Finished bsmt has a large family room, 2 bdrms, 4 pce bath and underslab heat. 24 x 26 heated garage with 10' ceiling.

259 KENDREW DRIVE



\$227,900

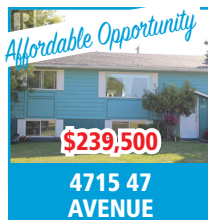
NEW LISTING!

This 1/2 Duplex is a great starter home. It offers 3 bdrms, 2 baths, an open floor plan, main floor laundry, and all appliances included. Has fully fenced yard, nicely landscaped, two sheds & lots of rear parking. Close to two public playgrounds, schools, and a bus route.

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



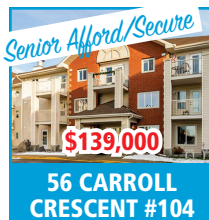
*Margaret
Comeau*
403-391-3399



\$239,500

**4715 47
AVENUE**

Sweet Bi-level in Lacombe. 3 bedrooms 2 baths Detached garage, fully finished Quick possession



\$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 **Open House Sun 12-2 pm**



\$475,000

NEW LISTING

Well maintained ;3 Bedroom on 5.86 Acres Backing onto Raven River on 2 sides {1193 sq ft} 24x24 garage

Won't Last



\$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



\$339,000

**27008 HIGHWAY
597**

3 km east of Blackfalds. 8.75 acres, mobile with 3 beds, 2 baths, 2 additions, quick possession, on pavement. Mature trees, large deck, private location. Great spot for a new home.

GOING ABOVE AND BEYOND

COLDWELL BANKER



ONTRACK REALTY



SCOTT KEY 403-350-6817

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BANKER**
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for more than 27 years!**



Sparkling New Town Homes in Blackfalds!

Open main floor featuring large kitchen w/island and 1/2bath. Lower level offers 3 bedrooms and 2 full baths. **Starting at \$248,800**



RedDeerLawyer.com



CHRISTOPHER STEPHAN
Professional Corporation
Barrister & Solicitor

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FAVOURITE
LAWYER IN 2018



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Fax: 403.754.5039

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5 kitchen renovation blunders to avoid

Thinking about renovating your kitchen? If so, keep in mind that this is a major home project. And, since your kitchen is probably the room in your house that gets the most use, you want to make sure that the end result is both beautiful and functional. Here are five mistakes to avoid when upgrading your kitchen.

Ignoring the layout. Keep your kitchen functional by considering the work triangle (the distance between the sink, refrigerator and cooktop) when designing your kitchen.

Focusing on trends. Instead of choosing the most fashionable design features, create a kitchen that truly fits your needs. Forgo anything that doesn't work with your lifestyle.

Forgetting about organization. A pullout pantry or extra rack in the cabinet can help you keep your kitchen tidy and sorted. Invest in practical storage options that make your life easier.

Making last minute changes. Before the renovation starts, be sure about the choices you've made. Changing your mind once the work has begun can be expensive.

Neglecting the details. Nothing should be overlooked when you're upgrading a kitchen. Details like the cabinet handles, backsplash and trim are what make your kitchen unique.

By avoiding these kitchen renovation blunders, not only will your remodel go smoothly, but the final result is sure to be one that you love.

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, APRIL 13

RED DEER

135 Garrison Circle.....	11:00 - 1:00 pm	Kim Fox	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$442,500	Garden Heights
48 Arthur Close.....	11:30 - 1:30 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK REALTY	318-3627	\$289,888	Aspen Ridge
16 Anders Street.....	1:00 - 3:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4546	\$283,900	Anders Park
56 Cosgrove Close.....	1:00 - 3:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$234,900	Clearview Meadows
14 Chism Close.....	1:00 - 3:00 pm	Gord Phillips	MAXWELL REAL ESTATE SOLUTIONS LTD	357-7720	\$259,900	Clearview Meadows
#1205, 30 Carleton Ave..	1:00 - 3:00 pm	Tim Maley	RE/MAX REAL ESTATE CENTRAL ALBERTA	550-3533	\$264,900	Clearview Ridge
2344 Danielle Drive.....	1:00 - 3:00 pm	Cindy Vander Linden	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7355	\$148,900	Davenport
107 Patterson Crescent	1:00 - 3:00 pm	Debra Kerr	RE/MAX REAL ESTATE CENTRAL ALBERTA	597-9134	\$385,000	Pines
61 Sherwood Crescent ..	1:00 - 3:00 pm	Allan Melbourne	RE/MAX REAL ESTATE CENTRAL ALBERTA	304-8993	\$276,900	Sunnybrook
80 Dempsey Street.....	1:30 - 4:00 pm	Dale Stuart	COLDWELL BANKER ONTRACK REALTY	302-3107	\$324,900	Deer Park
24 Lundberg Crescent ..	1:00 - 4:00 pm	Nadine Marchand	RCR ROYAL CARPET REALTY	358-0546	\$549,900	Laredo
71 Excell Street.....	2:00 - 4:00 pm	John Cloke	ROYAL LEPAGE NETWORK REALTY	741-4222	\$314,900	Eastview
90 Osmond Close.....	2:00 - 4:00 pm	Len Parsons	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-9227	\$598,900	Oriole Park West
17 Rose Crescent.....	2:00 - 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK REALTY	318-3627	\$379,888	Rosedale Estates
16 Silverberg Place.....	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$429,900	Sunnybrook
54 Springfield Avenue ..	2:00 - 4:00 pm	Marcella Barthel	RE/MAX REAL ESTATE CENTRAL ALBERTA	597-5563	\$354,900	Sunnybrook
42 Wilkins Green.....	2:00 - 4:00 pm	Deanna Zunti	ROYAL LEPAGE NETWORK REALTY	396-9937	\$339,000	West Park
66 Dobler Avenue.....	2:30 - 4:00 pm	Viviana Del Ciego	ROYAL LEPAGE NETWORK REALTY	598-4053	\$459,900	Deer Park

SATURDAY, APRIL 13

OUT OF TOWN

14 McKay Blvd.....	1:00 - 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK REALTY	350-6023	\$299,900	Blackfalds
41-27121 TWP 402.....	2:00 - 4:00 pm	Kim Fox	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$725,000	Lacombe County
4844 - 43 Street.....	2:00 - 4:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS LTD	506-7171	\$229,900	Sylvan Lake

SUNDAY, APRIL 14

RED DEER

75 Windermere Close.....	11:00 - 1:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK REALTY	318-3627	\$550,000	West Lake
56 Carroll Crescent.....	12:00 - 2:00 pm	Margaret Comeau	Coldwell Banker Ontrack Realty	391-3399	\$139,900	Clearview Meadows
157 Wilson Crescent.....	1:00 - 3:00 pm	Barb McIntyre	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-0375	\$322,000	West Park
36 - 369 Inglewood Dr ..	1:30 - 4:00 pm	Dale Stuart	Coldwell Banker Ontrack Realty	302-3107	\$244,900	Inglewood
2146 Danielle Drive.....	2:00 - 4:00 pm	Tracy Thody	ROYAL LEPAGE NETWORK REALTY	358-8605	\$174,900	Davenport
35 Ion Close.....	2:00 - 4:00 pm	Keri Jensen	ROYAL LEPAGE NETWORK REALTY	304-2707	\$524,500	Ironstone
95 Voisin Close.....	2:00 - 4:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS LTD	506-7171	\$550,000	Vanier

SUNDAY, APRIL 14

OUT OF TOWN

466 Waskasoo Estates.....	12:00 - 3:00 pm	Ivan Busenius	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-8102	\$135,500	Red Deer County
10 Lincoln Park Blvd	1:00 - 3:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4546	\$369,900	Lacombe
67 Lodge Place.....	1:00 - 3:00 pm	Rick Burega	ROYAL LEPAGE NETWORK REALTY	350-6023	\$255,000	Sylvan Lake
97 Vintage Close.....	2:00 - 4:00 pm	Janice Mercer	ROYAL LEPAGE NETWORK REALTY	598-3338	\$399,800	Blackfalds
#18, 37470 RR 270.....	2:00 - 4:00 pm	Len Parsons	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-9227	\$719,900	Red Deer County
1029 - 20 Street.....	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$289,900	Spruce View
15 Fox Close.....	2:00 - 4:00 pm	Barb Munday	ROYAL LEPAGE NETWORK REALTY	598-7721	\$359,900	Sylvan Lake

View our complete publication ONLINE at www.yourhouseyourhome.ca



Carmen Dufresne MORTGAGE SPECIALIST

Tel: 403.357.4581 | 1.877.366.3487

Email: cadufresne@mortgagealliance.com

Web: www.mortgagealliance.com/carmendufresne

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Red Deer
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get your mortgage pre-approved.

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Benefits of adding a solarium to your home

A solarium or sunroom is an indoor space that has an abundance of natural light. This is thanks to the structure having oversized windows or walls entirely made of glass. If you're thinking about getting one, here are some of the benefits you stand to enjoy.

Extra living space. A solarium can increase your home's usable space. Many people use theirs as either a breakfast nook, home office or exercise room.

Natural light. A solarium allows sunlight into your home. Studies have shown that exposure to natural light can help you sleep better



at night, increase your productivity and improve your mood.

All-season gardening. Do you miss your herb garden in the win-

ter months, or have you struggled to protect your veggie patch from pests? With a solarium you can have a healthy and vibrant garden all year long.

Solariums and sunrooms are great places to relax and enjoy life. If you have a porch or patio you don't use much, consider converting it.

5 signs it's time to replace your siding



By replacing your siding when necessary, you're protecting your home and increasing its value at the same time.

Siding is one of the most important parts of your home's exterior. Not only does it protect the structure from the elements, it also showcases your house's style. While you may wish your siding would last forever, it will eventually need to be replaced. Here are a few signs you need new siding.

Visible damage. Numerous things can damage siding including dirt, the weather and moisture. If only a few panels are affected, you might be able to replace them. But if the damage is widespread, you'll need to replace the whole thing.

Peeling paint indoors. If you have water damage on your interior walls, it might mean that your siding is no longer effectively keeping moisture out of your home.

Your bills have increased. Siding plays a big

part in insulating your home. If you notice a drastic change in your bills, your siding may have an air leak. In this scenario, your heating and cooling system works extra hard to regulate your home's temperature, which ultimately results in costlier utility bills.

Mould or mildew. Fungus or mould in or near the seams of your siding may indicate water infiltration.

It looks faded and old. Replacing your siding can drastically increase your home's curb appeal. Among home renovations, new siding has one of the highest returns on investment.

When it's time to replace your siding, be sure to take action sooner rather than later. The longer you wait, the more likely it becomes that other parts of your home will get damaged as a result of having deteriorated siding.

How to use *'Living Coral'* in your home



With summer almost here, the time of year is just right for decorating with Pantone's colour of the year, Living Coral. This pink-orange hue is bold, vivacious and perfectly suited to the season's most festive occasions. Here are a few ideas for using it in your home.

As an accent. A little Living Coral goes a long way. Add one or two throw pillows for a pop of colour that screams summer. For a bolder look, paint a dresser or upholster a chair.

On your walls. A splash of this colour can brighten up a windowless room or create an energizing environment for a nursery or playroom. If you're reluctant to use it for an entire room, consider painting just one wall.

Outside. Does your front door need a makeover? Then give it a fresh coat of paint. Living Coral makes a big impact and will increase your home's curb appeal.

No matter how you use it, this lively shade is sure to brighten your home.





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Building a Custom Home



Building a new custom home is an exciting endeavour. As life moves forward, families decide they can afford a custom built home with features and amenities that are designed specifically for their lifestyle. Choose a reputable builder that you feel comfortable with, that answers your questions knowledgeably and makes time for you.

Now that you are ready to get started there are some important questions you want to ask your homebuilder. Knowing what materials are being used for your home, from lumber, to windows to furnace capacity will make a difference in the quality and efficiency of your home. That leads to your wish list. Bring in your wish list when meeting with your builder to create a spec sheet that is specifically tailored to your needs. Be a part of the process. Your builder should be going through the different stages of completion with you, your input is important. Schedule your meetings with contractors early on in the process, choosing your custom finishings sooner rather than later will help keep the building process smooth and on track.

Building your family home should be positive and exciting. We would love to help be a part of it.



Please forward your home building questions to
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I'm selling my house, and the listing agreement says I have to pay my real estate agent commissions if my place sells after the agreement ends. Is that legal?

It sounds like you're referring to the "holdover" clause, which is found in most residential listing agreements (seller representation agreements) in Alberta. And yes, holdover clauses are legal.

A holdover clause permits your real estate brokerage to collect its fee or commission from you if you enter into a purchase contract with a buyer within a specific number of days after your listing agreement ends and that buyer was introduced to your property during the term of the listing agreement. The length of the holdover period is negotiable between you and your real estate professional.

When a real estate professional lists your home, your listing agreement sets out that you will pay your brokerage in the event your home sells.

Imagine you have a 90-day listing agreement. On day 88, your real estate professional arranged for a showing of your home to a buyer. The buyer liked it, but had to think about it for a few days. On day 91, the buyer decides they want to buy your home. That buyer only knew about your home being for sale because of the listing you had with your real estate professional.

Assume you didn't extend your listing agreement, on day 91, your home is no longer officially for sale but you still want to sell. The buyer who viewed your home on day 88 writes an offer to purchase your home, and you accept their offer. Now the holdover clause kicks in. Because you're selling your home to a buyer who was introduced to it during the term of your listing agreement, the holdover clause requires you to pay your real estate brokerage the commission you agreed to in your listing agreement.

Your real estate professional did what they set out to do – they sold your home for a price with which you were happy. They deserve, and have every right, to be paid for their work.

The holdover clause also protects a real estate brokerage's commission in the unlikely event a buyer and seller want to work together to get a deal done, but they wait until just after the listing agreement ends so they don't have to pay commission. If in such a case the buyer was introduced to the seller's property during the term of the listing, the real estate professional deserves to be compensated for their work. Side deals between a seller and that buyer shouldn't affect the ability of the seller's real estate brokerage to collect its commission.

"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.



Wood decks are timeless backyard additions, but they aren't maintenance free. When not properly taken care of, they're prone to rotting. Here's how to take care of your wood deck.

Inspect it. Every spring, take time to look your deck over. Examine all the components to make sure there's no damage. If you come across any, fix it before it gets worse.

Clean it. Regularly sweep debris off your deck. Scrub it with soap and water once a year. If you'd rather use a pressure washer, be careful: highly

pressurized water can gouge holes in wood. Using a sweeping motion, always keep the washer moving.

Sand and seal it. Every two or three years, sand your patio and apply a sealant. This will prevent the wood from absorbing moisture. You can hire a professional to do this, or you can set aside a weekend and do the job yourself.

Hopefully, you'll get to enjoy your wood deck this summer, and for many summers to come. Regular maintenance will ensure that you do.

YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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