

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

MAY 31, 2019

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

## 6068 & 6070 ORR DRIVE

### Revenue Opportunity!

Both sides of duplex for sale,  
each side offering 3 beds, 2  
baths and vaulted ceilings.

**\$299,950/SIDE**



**Ann Craft**  
403-357-8628



On Track Realty  
403-343-3344

See page 7 for more details

*Why you need a*  
**HAMMOCK OR  
HANGING CHAIR**

**A6**

*Tips to make your home*  
**MORE CAT-FRIENDLY**

**A11**

*Enjoy safe backyard*  
**BARBEQUES THIS SUMMER**

**A14**

**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

**TAKE THE 3D TOUR OF MY PROPERTIES AT [www.geraldldore.ca](http://www.geraldldore.ca) or call me at 403-872-4505**

**Gerald Doré**

403.872.4505



OPEN HOUSE: SUN, JUNE 2, 1-3 PM

**#315 - 56 CARROLL CRESCENT**  
**\$209,900** MLS#CA0160834

**#36 - 173 AUSTIN DR.**  
 Adult, luxury, Lakeside Villas! MLS#  
 CA0152296 **\$574,900!**
**BUNGALOW**  
**19 VOISIN CLOSE**  
 MLS# CA0153944  
**\$649,900!**
**GORGEOUS BUNGALOW**  
**17 RYAN CLOSE**  
 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!  
**\$424,900** MLS# CA0160926

**RECREATIONAL**  
**LOT**  
**#41**  
**WHISPERING**  
**PINES**  
 Near golf course and  
 marina at Pine Lake.  
 MLS# CA0160643  
**A steal at**  
**\$49,900!**
**NEW LISTING!**  
**405, 100**  
**LAKEWAY**  
**BLVD**  
 2 beds and a den,  
 2 baths, 2 PARKING  
 STALLS! 1155 sq. ft.  
 Live at the lake for  
 an affordable price.  
 MLS# CA0165486  
**\$189,900**
**2308 128 IRONSIDE ST**  
 2 bed, 2 bath, 2 parking  
 stalls. MLS# CA0161957  
**\$199,900!**
**NEW LISTING!**  
**77 TRIMBLE CLOSE**  
 4 beds, 3 full baths, fully  
 finished and RV parking.  
**\$349,900**  
 MLS# CA0164310

**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!**
**REDUCED!**  
**23 JENNER CRESCENT**  
 Stunning newer bi-level, 4 beds,  
 3 baths. MLS #CA0156534  
**\$389,900!**

**Alex Wilkinson**  
 Follow or  
 contact me on  
 f 403-318-3627 t
**\$344,000**
**14 MAXWELL AVENUE**  
 Location awesome, updates  
 awesome - fully finished with  
 detached double garage!  
**Call Alex!**
**\$510,000**
**88 TIMBERSTONE WAY**  
 Fabulous 2 storey backing  
 onto park. This one has 4  
 bedrooms up plus bonus  
 room!
**JUST \$304,000!**
**23 STEWART STREET**  
 Location perfect for this  
 fabulous fully finished Sun-  
 nybrook home just steps to  
 the local school and parks.  
 Home comes with detached  
 double garage!
**JUST \$289,888!**
**48 ARTHUR CLOSE**  
 Fully developed and nicely up-  
 dated home with attached ga-  
 rage. Close to all amenities!  
**Call Alex!**

**75 WINDERMERE CLOSE**  
 Need room for all your toys?  
 A workshop and garage? This  
 one has what you are looking  
 for! There are 5 bedrooms in  
 total. **Call Alex!**

## Compost is part of the circle of life in gardens

The season for fresh fruits and vegetables grown right in the backyard is upon us. Warm weather breathes life into fresh berries, tomatoes, eggplant, cucumbers, and many other delectable fruits and vegetables.

Home gardens can be supplemented with delicious finds from the supermarket or farmer's market, including melons, corn and more.

The bounty of the garden can be made more abundant and fruitful with the addition of the right soil amendments. Compost is a key element of rich, nutritious soil. Scraps from items that have been grown in the garden can then be reused in the production of the compost that feeds that same garden. It's a continuous circle of garden life.

Getting started with compost is relatively easy. Homeowners should choose an outdoor space near the garden but far away from the home so that it won't be disturbed by kids or animals. Some people opt for an open compost pile, while others choose closed bins to contain the possible smell and to camouflage the compost. A sunny spot will help the compost to develop faster, according to Good Housekeeping.

The next step is to start gathering the scraps and materials that will go into the compost. Better Homes and Gardens suggests keeping a bucket or bin in the kitchen to accumulate kitchen scraps.

Here are some kitchen-related items that can go into the compost material:

- Eggshells
- Fruit peels
- Vegetable peels and scraps
- Coffee grounds
- Shredded newspaper

In addition to these materials, grass and plant clippings, dry leaves, bark chips, straw, and sawdust from untreated wood can go into the pile. Avoid diseased plants, anything with animal fats, dairy products, and pet feces.

A low-maintenance pile has an equal amount of brown and green plant matter in the compost plus moisture to keep the bacteria growing and eating at the right rate. Aerating the compost occasionally, or turning the bin when possible, will allow the compost to blend and work together. Compost will take a few months to form completely, says the Planet Natural Research Center. The finished product will resemble a dark, crumbly soil that smells like fresh earth.

Compost will not only add nutrients to garden soil, but also it can help insulate plants and may prevent some weed growth. It is a good idea to start a compost pile as a free source of nutrition for plants and a method to reduce food waste in an environmentally sound way.





*Bett Portelance*



*120 Andrews Close*

1149 SQ. FT. 1/2 DUPLEX  
BUNGALOW, 5 BDR, 3 BATHS,  
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*



# Prevent the hazard of overloaded electrical circuits

A home is a safe haven for its residents. No matter what's going on at school or the office, many people know they can relax in comfort and safety when they arrive home at the end of a day.

Safety at home is something that can be taken for granted until it's too late. The National Fire Protection Association notes that each year more than 47,000 home fires in the United States are caused by electrical failure or malfunction.

Overloaded electrical circuits are a frequent culprit in residential fires. Fortunately, overloaded circuits are preventable. According to the Electrical Safety Foundation International, the following are some potential indicators that circuits are overloaded.

- Flickering, blinking or dimming lights
- Frequently tripped circuit breakers or blown fuses
- Warm or discolored wall plates
- Cracking, sizzling or buzzing from receptacles
- Burning odor coming from receptacles or wall switches
- Mild shock or tingle from appliances, receptacles or switches.

Learning to recognize the signs of overloaded circuits is an important step in making homes safe, as the NFPA notes that home fires contribute to hundreds of deaths and more than 1,500 injuries each year. Such fires also hit homeowners in their pocketbooks, causing an estimated \$1.4 billion in property damage annually.

Prevention is another key component when safeguarding a home and its residents from fires sparked by electrical failures or malfunctions. The ESFI offers the following tips to prevent electrical overloads.

- Never use extension cords or multi-outlet converters for appliances.
- All major appliances should be plugged directly into a wall receptacle outlet. Only one heat-producing appliance should be plugged into a receptacle outlet at any given time.
- Consider adding new outlets to your home. Heavy reliance on extension cords indicates that your home does not have enough outlets. Bring in a qualified electrician to inspect your home to determine if more outlets are necessary.
- Recognize that power strips only add additional outlets; they do not change the amount of power being received from the outlet.

Fires sparked by electrical circuit overload pose a significant threat. Thankfully, such fires are preventable. Learn more at [www.esfi.org](http://www.esfi.org).



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

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Cell: 587.447.2770

Office: 403.343.3020

dorindag@remax.net

dorindag.remax.ca

DORINDA  GALLANT



**OPEN HOUSES** 32 Lyon Crescent 2 pm - 4 pm June 1 \$465,000  
#301 5300 60 Street 2 pm - 4 pm June 2 \$598,500



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



4413 Ryders Ridge Blvd  
SYLVAN LAKE  
**\$490,000**  
UNIQUE ELEVATIONS  
SHOWHOME  
CA0158170



32 Haliburton Crescent  
RED DEER  
**\$315,000**  
WELL-KEPT  
HOME  
CA0161081



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



32 Lyon Crescent  
**JUST LISTED**

SYLVAN  
LAKE  
**\$465,000**  
4 BEDROOM  
BUNGALOW  
1,300 Sq Ft



6009 63A Street

RED DEER  
**\$238,700**  
REVENUE  
PROPERTY  
CA0157769

unlock your happy **RE/MAX** real estate central alberta

## YOUR HOUSE YOUR HOME

# 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**





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

4440 - 49 Avenue, Red Deer • 403.343.3020

## FEATURED LISTING

### IRONSTONE



188 Illingworth Close

**\$569,900**

CA0164518

1,462 sq. ft.  
4 Beds/3 Baths  
Bungalow  
w/Walkout  
Heated Dbl. Garage  
Fully Fenced  
Underground  
Sprinklers  
Located on a  
Green Belt  
Air Conditioning  
Wet Bar  
2 Gas Fireplaces

## IN BLACKFALDS **JUNE 1, 2019 2-4**



111 Almond  
Crescent  
**\$334,900**  
ASPEN LAKE  
CA0166416

132 Paramount  
Crescent  
**\$369,900**  
PANORAMA ESTATES  
CA0164521



## OPEN HOUSES

## IN RED DEER **JUNE 2, 2019 2-4**



27 Irving  
Crescent  
**\$550,000**  
INGLEWOOD  
CA0157316

16 Silverberg  
Place  
**\$428,800**  
SUNNYBROOK  
SOUTH  
CA0161590



LET ME MOVE YOU



Mitzi Billard (403) 396-4005

## CHECK OUT ALL THESE PRICE REDUCTIONS!

GIGANTIC  
REDUCTION!

**\$249,900**

CA0165082  
32 Ellis Close

ALL  
REDUCED!

PRICED TO  
SELL!

**\$349,900**

CA0159495  
260 Jennings Crescent



MASSIVE  
REDUCTION!!

**\$429,900**

CA0162499  
4758 56 Street



PERFECT FOR  
COLLEGE STUDENTS!

**\$309,900**

CA0157129  
167 Wiley Crescent



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



**22 Richards Crescent | \$319,900**  
**TERRIFIC HOME** in a great location in Rosedale, this home is fully developed, sits on a large pie shaped lot with huge double heated garage.  
**Come see it Sunday from 1 - 3 PM.**



**28 Hill Crescent | \$339,500**  
**NEW LISTING!** This large Family home is ideal for you. Large 2 storey with double att. garage set on a quiet crescent, fully dev. with 5 bdrms and 4 baths, many upgrades, and a Terrific Location. This is a MUST SEE HOME.

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

# Why you need a hammock or hanging chair



Sunny days and warm weather beckon us to the great outdoors. A day spent in the pool or lounging around the patio is a great way to embrace the relaxing spirit of summer. But those who want to go the extra relaxing miles should consider adding a hammock or swinging chair to their backyard oasis.

Hammocks and swinging chairs make great investments. Outdoor enthusiasts can take them on camping trips, and they're equally at home right in the backyard. People on the fence about these symbols of relaxation can consider these benefits of hammocks or swinging chairs.

## **Nap comfortably outdoors**

Who needs an excuse to catch up on missing sleep? If the time presents itself, the sun and the fresh air can induce a deep sense of relaxation. Lying on a hammock or floating in a hanging chair provides that additional soothing rocking motion that can make a cat nap even more enticing.

## **Use it indoors or outdoors**

Create a retreat in any corner of your yard or home. A hanging chair can be hung in the

corner of a bedroom to provide a spot to curl up with a good book or rock a baby to sleep. The same chair can be brought to a covered deck or patio so people can swing with the breeze when the weather allows.

## **Super stargazing retreat**

Hammocks and swinging chairs can make it easier and more comfortable to stargaze at night. With a double hammock or chair, bring a romantic partner along to snuggle and watch the cosmos. Or teach children about the constellations in the night sky.

## **Be inconspicuous among nature**

Lying on the ground disturbs the lawn and other outdoor components. Being suspended several inches above the ground in a chair or a hammock can help a person blend in with the natural environment. Birds, small animals and insects may not even know you're there, and that can make them easier to observe.

Everyone can appreciate the opportunity to sit back and relax. Hammocks and swinging chairs can help a person feel lighter than air and recharge in the warm summer air.



# COLDWELL BANKER

## OnTrack Realty

# Going above and beyond

## Unit G, 2085 - 50<sup>th</sup> Ave, Red Deer

### www.coldwellbankerreddeer.ca

### 403-343-3344



**Dale  
Stuart**  
403-302-3107

#36 369 INGLEWOOD DR



**\$239,900**

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



**\$369,900**

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, under slab 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**

## Ann Craft



**Ann's List!**



**Just Listed!**  
2 beds, 2 baths,  
hardwood floors,  
underground parking,  
located in Lacombe.  
Immediate possession!  
**THESE RARELY  
BECOME VACANT!**  
**\$254,900**



**Rare Find!**  
Full Duplex, 2 titles,  
amazing renters. Each  
unit has 3 beds, 2 baths,  
basement in-floor heat,  
fenced yard, and  
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**

**Watch  
for New  
Listing!**

**Sylvan Lake,  
upper end  
home.  
YOU WILL  
WANT TO VIEW  
BEFORE YOU  
BUY!**

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



**Margaret  
Comeau**  
403-391-3399

*Pamper Yourself!*



**\$349,900**

**WEST PARK**

Family lifestyle! Hardwood, new decor,  
4 beds, 2 baths, custom cabinets and a  
24x26 garage.

**Open House: Sunday, 2-4 pm**



**\$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.



**\$379,000**

**39310 RR 250,  
LACOMBE COUNTY**

Acreage, 11.91 acres with updated  
house, shop and two metal barns. Short  
distance from Red Deer.

# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, JUNE 1

### RED DEER

65 Pearson Crescent .....	11:00 - 1:00 pm.....	Kelly Jones .....	COLDWELL BANKER ONTRACK REALTY .....	392-0382 .....	\$389,900.....	Pines
114 Issard Close.....	12:00 - 2:00 pm.....	Carol Clark.....	COLDWELL BANKER ONTRACK REALTY .....	350-4919 .....	\$382,900.....	Ironstone
78 Ivany Close .....	12:00 - 2:30 pm.....	Viviana Dal Cengio.....	ROYAL LEPAGE NETWORK REALTY CORP .....	598-4053 .....	\$414,900.....	Inglewood
7 Bunn Crescent.....	1:00 - 3:00 pm.....	Nadine Marchand .....	RCR ROYAL CARPET REALTY.....	358-0546 .....	\$439,900.....	Bower
#106, 4805 - 45 Street ....	1:00 - 3:00 pm .....	Martina Unger.....	ROYAL LEPAGE NETWORK REALTY CORP .....	396-8667 .....	\$264,900.....	Downtown
#220, 4805 - 45 Street ....	1:00 - 3:00 pm .....	Gord Phillips.....	MAXWELL REAL ESTATE SOLUTIONS... 357-7720 .....	\$259,900.....	Downtown	
135 Garrison Circle.....	1:00 - 3:00 pm .....	Kim Fox/Ernie Sandstra...	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	506-7552 .....	\$442,500.....	Garden Heights
15 Maxwell Avenue .....	1:00 - 3:00 pm .....	Nadine Marchand .....	RCR ROYAL CARPET REALTY.....	358-0546 .....	\$339,900.....	Morrisroe
4460 - 34 Street .....	1:00 - 3:00 pm .....	Gord Ing.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	341-9995 .....	\$322,000.....	Mountview
23 Stewart Street .....	1:00 - 3:00 pm .....	Alex Wilkinson.....	ROYAL LEPAGE NETWORK REALTY CORP .....	318-3627 .....	\$304,000.....	Sunnybrook
11 Sydney Close.....	1:00 - 3:00 pm .....	Roxann Klepper .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	872-4546 .....	\$375,000.....	Sunnybrook
55 Stephenson Cres.....	1:00 - 3:00 pm .....	Michelle Langelaar .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	896-7355 .....	\$639,900.....	Sunnybrook South
60 Trimble Close.....	1:00 - 3:00 pm .....	Allan Melbourne.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	304-8993 .....	\$319,900.....	Timberstone
69 Weddell Crescent.....	1:00 - 3:00 pm .....	Kim Fox .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	506-7552 .....	\$665,000.....	Westlake
48 Arthur Close .....	2:00 - 4:00 pm .....	Alex Wilkinson.....	ROYAL LEPAGE NETWORK REALTY CORP .....	318-3627 .....	\$289,888.....	Anders
174 Asmundsen Ave.....	2:00 - 4:00 pm .....	Bob Gummow .....	ROYAL LEPAGE NETWORK REALTY CORP .....	598-7913 .....	\$629,900.....	Anders On The Lake
1488 Reichley Street.....	2:00 - 4:00 pm .....	Steve Cormack .....	ROYAL LEPAGE NETWORK REALTY CORP .....	391-1672 .....	\$434,900.....	Rosedale
7 Tory Close.....	2:30 - 4:00 pm .....	Marina Kooman .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	341-0004 .....	\$520,000.....	Timber Ridge
71 Excell Street .....	3:00 - 5:00 pm .....	Viviana Dal Cengio.....	ROYAL LEPAGE NETWORK REALTY CORP .....	598-4053 .....	\$314,400.....	Eastview
18 Lewis Close .....	3:00 - 5:00 pm .....	Carol Clark.....	COLDWELL BANKER ONTRACK REALTY .....	350-4919 .....	\$509,000.....	Lancaster Green

### SATURDAY, JUNE 1

### OUT OF TOWN

4413 Ryder's Ridge Blvd	11:00 - 1:00 pm	Dorinda Gallant	RE/MAX REAL ESTATE CENTRAL ALBERTA	587-447-2770	\$490,000	Sylvan Lake
76 Almond Crescent	2:00 - 4:00 pm	Leanna Cowie	ROYAL LEPAGE NETWORK REALTY CORP	506-5266	\$318,000	Blackfalds
111 Almond Crescent	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$334,900	Blackfalds
132 Paramount Cres	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$369,900	Blackfalds
1 Taylor Drive	2:00 - 4:00 pm	Kim Lindstrand	MAXWELL REAL ESTATE SOLUTIONS	318-7178	\$329,900	Lacombe
#18, 38146 RR 280	2:00 - 4:00 pm	Kelly Jones	COLDWELL BANKER ONTRACK REALTY	392-0382	\$789,900	Red Deer County
127 Sabre Road	2:00 - 4:00 pm	Mike Phelps	CENTURY 21 ADVANTAGE	346-0021	\$316,000	Springbrook
5408 - 47 Avenue	2:00 - 4:00 pm	Jacqui Fletcher	ROYAL LEPAGE NETWORK REALTY CORP	896-3244	\$464,900	Sylvan Lake
32 Lyon Crescent	2:00 - 4:00 pm	Dorinda Gallant	RE/MAX REAL ESTATE CENTRAL ALBERTA	587-447-2770	\$465,000	Sylvan Lake



RedDeerLawyer.com



**CHRISTOPHER STEPHAN**  
Professional Corporation  
Barrister & Solicitor

VOTED RED DEER'S  
FAVOURITE  
LAWYER IN 2018

2018 A-LIST

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#110, 4909 -  
49th Street,  
Red Deer, AB,  
T4N 1V1

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Will / Package

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Real Estate  
Transaction

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Cabinets | Complete Renovations





# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SUNDAY, JUNE 2

### RED DEER

100 Irving Crescent.....	12:00 - 2:30 pm.....	Viviana Dal Cengio.....	ROYAL LEPAGE NETWORK REALTY CORP .....	598-4053 .....	\$449,900.....	Inglewood
117 Baile Close.....	1:00 - 3:00 pm.....	Len Parsons .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	350-9227 .....	\$219,900.....	Bower
315, 56 Carroll Crescent.....	1:00 - 3:00 pm.....	Gerald Dore.....	ROYAL LEPAGE NETWORK REALTY CORP .....	872-4505 .....	\$209,900.....	Clearview
51 Duffield Avenue.....	1:00 - 3:00 pm.....	Tim Maley.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	550-3533 .....	\$383,900.....	Deer Park
6 Kerr Close.....	1:00 - 3:00 pm.....	Debra Kerr.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	597-9134 .....	\$308,000.....	Kingsgate
5717 - 57 Street.....	1:00 - 3:00 pm.....	Tony Sankovic.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	348-6465 .....	\$224,900.....	Riverside Meadows
22 Richards Crescent.....	1:00 - 3:00 pm.....	Ivan Busenius.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	350-8102 .....	\$319,900.....	Rosedale
52 Oakdale Place .....	1:00 - 4:00 pm.....	Janice Mercer.....	ROYAL LEPAGE NETWORK REALTY CORP .....	598-3338 .....	\$549,800.....	Oriole Park West
90 Oaklands Crescent ....	1:00 - 4:00 pm.....	Tanyalie Charles .....	ROYAL LEPAGE NETWORK REALTY CORP .....	598-1059 .....	\$575,900.....	Oriole Park West
80 Oakwood Close .....	1:00 - 4:00 pm.....	Brenda Bowness .....	CENTURY 21 ADVANTAGE.....	350-9509 .....	\$649,900.....	Oriole Park West
18 Oscar Court.....	1:00 - 4:00 pm.....	Jay McDouall.....	CENTURY 21 ADVANTAGE.....	396-7355 .....	\$999,500.....	Oriole Park West
42 Overand Place.....	1:00 - 4:00 pm.....	Deb Simpson .....	CENTURY 21 ADVANTAGE.....	396-0165 .....	\$514,900.....	Oriole Park West
80 Dunham Close.....	2:00 - 4:00 pm.....	Norm Jensen.....	ROYAL LEPAGE NETWORK REALTY CORP .....	346-8900 .....		Deer Park
15 Doherty Close.....	2:00 - 4:00 pm.....	Leanna Cowie .....	ROYAL LEPAGE NETWORK REALTY CORP .....	506-5266 .....	\$298,500.....	Devonshire
144 Isbister Close.....	2:00 - 4:00 pm.....	Kevin Durling.....	ROYAL LEPAGE NETWORK REALTY CORP .....	302-1511 .....	\$429,900.....	Inglewood
27 Irving Crescent.....	2:00 - 4:00 pm.....	Mitzi Billard.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	396-4005 .....	\$550,000.....	Inglewood
16 Silverberg Place.....	2:00 - 4:00 pm.....	Mitzi Billard.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	396-4005 .....	\$428,900.....	Sunnybrook South
5870 - 41 Street Cres.....	2:00 - 4:00 pm.....	Margaret Comeau.....	COLDWELL BANKER ONTRACK REALTY .....	391-3399 .....	\$349,900.....	West Park
71 Excell Street .....	3:00 - 5:00 pm.....	Viviana Dal Cengio.....	ROYAL LEPAGE NETWORK REALTY CORP .....	598-4053 .....	\$314,400.....	Eastview

### SUNDAY, JUNE 2

### OUT OF TOWN

6 Artemis Place.....	11:00 - 1:00 pm.....	Kelly Jones .....	COLDWELL BANKER ONTRACK REALTY .....	392-0382 .....	\$314,900.....	Blackfalds
41 - 27121 Twp Rd 402...	11:00 - 1:00 pm.....	Kim Fox .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	506-7552 .....	\$699,000.....	Lacombe Lake Estates
117 Portway Close.....	2:00 - 4:00 pm.....	Steve Cormack .....	ROYAL LEPAGE NETWORK REALTY CORP .....	391-1672 .....	\$334,900.....	Blackfalds
40012 C & E Trail.....	2:00 - 4:00 pm.....	Kim Fox .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	506-7552 .....	\$725,000.....	Lacombe County
#104, 39235 C & E Trail...	2:00 - 4:00 pm.....	Carol Clark.....	COLDWELL BANKER ONTRACK REALTY .....	350-4919 .....	\$599,900.....	Red Deer County
#238, 27240 Twp Rd 392...	2:00 - 4:00 pm.....	Kelly Jones .....	COLDWELL BANKER ONTRACK REALTY .....	392-0382 .....	\$669,900.....	Red Deer County
#301, 5300 - 60 Street ....	2:00 - 4:00 pm.....	Dorinda Gallant .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	587-447-2770 .....	\$598,500.....	Sylvan Lake

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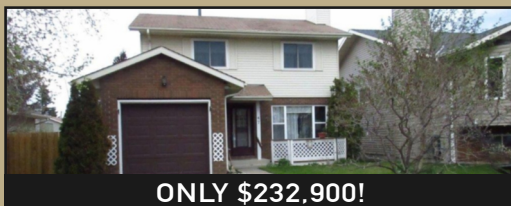
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## Potential culprits behind **thinning grass**

Thick grass is often a hallmark of a healthy lawn. If grass begins to thin, homeowners may feel as though all the time and effort they spent tending to their lawns was for naught.

Thinning grass can be caused by any number of things. And while it might take a little effort to address, thinning grass can be treated if homeowners correctly identify that cause of the problem.

### Leaf spot

The Center for Agriculture, Food and the Environment at the University of Massachusetts Amherst notes that leaf spot diseases affect both cool- and warm-season turfgrasses. Various fungi can cause leaf spot. Symptoms and the timing of the appearance of leaf spot will vary depending on which fungi is causing the problem. For example, *bipolaris sorokiniana*, which affects grasses in warm, wet summer months, produces small spots that are dark purple to black. *Drechslera poae* is another fungi that causes leaf spot, and it also produces dark purple to black spots. However, it tends to appear in the spring when the weather is cool and moist. Understanding the different fungi and when they typically strike can help homeowners identify what is causing their grass to thin. In such situations, professional landscapers can be invaluable resources as well.

### Stripe smut

The University of Maryland Extension notes that stripe smut primarily poses a threat to Kentucky bluegrass that is older than three years. Pale green streaks that run parallel to the veins in the leaves and leaf sheaths are symptomatic of stripe smut, which tends to be noticed in spring and fall, when weather is cool. As

the disease progresses, stripes turn black or a silvery gray, causing the leaf blade to shred and curl. After the blades have shred, they turn brown and die. The grass thins because stripe smut makes it vulnerable to problems like drought.

### Ascochyta leaf blight

Lawns suffering from ascochyta leaf blight will become straw-colored. According to the lawn care and pesticide experts at Ortho®, when a lawn is affected by ascochyta leaf blight, its healthy grass blades will be mixed in with diseased grass blades. Most prevalent in the spring, this disease can affect grass at any time during the growing season. That's because the ascochyta fungi invade leaf blades through wounds, such as those that can result from mowing. Ortho® notes that dull lawn mowers can contribute to the disease, which might disappear on its own and can even return after it's seemingly been cured.

Various issues can cause grass blades to thin. Working with a landscape professional is a great way to combat such issues before they compromise the look of a lawn.





# Tips to make your home more cat-friendly



Millions of people cannot imagine life at home without their cats. Cats make wonderful pets, bringing their own unique personality into a home and providing companionship to their owners.

As great as cats are, millions still enter animal shelters every year. According to the ASPCA, roughly half of the 6.5 million companion animals that enter United States animal shelters each year are cats. And while figures are thankfully on the decline, hundreds of thousands of those cats end up being euthanized. Local animal shelters are home to many cats that would make great pets, and prospective cat owners are urged to visit such shelters to find cats that would make welcome additions to their homes.

For those who find cats to take home, the following are a handful of ways to make a home as cat-friendly as possible.

- **Take stock of appliances that pose as safety risks.** Certain appliances pose potentially significant threats to cats' safety. For example, International Cat Care notes that open washing machines or tumble dryers, particularly those with warm clothes inside, may be too tempting for cats to ignore. Unsuspecting homeowners may close the doors to washers and dryers, trapping cats inside, or even turn the appliances on without recognizing the cats are inside. Always keep doors to such appliances closed, and check to make sure cats are not inside before using these

appliances. Paper shredders and work stations with lots of wires also pose a safety risk to cats, so make sure these appliances and areas are inaccessible.

- **Watch how cats behave around cat flaps.** Some cats respond positively to cat flaps, while others do not. Cat flaps also may invite other cats into a home, which can upset your cat and make it vulnerable to attack. While some cats may want the freedom a cat flap allows, others may be on edge around the cat flap. Let cats' behavior dictate if you will keep the cat flap or not.

- **Watch how cats drink water.** International Cat Care notes that the presence of water near food may deter some cats from drinking enough fluids. That's because cats naturally hunt for food and water separately. Some cats may be fine if food and water are in the same bowl, but if you notice your cat is ignoring its water bowl, try placing it elsewhere in the home to ensure your cat gets enough fluids.

- **Provide high but safe resting places.** Cats want to rest and observe their surroundings from on high. Don't deter cats from resting in such places, but make sure they're positioned in such a way that cats can safely get down when they want to.

Cats make wonderful pets, particularly when welcomed into cat-friendly homes.

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# How to start exercising at home



A healthy diet and an active lifestyle are great ways to achieve a healthy weight and good overall health. Many people no doubt associate exercise with fitness centers and gym memberships. While gyms certainly are effective places to break a sweat, exercising at home can be an effective way to get fit as well.

Working out at home may require some creativity, as even homeowners with gyms in their basements may not have as much equipment at their disposal as they would at a local fitness center. ]

### Body weight exercises

Body weight exercises include push-ups, planks, squats, and lunges. Alternating incline and positioning of the body when performing some of these exercises is a great way to work various muscle groups. Body weight exercises do not necessarily require equipment, and that may disappoint some people. That's because, with no added weight — and only one's own body weight to provide resistance — it's difficult for a person to challenge himself or herself effectively and gradually build up progress.

### Get outdoors for cardio

A mix of cardiovascular activity, which puts a strain on the heart and lungs to build up stamina, can

help shave off the pounds when paired with strength training exercises. Take to the great outdoors near home to get in a good cardio workout.

Rally Health, a digital, data-based health advisory company, says that walking can constitute a cardio workout if one goes at a brisk pace of around three miles per hour. Walking on an incline also can constitute vigorous exercise that's on par with running or biking, particularly when it's a steep hill.

Home-based cardio workouts also can include cycling, swimming in a backyard pool or playing a pickup sports game with the kids.

### Set up a home gym

With a few barbells, dumbbells and a weight bench, it's easy to create a home gym in a basement or garage. Extra equipment, such as TRX resistance training equipment or an elliptical machine, can be added to make the gym more complete.

A home gym also can be a place to do strength and stretching exercises like yoga or pilates.

Many people find that they can effectively workout at home with little to no equipment necessary. With such convenience, individuals may find they make more time for exercise, which is an important component of a healthy lifestyle.



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# ASK CHARLES

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I've been working with an agent, but she's going on holidays for 2 weeks. She's going to arrange for someone else at her brokerage to take care of my listing while she's gone. Do I have to sign a new contract with this person?

The short answer is no, but you may have to make changes to your existing contract depending on what type of brokerage you're working with: common law or designated agency.

In a common law brokerage, your service agreement (contract) is with the brokerage, which means that essentially, you're agreeing to work with any or all licensees at the brokerage. Because the agreement you signed is with the brokerage, any licensee from that brokerage can work with you under your existing agreement. The individual or individuals you have been working with are working with you on behalf of the brokerage.

In a designated agency brokerage, your service agreement is still with the brokerage, but only the individual (or individuals) named on the agreement are designated to work with you on behalf of the brokerage. If this is the case, and the individual your real estate agent wants you to work with for a couple of weeks isn't specifically named on the agreement, the brokerage will have to designate, in writing, the other individual to work with you. You and the brokerage

can amend your original agreement to include this new person as another designated agent for you.

Another option that is available when you're working with a designated agency brokerage is that at the outset of your agreement, the brokerage designates more than one individual to work with you on behalf of the brokerage. This is completely acceptable, and will save you from having to amend the original agreement in the event the primary individual you're working with becomes unavailable during the term of your agreement. When you're signing your agreement, talk to your agent about their availability, vacation plans, and whether there are other agents within the brokerage that they sometimes partner with.

More than fifty percent of real estate professionals in Alberta are registered with a designated agency brokerage. Your agent should have explained whether their brokerage operates under common law or designated agency when you first started working together, and should have explained the differences.

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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).*

# Enjoy safe **backyard barbecues** this summer

Backyard barbecues are synonymous with warm weather. And why wouldn't they be? Grilling over an open flame when the weather is warm embodies the relaxing spirit of spring and summer, prompting many people to leave their oven ranges behind in favor of charcoal and gas grills.

As relaxing as backyard barbecues can be, they can quickly take a turn for the worse if cooks don't emphasize safety when grilling out. According to the National Fire Protection Association, an average of 9,600 home fires are started by grills each year. In fact, the Consumer Product Safety Commission notes that, between 2012 and 2016, an average of 16,600 patients went to the emergency room each year because of injuries involving grills.

Such statistics only highlight the need to balance the fun of grilling with safety when hosting a backyard barbecue or cooking for the family. The following are some steps people can take to ensure their backyard barbecues are safe.

- **Recognize that gas grills pose a threat as well.** It's easy to assume gas grills don't pose as great a threat as charcoal grills, which produce soaring flames once the charcoal is lit. But the NFPA notes that gas grills are involved in 7,900 home fires per year. No grill is completely safe, and cooks must emphasize safety whether they're using gas grills, charcoal grills or smokers.

- **Only use grills outdoors.** Grills should never be used indoors. Even if rain unexpectedly arrives during a backyard barbecue, keep the grill outside. If unexpected rain is accompanied by lightning and thunder, extinguish the fire in the grill and go indoors.

- **Place the grill in a safe location.** Grills should be placed well away from the home. Avoid locating grills near deck railings or beneath eaves and overhanging branches. Cut overgrown branches before lighting a grill fire if they are in close proximity to the grill.

- **Keep your grill clean.** The buildup of grease and fat, both on the grill grate and in trays below the grill, increases the risk of fire. Clean the grill routinely.

- **Properly light the grill.** Lighting gas and charcoal grills requires caution. Before lighting a gas grill, make sure the lid is open. If you must



use starter fluid to light a charcoal grill, the NFPA advises using only charcoal starter fluid. Never add any fluids to the fire after it has been lit.

- **Do not leave a grill unattended.** Cooks should never leave a lit grill unattended. If you must leave the grill, only do so if another adult can stand in your stead. Lit grills pose a threat to children and pets, and unattended grills can be blown over by gusts of wind or tipped by wild animals, such as squirrels. Standing by a lit grill at all times can protect against such accidents and injuries.

Grilling is a favorite summertime activity. For more information about grilling safety, visit [www.nfpa.org](http://www.nfpa.org).





# Oriole Park West OPEN HOUSE BLITZ!

**SUNDAY, JUNE 2  
1:00 - 4:00 PM**

**OPEN HOUSE: SUN, JUNE 2, 1-4 PM**



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**OPEN HOUSE: SUN, JUNE 2, 1-4 PM**



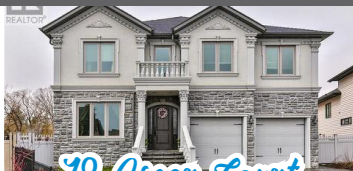
*90 Oaklands Crescent*

CA0161074 **\$575,900**  
Beautiful walk-out bungalow, backs  
onto green, fully finished, 3 beds  
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**TANYALIE CHARLES**  
**403.598.1059**

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**OPEN HOUSE: SUN, JUNE 2, 1-4 PM**



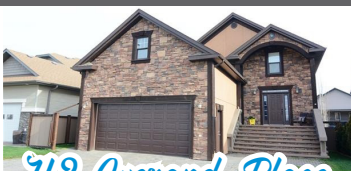
*78 Oscar Court*

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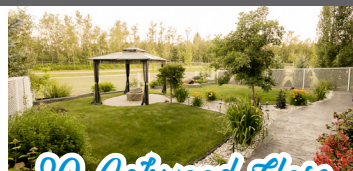
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CA0165899 **\$514,900**  
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