

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

MAY 3, 2019

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

## 405, 4522 47A AVENUE

**Rare Find!** 2 bed, 45+ Condo by the Golden Circle. Open concept kitchen & living area, insuite laundry and 2 assigned parking stalls! **\$229,900**



**Bob Wing**  
*Seniors Real Estate Specialist*  
403-391-3583  
**CENTURY 21**  
Advantage  
403-346-0021

See page 10 for more details

*Improve you home's*  
**ENTERTAINING SPACES** A4

*Defining hardcape and*  
**HOW TO USE IT** A11

*The benefits of water features*  
**FOR GARDEN LANDSCAPES** A15

VIEW OUR E-EDITION ONLINE AT

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

# ROYAL LEPAGE

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

 <p><b>NORM JENSEN</b> 403.346.8900</p>	 <p><b>Commercial Land for Sale</b></p> <p>130 acres. Ideal property for various types of industries requiring rail service.</p>	 <p><b>Land For Sale Downtown Sylvan Lake</b></p> <p>Excellent location with a view of the lake! Seller has plans for a 10 unit apartment.</p>	 <p><b>Super Value, Business Only for Sale</b></p> <p>Superb location on Gaetz Ave. Very high traffic area. Store includes bakery and meat counter. Very long standing profitable business.</p>	 <p><b>Spacious Bungalow in Deer Park Estates!</b></p> <p>Boasting 4 bdrms, 3 baths, double attached garage, lots of upgrades and covered deck!</p>
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**TAKE THE 3D TOUR OF MY PROPERTIES AT [www.gerالدore.ca](http://www.gerالدore.ca) or call me at 403-872-4505**

 <p><b>Gerald Doré</b> 403.872.4505</p>	<p><b>NEW LISTING!</b></p>  <p><b>77 TRIMBLE CLOSE</b> 4 beds, 3 full baths, fully finished and RV parking. <b>\$349,900</b> MLS# CA0164310</p>	<p><b>WHY RENT?</b> <b>7359 59 AVENUE</b> MLS# CA0159068 <b>\$229,900</b></p> <p><b>GORGEOUS BUNGALOW</b> <b>17 RYAN CLOSE</b> Luxurious 1506 sq. ft. bung. w/5 beds and 3 baths on quiet close. Main floor laundry, hardwood, granite, counters, MB w/ensuite. Fantastic home! <b>\$429,900</b> MLS# CA0160926</p>	<p><b>SIERRA GRAND</b> <b>418 4805 45 STREET</b> Facing south, 1100 sq. ft., 2 beds, 2 baths, 4th fl. MLS# CA0157045 <b>\$337,500!</b></p> <p><b>OPEN HOUSE: SUN 1-3 PM</b></p>	<p><b>1464 SQ. FT. BUNGALOW</b> <b>#36 - 173 AUSTIN DR.</b> Adult, luxury, Lakeside Villas! MLS# CA0152296 <b>\$574,900!</b></p>	<p><b>2308 12B IRONSIDE ST</b> 2 bed, 2 bath, 2 parking stalls. MLS# CA0161957 <b>\$199,900!</b></p> <p><b>BUNGALOW - NEW PRICE!</b> <b>19 VOISIN CLOSE</b> MLS# CA0153944 <b>\$649,900!</b></p>	<p><b>RIVERFRONT</b> <b>4756 56 STREET</b> MLS# CA0153943 <b>\$949,900!</b></p> <p><b>NEAR RIVER TRAILS</b> <b>74 WILTSHIRE BOULEVARD</b> MLS# CA0156712 <b>\$474,900!</b></p>	<p><b>CONDO ON PARK</b> <b>103 5110 36 ST</b> MLS# CA0154027 <b>\$229,900!</b></p> <p><b>REDUCED!</b> <b>23 JENNER CRESCENT</b> Stunning newer bi-level, 4 beds, 3 baths. MLS #CA0156534 <b>\$389,900!</b></p>
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 <p><b>Carol Donovan</b> 350-5502</p>	<p><b>17 Portway Close, Blackfalds</b></p>  <p>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 &amp; play area &amp; opens onto a deck with back yard fenced and finished! Don't miss this immaculate home!</p>	<p><b>147 Douglas Avenue</b></p>  <p>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!</p>
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 <p><b>Doug Wagar</b> 403.304.2747</p>	<p><b>OPEN HOUSE SUN 2-4 PM</b> 20 HERON COURT, PENHOLD</p> <p><b>IMMACULATE</b> 3 bdrm duplex with fully finished double garage. A must see at this price! <b>\$255,500</b></p>	<p><b>HANDYMAN SPECIAL!</b> Cozy West Park bungalow with small workshop. 75x125 treed lot. <b>\$210,000</b></p>	<p><b>ADULT 1245 SQ. FT. FULLY DEV. DUPLEX!</b> Dbl att. garage, 3 beds, 3 baths, gas FP, vaulted ceilings, excellent complex. Immediate possession! <b>\$349,900</b></p>	<p><b>PENHOLD!</b> Beautiful executive home backs onto large park. 1620 sq. ft., vaulted ceilings, open plan, super location, super price. <b>\$365,000</b></p>	<p><b>DON'T MISS OUT!</b> Gorgeous home - fully dev., 4 year young bi-level, large pie lot, 26x24 finished garage! <b>\$314,500</b></p>
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**FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747**

 <p><b>Alex Wilkinson</b> Follow or contact me on 403-318-3627</p>	<p><b>\$599,000</b></p>  <p><b>206 - 28470 HWY 592</b> Fabulous updated acreage just minutes to Red Deer on pavement! 4 bdrms, 4 baths with double attached garage situated on 1.6 acres. <b>Call Alex to view!</b></p>	<p><b>88 TIMBERSTONE WAY JUST LISTED!</b></p>  <p>Fabulous 2 storey backing onto park. This one has 4 bdrms up plus bonus room!</p>	<p><b>\$304,000 - REDUCED!</b></p>  <p><b>23 STEWART STREET</b> Location is fabulous for this fully finished Sunnybrook home just steps to the local school and parks. Home comes with detached double garage!</p>	<p><b>\$289,888!</b></p>  <p><b>48 ARTHUR CLOSE</b> Fully developed and nicely updated home with attached garage. Close to all amenities! NO CONDO FEES! <b>Call Alex!</b></p>	<p><b>5816 65 STREET #14</b></p>  <p>Awesome one bedroom main floor condo with patio in front and back. <b>Call Alex!</b></p>
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*Bett Portelance*



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

*120 Andrews Close*

1144 SQ. FT. 1/2 DUPLEX BUNGALOW, 5 BDR, 3 BATH, ATTACHED GARAGE



*6 Ladwig Close*

919 SQ. FT. BI-LEVEL, 3 BDR, 2 BATH, LARGE DETACHED GARAGE



*70 Ainsworth Crescent*

1177 SQ FT BI-LEVEL, 4 BDR, 3 BATH, ATTACHED GARAGE & 1 DETACHED

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



# *Time to replace old wiring?*

Old homes can be charming and contain architectural elements not often seen in many modern housing developments. But what older homes may have in design appeal, they may lack in updated features.

While cosmetic changes are not necessarily difficult, one area of concern in historic homes — and sometimes even in houses built 40 or 50 years ago — is archaic wiring. Wiring provides power to every room of the home. In today's electronics-driven society, electricity that works is an essential component of daily life. Over time, wiring can be compromised through simple aging, pest infiltration, weather, or other conditions. Deteriorated wiring can present a shock hazard and also a serious fire hazard, warn the home renovation experts at The Spruce. Furthermore, the home improvement site This Old House advises that the amperage of old wiring may not be able to meet the needs of the devices used in homes — overpowering the circuits. This can cause breaker blowouts and other problems, such as overheated wires that may spark and cause fires from within the wall.

Wiring often falls into the "out of sight, out of mind" category. Homeowners may make allowances for inadequate electrical systems, such as running extension cords or using multiplug connectors to increase their wiring

capacity. However, they may not be diligently keeping on top of upgrades needed to stay safe. Confirming that a home's electrical system is safe is a necessary part of home maintenance.

For those who haven't already done so, schedule an inspection with a licensed electrician to go over the home's wiring. He or she can determine if any areas pose a safety risk and/or do not conform to local code requirements and the National Electrical Code. Failure to meet code can lead to difficulty obtaining permits to make other home renovations, or difficulty selling a home later on.

The electrician can also go over improvements that can improve safety and function. Additional outlets, including GFCI outlets in kitchens and bathrooms, may be part of the plan, as well as rewiring a fuse box or circuit panel to allow for better flow of power around the house. Frayed wiring or underinsulated wiring also may need to be replaced.

Owners of old homes should recognize possible electrical system dangers that require attention. Plus, considering electrical codes change quite frequently, it is always in a homeowner's best interest to work with a qualified electrician to keep wiring inspected and up to date.



**DEBORAH HANSEN**

**HANSEN REAL ESTATE TEAM**  
(since 1986)



**TEXT OR CALL 403-358-9999**

427 Jenkins Drive



**"EMPTY NESTORS; WE ARE HOPING TO SELL BEFORE THE FLOCK TRIES TO MOVE BACK IN!"**

Custom built, original owner, sparkling & meticulously maintained, developer put in everything - the cheque book was open when this was built, fully developed, walk out bungalow, 3 bedrooms, 2 baths, main floor laundry, fireplace, in floor hot water heating, additional parking.

**OPEN HOUSE: Saturday, 11:39 AM - 2:39 PM**

## **HANSEN REAL ESTATE TEAM**

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2018 A-LIST

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Fax: 403.754.5039

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Will / Package

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Red Deer, AB



# Improve entertaining spaces

Some homes are seemingly built for entertaining, while others may need a little help to make them more fit for hosting dinner, holiday gatherings or an evening with friends.

Overall, one-quarter of people entertain guests in their home either daily or weekly across the globe. One-third entertain monthly, according to findings from GFK Insights.

People who open their homes to loved ones may want to make some modifications to their spaces to improve the experience for all involved.

- **Tame the clutter.** Look for ways to reduce clutter in rooms where entertaining takes place. Built-ins with bookshelves and cabinets can hide electronics and wayward toys or collectibles. Focus attention on the entryway, hanging hooks for collecting coats, keys and shoes, so they do not overrun the foyer. Remove any knickknacks or other breakable items from shelves or on coffee tables to free up more space.

- **Improve conversation seating.** Arrange tables and chairs to create conversation nooks for guests who want to talk and get to know one another better. Consider moving out big and bulky sofas in favor of love



seats or comfortable chairs that will take up less room and improve flow in entertaining areas.

- **Find the pieces you like.** Think about how you tend to entertain and then cater your space to those preferences. For example, a large dining table with fold-out extensions or leaves is ideal for someone who regularly hosts formal dinner parties. Renovate a room to include a small bar and club chairs for a lounge feel if cocktail parties are typical.

- **Improve lighting.** Work with an electrician and/or designer who can offer ideas for lighting that can set the mood for entertaining. Rooms that are dull and dim can benefit from overhead lighting fixtures if there are none already available. Task

lighting in the kitchen under cabinets can make it easy to prepare food for guests. Wall sconces or focused lighting on artwork can establish a dramatic effect.

- **Do major construction.** Consider working with a builder to make some changes if you simply don't have the space to entertain. Taking down a wall can open kitchens to living spaces, while adding a deck or three-season room off the kitchen or dining room can provide more space for guests to congregate.

- **Install a guest bath.** Update or add a bathroom near the main entertaining areas. This allows guests to discretely use the bathroom and keeps them from roaming in areas of the house you would prefer they avoid.

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

4440 - 49 Avenue, Red Deer • 403.343.3020

**OPEN HOUSE May 5 2-4**



**JUST REDUCED!**

**SPACIOUS HOME  
W/ TRIPLE HEATED GARAGE**



**JUST LISTED TODAY!**

**OPEN HOUSE  
May 11 2-4**



**HOT NEW LISTING**



**ONE OF A KIND!**

**INGLEWOOD**

**\$550,000**

CA0157316

27 Irving Crescent



**IRONSTONE**

**\$569,900**

CA0164518

188 Illingworth Close



**PANORAMA ESTATES**

**\$369,900**

CA0164521

132 Paramount Crescent



**LAREDO**

**\$1,189,900**

CA0158425

53 Larratt Close

**LET ME MOVE YOU**



**Mitzi Billard (403) 396-4005**



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

**NEW LISTING!**



**22 Richards Crescent | \$329,500**  
IMMACULATE MODIFIED BI-LEVEL, fully developed, separate basement entrance, pie shaped yard with huge heated garage and RV parking. This is a must see. **Come and view Sunday from 1-3 PM.**

**NEW LISTING!**



**60 Jacobs Close | \$114,900**  
ADULTS ONLY CONDO - Top floor, newly renovated, sunset views to the west, in-suite laundry, elevator, party room, this is a steal at this price. **Call me!**

**OPEN HOUSE**



**Barb McIntyre**  
**403.350.0375**  
**RE/MAX<sup>®</sup> real estate central alberta**  
4440 - 49 ave., red deer • 403.343.3020

**OPEN HOUSE!**



**87 Doran Crescent**  
**\$399,900**  
**SPACIOUS BUNGALOW WITH IMMEDIATE POSSESSION!**  
Home offers many features and upgrades. 5 bdrms, 3 baths with super private deck area. Move-in ready!  
**OPEN HOUSE: Sunday 1-3 PM!**



Cell: 587.447.2770  
Office: 403.343.3020  
dorindag@remax.net  
dorindag.remax.ca

**DORINDA GALLANT**



**OPEN HOUSES** 4413 Ryders Ridge SYLVAN LAKE 2 pm - 4 pm May 4  
#301 5300 60th Street SYLVAN LAKE 2 pm - 4 pm May 5



15 Sweetgrass Place  
SYLVAN LAKE  
**\$639,900**  
SORENTO SHOWHOME  
CA0152821



4413 Ryders Ridge Blvd  
SYLVAN LAKE  
**\$499,900**  
TWO STOREY SHOWHOME  
CA0158170



5300 60 Street #301  
SYLVAN LAKE  
**\$598,500**  
ADULT COMMUNITY MAINTENANCE FREE  
CA0151895

**FOR SALE**

32 Haliburton Crescent  
Red Deer  
CA0161081  
**\$315,000**

6009 63A St.  
Red Deer  
CA015769  
**\$239,700**

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**403-343-3344**



**Dale Stuart**

403-302-3107

**#36 369 INGLEWOOD DR**



**\$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.

**48 ISBISTER CLOSE**



**\$374,900**

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 bdms, 3 baths, walk-in closet, underslab heat in bsmt, 22x24 attached garage.

**259 KENDREW DRIVE**



**\$227,900**

This 1/2 Duplex is a great starter home. It offers 3 bdms, 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

*Raven River Runs By*



**\$475,000**

**NEARLY 6 ACRES**

High land overlooking a beautiful river! 3 bed plus, spotless, wood burning stove, large family room, double detached garage, new condition, private getaway. Immediate possession, sunset beauty, treed.

*Bells and Whistles*



**\$364,000**

**90 PINE CRESCENT, BLACKFALDS**

Open modern concept, nothing spared! Spacious kitchen with huge pantry, 4 beds, 3 baths, large family room, 22x24 garage, fenced, 2 large decks. Shed, fancy huge playground/reserve.

*Prudent Investment*



**\$128,500**

**30 PARKLAND DR, SYLVAN LAKE**

Use it for a 'COTTAGE' or a 'YEAR ROUND GET AWAY!' 3 bedrooms, neat as a pin with sunny decks, huge family dining/living room, mature trees. Must see. Call today!

*Luxury Senior Lifestyle*



**REDUCED \$129,900**

**56 CARROLL CRESCENT #104**

Dining room meals available! Large one bedroom with modern kitchen, in-suite laundry, 4 pc bath, large living room leading to ground level patio, exercise room. Call to view! 403-391-3399

*11.91 with Acres to Spare*



**\$389,000**

**39310 RR 250, LACOMBE COUNTY**

HUGE METAL BARN {36X176} METAL SHOP {49X101} HOUSE updated 1168 sq. ft on main; 4 bedrooms, 3 baths, may have possibilities for fowl operation.

**Ann Craft**



**Ann's List!**



**Just Sold!**

Running out of listings, Let Me Sell Your Home! **CALL FOR A FREE MARKET EVALUATION**



**Rare Find!**

Full Duplex, 2 titles, amazing renters. 3 beds, 2 baths, fenced yard, off-street parking. **CALL FOR A VIEWING! 403-357-8628**



**Private Location!**

Amazing view and value! This 1/4 section is your own paradise, it's just simply crazy nice. **CALL FOR DETAILS! \$1,199,999**

**Up and Coming Condo!**

2 beds, 2 baths, hardwood floors, underground parking, located in Lacombe.

**4425 Heritage Way**

Immediate possession!

**THESE RARELY BECOME VACANT! \$254,900**

**THINKING OF BUYING OR SELLING? CALL ANN AT 403-357-8628 FOR YOUR REAL ESTATE NEEDS**



*Going above and beyond*  
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**403-343-3344**



**403.872.3350**  
**Peggy Lane**  
 Associate Broker



*Looking to get into the rental Market?*

*This 2 bdrm condo might be the answer!*



**\$112,900**

**#4 6310 58 AVENUE**

**LOCATION: HIGHLAND ESTATES CONDO CORP**

Condo has 2 bedrooms & 1 bathroom, complete with 4 appliances. Tenant pays \$850 rent, owner pays \$225 condo fees month.

*Drive past, book a showing and you be the judge!*

**“SENIORS REAL ESTATE SPECIALIST” DESIGNATION!**

2				3				9
			6	1			3	
		4	9					6
9		2					6	
		3						
7				8		9		4
	8		1	2			9	
1	2	7	4					
						4		

Level: Advanced

# Sudoku - Fun By The Numbers

Like puzzles? Then you'll love sudoku. This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test!

## Here's How It Works:

Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

2	1	4	7	5	8	6	8	9
5	8	6	3	9	4	7	2	1
3	9	7	6	2	1	5	8	4
4	2	9	5	8	3	1	6	7
1	5	7	6	9	2	3	4	8
8	6	3	1	4	7	2	5	9
6	5	8	2	7	9	4	1	3
7	3	2	4	1	6	8	9	5
9	4	1	8	3	5	6	7	2



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# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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



## 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**

# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, MAY 4

### RED DEER

68 Carter Crescent.....	11:00 - 1:00 pm	Kim Fox	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$620,000	Clearview Ridge
42 Landry Bend.....	11:00 - 1:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4546	\$429,900	Lonsdale
63 Landry Close.....	11:00 - 1:00 pm	Kim Fox/Hayley Lauinger	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$489,500	Lonsdale
120 Andrews Close.....	1:00 - 3:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK REALTY	307-5581		Anders Park
117 Baile Close.....	1:00 - 3:00 pm	Len Parsons	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-9227	\$219,900	Bower
87 Doran Crescent.....	1:00 - 3:00 pm	Barb McIntyre	RE/MAX REAL ESTATE CENTRAL ALBERTA	350-0375	\$399,900	Deer Park
135 Garrison Circle.....	1:00 - 3:00 pm	Kim Fox/Jessica Lebreton	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$442,500	Garden Heights
137 Jones Crescent.....	1:00 - 3:00 pm	Gord Phillips	MAXWELL REAL ESTATE SOLUTIONS	357-7720	\$389,900	Johnstone Park
61 Sherwood Crescent..	1:00 - 3:00 pm	Allan Melbourne	RE/MAX REAL ESTATE CENTRAL ALBERTA	304-8993	\$269,000	Sunnybrook
60 Trimble Close.....	1:00 - 3:00 pm	Tony Sankovic	RE/MAX REAL ESTATE CENTRAL ALBERTA	391-4236	\$324,900	Timberstone
1902, 30 Carleton Ave.....	2:00 - 4:00 pm	Jacqui Fletcher	ROYAL LEPAGE NETWORK REALTY	896-3244	\$269,900	Clearview Ridge
26A, 32 Daines Avenue..	2:00 - 4:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS	506-7171	\$269,900	Devonshire
83 Ellis Street.....	2:00 - 4:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$200,000	Eastview
100 Irving Crescent.....	2:00 - 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK REALTY	391-1672	\$459,900	Inglewood
16 Silverberg Place.....	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$429,900	Sunnybrook South
88 Timberstone Way.....	2:00 - 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK REALTY	318-3627		Timberstone
427 Jenkins Drive.....	11:39 - 2:39 pm	Deborah Hansen	EXP REALTY	358-9999		Johnstone Park

### SATURDAY, MAY 4

### OUT OF TOWN

14 Wilkinson Circle.....	1:00 - 3:00 pm	Cindy Vander Linden	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7355	\$339,900	Sylvan Lake
21 Burris Pointe.....	2:00 - 4:00 pm	Deanna Zunti	ROYAL LEPAGE NETWORK REALTY	396-9937	\$475,000	Lacombe
58 - 28364 TWP 384.....	2:00 - 4:00 pm	Kim Fox	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$699,000	Mountain View Estates
47 - 28364 TWP 384.....	2:00 - 4:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4546	\$645,000	Mountain View Estates
6 McDougall Close.....	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$344,900	Penhold
4413 Ryders Ridge Blvd.	2:00 - 4:00 pm	Dorinda Gallant	RE/MAX REAL ESTATE CENTRAL ALBERTA	447-2770	\$499,900	Sylvan Lake

### SUNDAY, MAY 5

### RED DEER

56 Sullivan Close.....	12:00 - 3:00 pm	Kim Fox/Jessica Lebreton	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$345,000	Sunnybrook South
15 Doherty Close.....	1:00 - 3:00 pm	Leanna Cowie	ROYAL LEPAGE NETWORK REALTY	506-5266	\$298,500	Deer Park
51 Duffield Avenue.....	1:00 - 3:00 pm	Tim Maley	RE/MAX REAL ESTATE CENTRAL ALBERTA	550-3533	\$389,000	Deer Park
418, 4805 - 45 Street.....	1:00 - 3:00 pm	Gerald Doré	ROYAL LEPAGE NETWORK REALTY	872-4505	\$337,500	Downtown
137 Jones Crescent.....	1:00 - 3:00 pm	Gord Phillips	MAXWELL REAL ESTATE SOLUTIONS	357-7720	\$389,900	Johnstone Park
86 Tryptow Close.....	1:00 - 3:00 pm	Tony Sankovic	RE/MAX REAL ESTATE CENTRAL ALBERTA	391-4236	\$424,500	Timberstone
12 Barrett Drive.....	2:00 - 4:00 pm	Steve Cormack	ROYAL LEPAGE NETWORK REALTY	391-1672	\$459,900	Bower
49 Cunningham Cres.....	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$344,900	Clearview Meadows
26A, 32 Daines Avenue..	2:00 - 4:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS	506-7171	\$269,900	Devonshire
27 Irving Crescent.....	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$550,000	Inglewood

### SUNDAY, MAY 5

### OUT OF TOWN

72 - 26540 Highway 11..	2:00 - 4:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$594,500	Balmoral Heights
90 Pine Crescent.....	2:00 - 4:00 pm	Margaret Comeau	COLDWELL BANKER ONTRACK REALTY	391-3399	\$364,000	Blackfalds
10 Lincoln Park Blvd.....	2:00 - 4:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4546	\$369,900	Lacombe
41 - 27121 TWP 402.....	2:00 - 4:00 pm	Kim Fox	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$725,000	Lacombe Lake Estates
20 Heron Court.....	2:00 - 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK REALTY	304-2747	\$255,500	Penhold
301, 5300 - 60 Street.....	2:00 - 4:00 pm	Dorinda Gallant	RE/MAX REAL ESTATE CENTRAL ALBERTA	447-2770	\$598,500	Sylvan Lake



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## Questions to ask before embracing DIY

Home improvement projects are as popular as ever. In its 2017 True Cost Survey, the home improvement site HomeAdvisor found that, between February 2016 and February 2017, homeowners spent an average of just over \$5,000 on home projects. That marked a nearly \$1,900 increase from the year prior, indicating that homeowners are increasingly opening their wallets to transform their homes.

In addition to spending money to improve their homes, many homeowners are spending their time on projects as well. While DIY projects can provide a sense of fulfillment and personal attachment to one's home, prospective do-it-yourselfers should ask themselves some questions before picking up their hammers and getting to work.

### Do I have any physical limitations?

No matter how much home improvement television shows may simplify projects, prospective DIYers should know that such undertakings are typically very difficult and oftentimes physically demanding. Homeowners with existing health conditions or other physical limitations may not be capable of performing certain tasks or may need to take frequent breaks, which can delay projects.

### Do I have the time?

Many home improvement projects require a significant amount of time to complete. Homeowners whose time is already stretched thin with commitments to work and/or family may not be able to complete projects within a reasonable amount of time. That's fine if working on a part of the home that won't affect daily life, but can prove stressful or problematic if the project is in a room, such as a kitchen or bathroom, that residents of the home

use each day. Novice DIYers should be especially honest with themselves about the time they have available to work on the project, as such homeowners are bound to experience a few time-consuming missteps along the way.

### Can I afford it?

While DIY might seem more affordable than hiring a contractor, that's not necessarily true. Novice DIYers may need to buy or rent tools, costs that can add up. Contractors already have the tools necessary to begin and complete projects, so the cost savings of DIY might not be as significant as homeowners think. Before going the DIY route, homeowners should solicit estimates from contractors, comparing the estimates to how much a project will cost if homeowners do it themselves.

### Can I go it alone?

Many home improvement projects require more than one set of hands, and it's risky and even foolish for first-time DIYers to assume they can begin a project and see it through to completion entirely on their own. Homeowners whose spouses, partners, friends, or relatives are willing to chip in may think that's enough. However, the DIY skills of those who volunteer may be a mystery until the project begins. Novice DIYers should enlist the help of a friend or family member with home improvement experience. If no such person is available, it may be wise to hire a contractor instead.

Home improvement projects may seem simple on television. But prospective do-it-yourselfers must make honest assessments of their skills, time and budgets before taking on a DIY project.



Curb appeal is beneficial in various ways. Curb appeal can make a home more attractive to prospective buyers and give existing homeowners a place they want to come home to. In its study of the worth of outdoor remodeling projects, the National Association of Realtors found standard lawn care and overall landscape upgrades were most appealing to buyers, as well as the most likely to add value to a home.

Although plants, grass and other items can improve curb appeal, homeowners should not overlook hardscaping.

Hardscaping is an industry term that refers to the non-living features of a landscape. These features can include everything from decks to walkways to ornamental boulders. Introducing paths or paver walls to a property helps develop that home's hardscape. Hardscape and soft elements often work in concert to create inspiring landscape designs.

DIY landscape designers can heed certain tips to make the most of hardscape features on their properties.

### **Choose materials.**

As with many landscaping projects, homeowners must first determine what types of additions they would like on their properties. Common hardscape features include patios, decks, walkways of pavers or bricks, and retaining walls. Hardscape elements can be functional or simply decorative features that add whimsy to the yard.

### **Choose a theme.**

The right style allows hardscaping and

softscaping materials to work together. For example, homeowners may want to give their yards an eastern feel, complete with a koi pond and decorative bridge or trellis. A formal English garden, however, may include manicured paths with stepping stones and ornate topiaries. Mixing too many styles together can take away from the overall appeal.

The pros suggest looking at the overall plan of the design, even if all of the work can't be completed at once. This way the eventual finished project will be cohesive.

### **Think about the purpose.**

Hardscaping can look good but also serve key purposes. Pebbles or gravel can mitigate trouble areas that don't grow grass or plant life well. Retaining walls hold back soil in yards with sharply inclined hills. Mulch can set perimeters around trees and shrubs, as well as planting beds. Fencing, another form of hardscaping, is essential for establishing property boundaries and adding privacy.

### **Consult a professional.**

While many hardscaping additions can be handled by novices, large-scale projects, such as patios and decking, can change the grading of the yard. Professionals can map out how to handle drainage issues and meet building codes. In addition, professional installation can ensure hardscaping features last for years to come.

Hardscaping should blend with the nature around it and take its cues from the surrounding environment. This can help softscaping and hardscaping work as one.

# Expand living spaces with clever ideas

Homeowners looking to add more space to their homes do not necessarily need to make major renovations. They simply have to see the possibilities in outdoor living spaces.

Outdoor living spaces are coveted niches in a home. The American Home Furnishings Alliance says more than 70 percent of American households have outdoor living spaces, and nearly 70 percent of people use these spaces at least once per week in-season. Furthermore, homeowners are increasingly interested in enhancing these spaces to make them more usable and comfortable.

A recent survey from the online home design and remodeling resource Houzz found that more than 4,500 users were planning a landscape update. In addition, 56 percent of homeowners surveyed were making updates to improve their yards for entertaining.

While the creation of outdoor living spaces can cost thousands of dollars depending on the renovation, homeowners have more budget-friendly options at their disposal as well. The following are some ways to create inviting spaces no matter how much square-footage is present.

## Revamp a garage or shed

Rather than turning a storage area into a catch-all for items time forgot, clean out the space

and put it to better use. For instance, kids may appreciate their own clubhouse away from the main living area. These spaces also can be handy bonus rooms for when Mother Nature doesn't cooperate and backyard guests need to seek shelter. Wall art, curtains, a pendant light, and some comfortable outdoor-compatible furniture can quickly transform a space.

## Create a relaxing nook

Whether there's a ledge, overhang, small terrace, or porch off the house, turn it into a relaxing area for reading a book or sipping a beverage. Use a few outdoor pillows, pull up a small folding table and dress the area with hanging lights and potted plants for a quiet retreat.

## Add privacy to a porch

If it's privacy you covet, install curtain rods and hang lightweight mesh or another translucent material that obscures neighbors' views without blocking out natural light. Invest in outdoor sofas and chaises to create an outdoor living room right on the porch. If your budget allows, consider closing in the porch as a true three-season room so it can be used throughout fall, spring and summer.

Outdoor living spaces are booming and highly achievable, and many such spaces need not be expensive.



# BUYING A CONDOMINIUM – TIPS

## Understand Condominium Law

Many buyers don't realize that buying a condominium is considerably different than buying a house. We strongly recommend that you obtain legal advice from a lawyer who understands condominium law prior to buying a condo, so you don't end up stuck in a mire of legal complications with potentially harsh financial consequences. Thus, before you make a condo offer, please be certain that you understand at least the following basic considerations of condo ownership:

- Exact details of the proposed condo unit and all common property.
- Rights and responsibilities of ownership.
- Condo Fees – amount and frequency.
- Condo Services – what precisely are you getting for your condo fees?
- Special Requisitions – will you be responsible for future reserve funds or special assessments?

### Required Documents ...

Your realtor can work with you to obtain the following documents prior to finalizing your condo purchase:

- Estoppel Certificate
- Certificate of Insurance
- Financial Statements of the Condominium Corporation
- Bylaws of the Condominium Corporation

Standard purchase agreements used by realtors for the sale of condo properties typically include a clause stating that the seller will provide the buyer with a copy of these documents prior to finalizing the transaction. It is recommended that you have these documents reviewed by a condo document review company that specializes in reviewing condominium documents before you remove your conditions.

### Estoppel Certificate

This document is provided by the condominium corporation (or property management company for the condominium corporation) and it provides you with important certifications regarding your condominium unit and condominium building. Some of the important information provided in the Estoppel Certificate include:

- The status of the monthly condominium fees.
- The existence of special assessments.
- That no liens or charges exist against the title.

### Certificate of Insurance

A prudent buyer will carefully review this document to ensure adequacy of insurance coverage on both the individual unit(s) being purchased, and on the common property of the condo building as well.

### Financial Statements

A prudent buyer will also be interested in the current financial records of the condo corporation, which should provide you with statements respecting the following:

- An indication of the financial position and quality of financial management of the corporation.
- The adequacy of the corporation's reserve fund.
- The reasonableness of the corporation's budget.

You may be wise to seek the advice and assistance of a certified accountant in reviewing these financial records.

### Condominium Bylaws

It is important that you understand the condominium bylaws before you purchase a condominium. Typical condo bylaws include:

- Information on the operation and management of the corporation
- Condominium board election and meeting procedures
- Rights and restrictions on the use of individual units and common property
- Responsibilities of owners

### Questions?

Please feel free to contact us if you have any questions that aren't answered on our site, or to schedule an appointment. We're always happy to chat with you about any of your legal needs.



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# ASK CHARLES

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My townhouse is listed for sale. There was a showing earlier today, and I found out those “buyers” just viewed my home to see it as a comparable for their own listing. Is that allowed?

The short answer is, no, it shouldn't be.

When you list your property for sale, you expect that showings of your property are to potential buyers. Unless a buyer or the buyer's representative discloses it to you beforehand, any other reason for a showing is dishonest through omission.

Real estate professionals have a requirement to be honest with their clients and with third-parties. That means that a buyer's real estate professional has to be honest with you and your real estate professional.

It is reasonable for you to expect that buyers booking a viewing of your property are doing so with the potential for purchasing the property. If their reason is different, then it is reasonable for you to expect them, and their agent, to be up front about it.

No one wants to have to keep their house in show-home-ready condition, and vacate the premises for a showing unless there is real potential the buyers are interested in buying. This may be particularly true if you have a young family and leaving at the spur of the moment for last-minute showings or

showings at bedtime are particularly inconvenient.

There are also things you can do – and discuss with your agent – to lower the likelihood of showings for ulterior purposes. You can ask your agent to not allow viewings from people who don't appear to be serious buyers. For example, this may mean your agent asks buyer's agents to only bring buyers who are pre-approved for a mortgage.

As the seller, you control the process buyers must go through to view your property. If you want to set specific times during which viewings are allowed, you can. If you want to only admit buyers who are pre-approved, you can. Ensure your agent writes those instructions in the listing.

Remember, though, sometimes buyers come when you're least expecting it – and any attempt to reduce showings or limit availability for showings may be detrimental to your listing.

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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).*



# The benefits of water features in garden landscapes

Many homeowners aspire to make their homes appear as beautiful and welcoming as possible. Exterior renovations may be high on homeowners' to-do lists, and landscaping is oftentimes a key component of those projects.

When planning gardens, homeowners may benefit by considering more than just flowers and shrubs while giving thought to other elements that can breathe vitality into their landscape designs. Water features can do just that, as such features provide more than just visual appeal.

- **Aesthetic appeal:** Water elements stand out against the greenery and foliage and can be used to create focal points around the garden or yard. A single fountain can draw the eye, while a trickling stream or waterfall can deliver water to various spots in the landscape.

- **Soothing sound:** Rain drops on a rooftop or waves lapping on a shoreline elicit feelings of harmony and relaxation. Water features can bring that gentle sound close to home, further enhancing the ambiance.

- **Brings texture:** Water has its own unique and fluid texture that can provide stark contrast to blades of grass or the hard lines of architectural elements, such as pergolas or retaining walls. A pond or fountain can soften lines.

- **Enhance the natural ecosystem:** Water features can attract wildlife to a property. Birds may visit to take a quick sip, and dragonflies are sure to dart and hover over the shimmering ripples. Inviting natural wildlife to the yard can add hours of entertainment by enjoying the animals and insects.

- **Remedy problem areas:** Rather than fighting with the landscape, homeowners can adapt it. An area of the yard prone to soggy conditions or flooding can be transformed into a pond or waterfall to work with natural surroundings.

- **Foster a passion:** Many people turn to water features so they can explore the hobby of nurturing an outdoor aquarium. Koi ponds are relatively easy to install and maintain, and the vibrant fish add visual appeal.

- **Add a personal touch:** Water features are as unique as the homeowners who create them. To set landscaping apart from neighbors' homes, homeowners can add fountains, ponds or flowing water elements to their properties. Decorative water features also can be melded with pools and spas to help these manmade recreational areas seem like they were carved right out of the natural landscape.

Water features can take landscapes to the next level with sounds, texture, movement, and beauty.



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