

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

JUNE 7, 2019

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

## 30D, 32 DAINES AVENUE

### UPPER FLOOR CONDO

in friendly Deer Park with a beautiful balcony view of the park below! 2 bdms, 2 full baths - spotless! **\$237,900**

**OPEN HOUSE:** Saturday, 1-3 pm



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Advantage  
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See page 12 for more details

*Transform bathrooms*  
**WITH TECHNOLOGY** A3

*Purchasing a condo*  
**FOR FIRST-TIME HOMEBUYERS** A11

*4 fence design*  
**TRENDS FOR 2019** A15

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**NEW LISTING!**  
**28 PAYNE CLOSE**  
 Upgraded 2-Storey - on your own private forest! 5 beds, 4 baths, over 2300 sq. ft. dbl. attached gar. hardwood, 2 1/2 p, much more!  
 MLS#CA0168393 **\$659,900**



**OPEN HOUSE:**  
**SUN, JUNE 9, 1-3 PM**

**WHY RENT?**  
**7359 59 AVENUE**  
 MLS# CA0159068  
**\$229,900**

**BUNGALOW**  
**19 VOISIN CLOSE**  
 MLS# CA0168317  
**\$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

**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  
**\$194,900!**

**RIVERFRONT**  
**4756 56 STREET**  
 MLS# CA0168393  
**\$949,900!**

**CONDO ON PARK**  
**103 5110 36 ST**  
 MLS# CA0154027  
**\$229,900!**

**RECREATIONAL LOT**  
**#41 WHISPERING PINES**  
 Near golf course and marina at Pine Lake. MLS# CA0160643  
**A steal at \$49,900!**

**#36 - 173 AUSTIN DR.**  
 Adult, luxury, Lakeside Villas! MLS# CA0152296  
**\$574,900!**

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



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



**\$449,900**  
**OPEN HOUSE: SUN 2-4 PM**  
**39 HILL CRESCENT**  
**Just Listed!**  
 Large 2 storey, 4 Bdrms up backing onto the trees! A must see! - Fully finished with Att double Garage! **Call Alex**



**\$600,000**  
**OPEN HOUSE: SAT 2-4 PM**  
**421032 RANGE RD 284 #8**  
 Overlooks Gull lake on 2 acres walk out bungalow with beautiful views! A must see. Huge att garage as well. **Call Alex!**



**\$510,000**  
**88 TIMBERSTONE WAY**  
 Fabulous 2 storey backing onto park. This one has 4 bedrooms up plus bonus room!



**NOW \$297,000!**  
**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!



**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!**



**Janice Mercer**  
403.598.3338



**215 60 Lawford Ave | \$169,500**  
 CA0164126, South side Condo, looking on to park



**52 Oakdale Place | \$549,800**  
**NEW PRICE!**  
**OPEN HOUSE: SUN, JUNE 9, 2-4 PM**  
 CA0162548. **PRICED TO SELL!** TED OLSON  
 Executive Bungalow on a close backing on to path.



**97 Vintage Close, Blackfalds | \$399,800**  
 CA0161586. Walk out modified Bi level backing on to treed reserve



**Doug Wagar**  
403.304.2747



**ADULTS ONLY! (45+)**  
 1245 sq. ft. with full bsmt development & att. double garage. Super complex. A must see at **\$339,900!**



**BEAUTIFUL ACREAGE**  
 Minutes from Red Deer on pavement to the door! Gorgeous walkout! Triple garage. **\$695,000**



**REDUCED!**  
 Handyman Special! West bungalow on **THREE** 25 ft lots! **\$174,500**



**ROCKY MOUNTAIN HOUSE**  
 1206 sq. ft. mobile with 3 beds, 2 baths & double garage - no rental fees! You own the property. **Now \$180,000**



**IMMACULATE!**  
 Penhold - 3 bed, 2 bath duplex with fully fin. double garage. Quiet close! **\$255,500**

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



**Bob Gummow**  
403-598-7913



**174 ASMUNDSEN AVENUE**  
 Beautiful inside and out. Open floor plan with high ceilings and top end finishes, a real must see. CA0165019. **\$629,900**



**35358 RR 283**  
 Great potential land 100 acres across Hwy 11 from Alberta springs Golf, Pavement to your driveway. CA0157626. **\$1,199,900**



**0 RR 282**  
 Between Penhold and Innisfail, 4 acres, just off pavement, great place to build. Great views to the west. CA0162156. **\$269,900**

**CALL BOB FOR A FREE EVALUATION! www.bobgummow.net**



**Network Realty Corp. 403-346-8900**  
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 <b>Joan Barnes</b> 403-896-5951 joanbarnes@royallepage.ca	<b>5030-51 Avenue, Rimby</b>  <b>\$214,900</b> Great Investment property!	<b>5703 - 53 Street, Eckville</b>  <b>\$419,000</b> 4 Bed, 3 bath att. garage with oversized shop in the back	<b>12 Talbot Close, Lacombe</b>  <b>\$269,900</b> 4 Bed, 3 Bath single family 4 level split with a walk out
	<b>7 Hagerman Rd, Sylvan Lake</b>  <b>\$299,900</b> Will be completely renovated, like new. A must see.	<b>4925-51 Avenue, Bentley</b>  <b>\$314,900</b> 3 Bed, 4 Bath Bungalow	<b>19 Lambertson, Sylvan Lake</b>  <b>\$359,900</b> 4 bed, 3 bath Bungalow with a detached garage

## Transform bathrooms with technology

Technology is infiltrating every room of the house. Many new home buyers are millennials, and this tech-savvy demographic covets technological innovations.

A recent survey by Better Homes & Gardens Real Estate indicates 77 percent of Generation X and Y home buyers want their homes equipped with the tech capabilities they have grown accustomed to. Many of these involve smart innovations, including those that can transform one of the most private rooms in the house — the bathroom.

Automated home theater rooms and Wi-Fi-enabled home security systems have become the norm, but what tech improvements are available to make the powder room more in touch with today's digital lifestyle? According to the home improvement resource The Spruce, bathrooms have the most potential of any rooms to be improved with technology. The following are just some of the bathroom gadgets and gizmos no one should resist before giving a try.

- **Automatic faucets:** Infrared sensors have been helping keep public restrooms more hygienic for years. The same technology can be used in home bathrooms to curtail water waste and keep faucets and sinks from becoming infested with germs. In addition, faucets with built-in timers can be programmed to set tasks for brushing teeth or washing your face.

- **Musical shower:** Instead of having to blast the volume on the portable speaker you use in the bathroom, a wireless speaker is built into some

showerheads. This enables those who like to sing in the shower or listen to podcasts while washing up to enjoy this luxury effortlessly.

- **Smarter weight management:** Bathroom scales have gone high-tech as well, with various options enabling users to measure weight, BMI and body fat percentage before sending the data wirelessly to a phone, tablet or computer. This can put you in greater control of fitness goals.

- **High-tech toilets:** Borrowing ideas from bidets and trends around the world, modern toilets do not require hands or paper. These toilets have temperature-controlled water, spritzing wands and air dryers to clean and sanitize. Self-cleaning toilets help busy professionals save time and are ideal for those who always want their bowls as clean as possible. And if you desire extra comfort, toilet seat warmers are available, while LED lights can make nighttime restroom visits easier.

- **Soaking tubs:** As fast as stand-alone showers were introduced to the modern bathroom, tubless designs have been replaced with streamlined soaking tubs. Tubs come with different features, including chromatherapy, which employs colored lights to enhance mood. Air baths are controlled electronically and provide different levels of sensation for those who are skipping the hot tub.

Round out these innovations with automated lights, chilled medicine cabinets and aromatherapy, and your bathroom will indeed become a technological spa.



*Bett Portelance*



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

*120 Andrews Close*

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



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

*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**



# The advantages of gardening with raised beds



Do you want a garden but have poor soil? Then gardening with raised beds is likely the best solution.

Raised beds are garden plots raised several inches or more off the ground and enclosed on all sides by a frame made of wood or rock. You simply fill your box with rich soil then start planting the desired fruits, veggies, herbs, flowers and plants.

Raised beds are different from planters because they have open rather than closed bottoms. Since raised beds are designed this way, they provide better drainage. Plus, the roots can extend into the ground and seek available nutrients.

Having a raised garden bed has a number of other advantages, notably:

- It provides a strong barrier against weeds and pests
- Its soil doesn't compact or erode away in the case of heavy rain

- It allows you to plant earlier in the season, since soil that's above ground is warmer and drains better

- Lastly, gardening with raised beds is a great option for people with limited mobility or back problems. If the bed is high enough, you can tend to the garden without bending over.

# How to **conserve energy** throughout summer



Energy bills tend to be high in summertime, when many people crank up their air conditioners in an attempt to combat the heat. For some households, higher energy bills might be stretching their budgets, while others might be looking for ways to reduce their carbon footprints.

Conserving energy can help homeowners save money and help the planet at the same time. And reducing energy consumption in the summer does not require men and women to sacrifice comfort in the name of conservation. In fact, various strategies can help homeowners and apartment dwellers reduce their summertime energy consumption.

- **Stop cooling an empty home.** A cool home might be the ultimate necessity during summer heat waves, but there's no reason to cool a residence when no one is home. According to the U.S. Department of Energy, operating thermostats more efficiently can help homeowners trim their cooling costs by as much as 10 percent. One way to be more efficient with thermostats is to keep the house warmer than normal when no one is home. Programmable thermostats can be set so air conditioning units turn on shortly before residents arrive home, ensuring the house is comfortable and no energy is wasted.

- **Narrow the gap between indoor and outdoor temperatures.** The DOE notes that the smaller the difference between the temperature indoors and outside the lower cooling costs will be. While it may be tempting to set thermostats to room temperature (68 F) on days when temperatures reach 90 F or above, that's

an enormous temperature gap that will result in a high energy bill. Instead, the DOE recommends setting thermostats to 78 F whenever possible.

- **Open the windows at night.** Daytime temperatures, particularly during the dog days of summer, may necessitate the use of air conditioners. But men and women who live in climates where temperatures drop considerably at night can sleep with their windows open. This reduces energy consumption and saves money, and can be a great way to introduce fresh air into a home during a time of year when air can become stagnant.

- **Do not set air conditioner thermostats at lower than normal temperatures when turning them on.** The DOE notes that setting thermostats at lower than normal temperatures when turning air conditioners on will not cool homes any faster than setting them at typical temperatures. Such a strategy will only lead to excessive energy consumption and higher energy bills.

- **Install ceiling fans.** Ceiling fans can improve cooling efficiency in a home. According to the DOE, ceiling fans allow men and women who use air conditioners to raise the thermostats on their AC units about 4 F without adversely affecting comfort levels. Men and women who live in temperate climates may find that ceiling fans are enough to keep rooms cool without the need for air conditioners.

Homeowners can combat high utility bills and excessive energy consumption during the summer with various eco- and budget-friendly strategies.

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W/TRIPLE HEATED GARAGE**

**INGLEWOOD**

**\$550,000**

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27 Irving Crescent



**CLEARVIEW MEADOWS**

**\$344,900**

CA0162479

49 Cunningham Crescent

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## LET ME MOVE YOU



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**Come see it Sunday from Noon - 3 PM.**

**25 Prairie Ride Cl, Blackfalds | \$214,900**  
**TOTALLY RENOVATED** and in Immaculate condition, plus, you have never seen a yard so huge in a townhouse. This is a **MUST SEE HOME** for this price. call for private viewing.

# YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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**OPEN HOUSE LISTINGS**



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**#36 369 INGLEWOOD DR**



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**48 ISBISTER CLOSE**



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**259 KENDREW DRIVE**



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.

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**Ann's list!**



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**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.  
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**CALL FOR DETAILS!**  
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**Here's the New Listing!**  
High Quality Customized Home with Endless Bells & Whistles. 2 Storey Walkout with 6 beds & 4 baths.  
**SYLVAN LAKE**  
**\$579,900**

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



**Margaret  
Comeau**  
**403-391-3399**



**CHALET COTTAGE**

Open concept family room/ Kitchen, Master Bed & Laundry on Main, 4pc bath, Upper Loft (19x18)/ Bedroom with balcony, Large wrap around deck, backs onto reserve. Immediate possession



**JOFFRE AREA**

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**5870-41 STREET CRES**

TOTAL MAKE OVER, PAINTED INSIDE & OUT! Pride of ownership, 4 bedrooms, 2 baths, fully finished, choice area for schools.

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



**30 PARKLAND DRIVE, 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!



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# How to grow fresh herbs indoors



Fresh herbs can make a mediocre meal mouth-watering. To ensure you have them on hand at all times, why not grow them right in your kitchen? Here's what you should know about growing herbs indoors.

## Getting started

Growing an indoor herb garden will require nutrient-rich soil, pots with good drainage and a sunny window. Generally, herbs need a minimum of six hours of sunlight a day to thrive. If you don't have a space that can provide this amount of natural light every day, consider getting an LED grow light instead.

## Choosing your herbs

You can grow your herbs from seed or purchase seedlings from a garden centre or nursery. If you buy young plants, choose ones with shiny leaves and strong stems. Some herbs that do well on a windowsill include:

- Basil
- Rosemary
- Parsley
- Chives
- Oregano
- Thyme
- Mint

## Taking care of your herbs

Herbs should be watered regularly but not overwatered. You'll know it's time to water them when the top layer of soil is just starting to dry out, but the deeper layers are still damp. Plants in smaller pots need to be watered more often.

Additionally, regularly feed your herbs nitrogen-rich fertilizer to encourage strong leaf growth. To remove salt residue caused by fertilizing, flush the plants once a month by holding their pots over the sink and running water over them until it flows from the bottom of the pot.

To keep your herbs in great shape, harvest the leaves regularly. To do this, simply pinch off the topmost ones as you need them. Just be sure not to pick the big lowermost leaves that provide plants with a sturdy base. Regular harvesting will ensure your plants thrive.

# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, JUNE 8

### RED DEER

7 Michener Boulevard.....	<b>11:00 - 1:00 pm</b>	...Roxann Klepper .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>872-4546</b> .....	\$489,000.....	Michener Hill
71 Excell Street .....	<b>12:00 - 2:00 pm</b>	...John Cloke .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>741-4222</b> .....	\$314,400.....	Eastview
120 Andrews Close .....	<b>1:00 - 3:00 pm</b>	...Bett Portelance .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>307-5581</b> .....		Anderson Park East
# 30D, 32 Daines Ave.....	<b>1:00 - 3:00 pm</b>	...Bob Wing.....	CENTURY 21 ADVANTAGE.....	<b>391-3583</b> .....	\$237,900.....	Deer Park
15 Doherty Close .....	<b>1:00 - 3:00 pm</b>	...Leanna Cowie .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>506-5266</b> .....	\$298,500.....	Deer Park
15 Forest Close .....	<b>1:00 - 3:00 pm</b>	...Debra Kerr.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>597-9134</b> .....	\$359,900.....	Fairview
4 Sorenson Close .....	<b>1:00 - 3:00 pm</b>	...Tony Sankovic.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>391-4236</b> .....	\$769,000.....	Sunnybrook South
212 Thomlison Avenue..	<b>1:00 - 3:00 pm</b>	...Derek Mackenzie .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>896-8319</b> .....	\$319,900.....	Timber Ridge
5126 - 44 Avenue.....	<b>1:00 - 3:00 pm</b>	...Kim Fox .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>506-7552</b> .....	\$900,000.....	Woodlea
8 Aikman Close.....	<b>2:00 - 4:00 pm</b>	...Lori Loney .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>350-9700</b> .....	\$459,900.....	Anders
174 Asmundsen Ave.....	<b>2:00 - 4:00 pm</b>	...Bob Gummow .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>598-7913</b> .....	\$629,900.....	Anders On The Lake
20 Drever Close .....	<b>2:00 - 4:00 pm</b>	...Allan Melbourne.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>304-8993</b> .....	\$459,900.....	Deer Park
66 Dobler Avenue .....	<b>2:00 - 4:00 pm</b>	...Steve Cormack .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>391-1672</b> .....	\$449,900.....	Deer Park
459 Jenkins Drive .....	<b>2:00 - 4:00 pm</b>	...Doug Wagar .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>304-2747</b> .....	\$339,900.....	Johnstone Park

### SATURDAY, JUNE 8

### OUT OF TOWN

205 Crimson Court.....	<b>1:00 - 3:00 pm</b>	...Andrew Russell.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>343-3020</b> .....	\$264,900.....	Blackfalds
29 Rolling Hills Ridge .....	<b>1:00 - 3:00 pm</b>	...Marina Kooman .....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>341-0004</b> .....	\$280,000.....	Blackfalds
1 Sylvan Lane .....	<b>2:00 - 4:00 pm</b>	...Jacqui Fletcher .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>896-3244</b> .....	\$684,900.....	Norglenwold
#8, 421032 RR 284.....	<b>2:00 - 4:00 pm</b>	...Alex Wilkinson.....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>318-3627</b> .....	\$600,000.....	Ponoka County
76 Almond Crescent.....	<b>3:00 - 4:30 pm</b>	...John Cloke .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>741-4222</b> .....	\$318,000.....	Blackfalds

### SUNDAY, JUNE 9

### RED DEER

121 Waskasoo Estates .....	<b>12:00 - 3:00 pm</b>	...Ivan Busenius.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>350-8102</b> .....	\$109,900.....	South Red Deer
137 Jones Crescent .....	<b>1:00 - 3:00 pm</b>	...Gord Phillips.....	MAXWELL REAL ESTATE SOLUTIONS .....	<b>357-7720</b> .....	\$379,900.....	Johnstone Park
6 Ladwig Close .....	<b>1:00 - 3:00 pm</b>	...Bett Portelance .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>307-5581</b> .....		Lonsdale
#47, 939 Ramage Cres... ..	<b>1:00 - 3:00 pm</b>	...Debra Kerr.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>597-9134</b> .....	\$299,900.....	Rosedale Meadows
1 Terra Close .....	<b>1:00 - 3:00 pm</b>	...Andrew Russell.....	RE/MAX REAL ESTATE CENTRAL ALBERTA .....	<b>343-3020</b> .....	\$489,900.....	Timberstone
39 Hill Crescent .....	<b>2:00 - 4:00 pm</b>	...Alex Wilkinson.....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>318-3627</b> .....	\$449,900.....	Highland Green
52 Oakdale Place .....	<b>2:00 - 4:00 pm</b>	...Janice Mercer.....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>598-3338</b> .....	\$549,800.....	Oriole Park
11 Gibson Close .....	<b>2:00 - 4:30 pm</b>	...Craig MacKenzie.....	REALTY EXECUTIVES RED DEER .....	<b>302-0820</b> .....	\$259,000.....	Glendale
5870 41st Crescent .....	<b>2:00 - 4:30 pm</b>	...Margaret Comeau.....	COLDWELL BANKER ONTRACK REALTY .....	<b>391-3399</b> .....	\$349,900.....	West Park

### SUNDAY, JUNE 9

### OUT OF TOWN

49 Woodland Drive .....	<b>2:00 - 4:00 pm</b>	...Steve Cormack .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>391-1672</b> .....	\$689,900.....	Lacombe
4712 - 43 Avenue.....	<b>2:00 - 4:00 pm</b>	...Jacqui Fletcher .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>896-3244</b> .....	\$239,900.....	Sylvan Lake
# 24, 4402 - 48 Avenue ..	<b>2:00 - 4:00 pm</b>	...Jacqui Fletcher .....	ROYAL LEPAGE NETWORK REALTY CORP .....	<b>896-3244</b> .....	\$94,500.....	Sylvan Lake

View our complete publication ONLINE at [www.yourhouseyourhome.ca](http://www.yourhouseyourhome.ca)



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# Green: the hottest design colour of 2019



Both classic and unexpected, green has quickly become the colour du jour. From jewel-bright emerald to calming sage, there's a green for every room and style.

**Forest green** walls set a solemn tone in an office or reading nook. If a full coat of paint is too much of a commitment, you can integrate this dark colour in subtler ways. Opt for it on a lamp, area rug or curtains.

**Emerald green** will brighten up a small bathroom or add interest to a utilitarian space like a laundry room. In a kitchen, glossy green

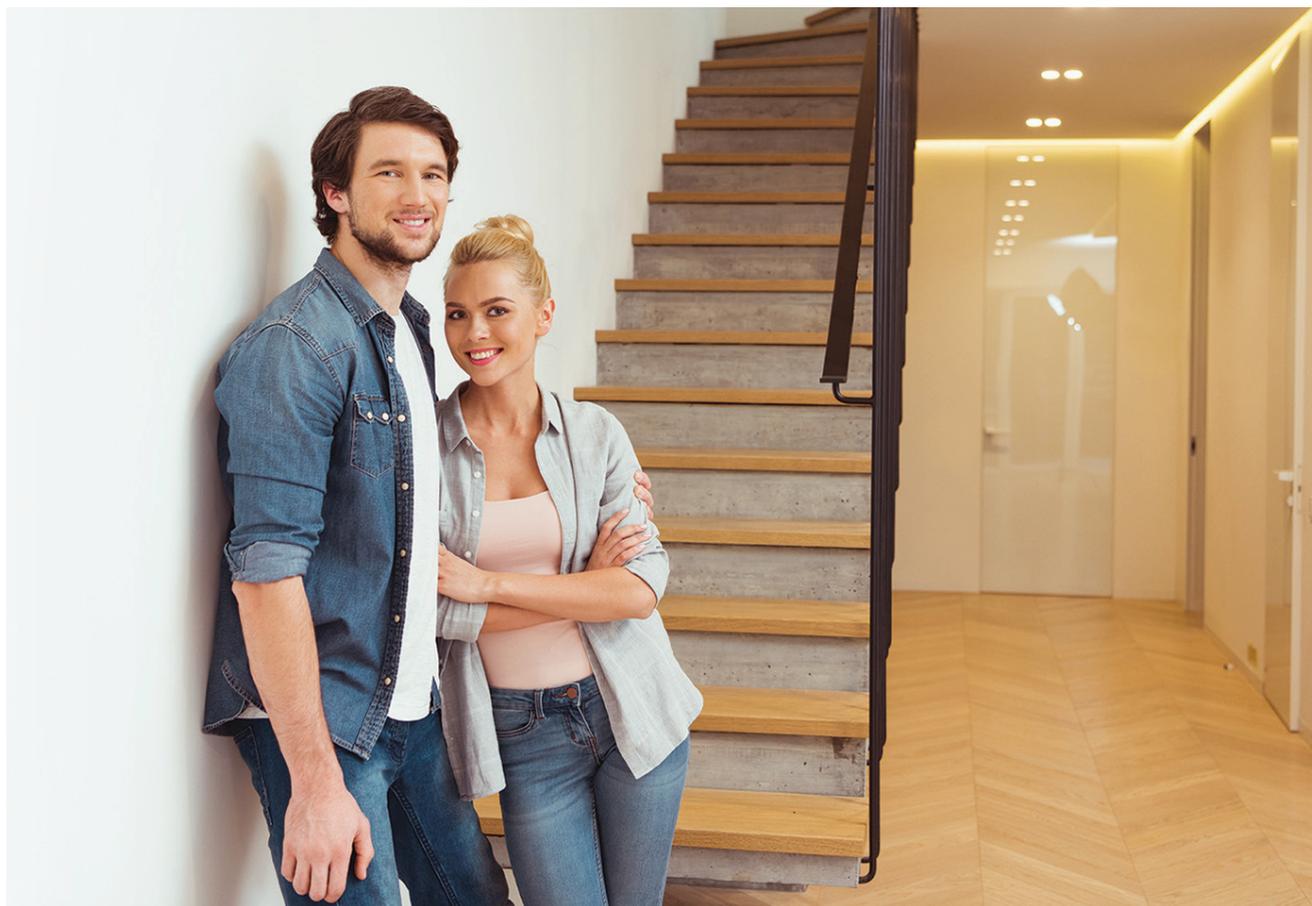
cabinets are a refreshing change from white. In a living room or den, a mid-century style sofa in this jewel-tone would be a great focal point.

**Sage green** is relaxing and calm, and would be ideal for a nursery or child's bedroom.

**Kelly green** is vibrant and exciting. Consider painting your chairs and table this hue to add a touch of whimsy to your dining room.

Green is very versatile and can work in almost any room. To keep the look fresh and modern, pair it with cool neutrals, and avoid combining it with warm colours like yellow or burgundy.

# The advantages of purchasing a condo for first-time homebuyers



Condos can be a great fit for many first-time homebuyers. They tend to be more affordable than houses, so they make a lot of sense financially. But the lower price tag is just one of the many perks of condo living. Here are some other reasons condos are a great choice for first-time homebuyers.

**Dynamic social life.** When you move into a condo, you're also joining a community. Common areas and shared facilities provide many opportunities to get to know your neighbours and strike up friendships.

**Prime location.** Condo buildings are often located downtown or in areas with access to plenty of shops, entertainment venues, restaurants and public transportation.

Great amenities. Condo buildings tend to come with attractive amenities such as fitness rooms,

pools, saunas, libraries, rooftop terraces, gardens, party rooms, recreational spaces and more.

**Minimal hassle.** Owning a house comes with a lot of work. Homeowners need to contend with plumbing problems, electrical issues, pest control, lawn maintenance and many other tasks.

If you don't have the time or desire to deal with all this upkeep, or if you lack experience in doing so, then condo living is optimal. Your monthly condo fee will generally cover all maintenance and utility costs, and when issues crop up, you simply pick up the phone and report them.

Given the general affordability of condos, you can enjoy all these perks while living frugally. So, if you're looking for convenience, a community atmosphere or a stepping stone toward buying a house, consider condo life.

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## *Plants that thrive in acidic soil*

Does your garden have particularly acidic soil? If so, there are a number of wonderful plants that would feel right at home in your yard. While most plants prefer soil that is neutral or only slightly acidic, there are numerous acid-loving and acid-tolerating species.

**Vegetables.** Some veggies that thrive in acidic soil are radishes, potatoes, rhubarb and peppers. And many tolerate acidic soil, including broccoli, carrots and tomatoes.

**Fruits.** A few types of fruit that love acidic soil are blueberries, cranberries, currants, elderberries and gooseberries. Some that tolerate acidic soil are grapes, raspberries and strawberries.

**Flowers.** The types of flowering plants that love acidic soil are numerous and varied. Some of the most popular ones are azaleas, daffodils, rhododendrons, hydrangeas, camellias, heather and bleeding hearts.

Want some more ideas? Soil pH is usually consistent in a given geographical area, so you could take a stroll and see what plants are growing well in your neighbourhood.



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# ASK CHARLES

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I just bought a house, and on possession day, I noticed the movable island from the kitchen, which I loved when I viewed the property, was gone. Was the seller allowed to take it with them?

The short answer is yes, the seller was allowed to take the movable island with them. A movable island is an example of an unattached good, which are movable items that are not included in the sale of a property unless agreed to, in writing, by the parties.

Unattached goods include items such as wall art, area rugs, non-built-in appliances such as microwaves, and even curtains. Unless otherwise agreed to, sellers can take movable items from the property before the buyer takes possession.

The opposite of unattached goods are attached goods. Attached goods are items that you cannot remove from a property without causing damage to the property. For example, chandeliers, built-in appliances such as dishwashers, and curtain rods and brackets are attached goods. Unless otherwise agreed to, sellers are expected to leave attached goods behind.

However, the good news for buyers is, if there is something you like in a property you are considering buying, but it's an unattached good, all is not lost. If you want a particular unattached good included in your purchase of the property,

list it as an inclusion in your offer to purchase. Now, it's subject to negotiation between you and the seller.

The seller may agree, or they may remove it from the list of inclusions in a counter offer. It is up to the buyer and seller, with the help of their real estate representatives, to negotiate the transaction, and that includes what items are included or not.

When in doubt, write it out. This is the best way to ensure you know what is included when you're purchasing a property. For larger more expensive items, you may wish to include the make, model, and serial number. This may eliminate a seller's urge to switch nice appliances, for example, with less expensive, used items.

Now, what do you do in the event the seller was supposed to leave something behind, but didn't? If you don't find out until after possession, you need to call your lawyer as it is now a legal issue between you and the seller. Your real estate professional can attempt to discuss the matter with the seller's representative, but if things aren't fixed to your satisfaction, your only recourse is to speak to your lawyer.

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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).*



# SUMMER EATS

*Dining made easy*

## *Marinated* Barbecue Salmon



*This simple recipe is perfect anytime it's too hot to cook inside. The marinade caramelizes perfectly on the salmon and you'll want to make this delicious dish again and again.*

Start to finish:

1 hour, 15 minutes (15 minutes active)

Servings: 4

### Ingredients

- 1/4 cup olive oil
- 2 tablespoons lemon juice
- 2 tablespoons Dijon mustard
- 2 tablespoons soy sauce
- 2 tablespoons brown sugar
- 1 garlic clove, minced
- Salt and pepper to taste
- 4 125-gram salmon filets, skin on
- Parsley and lemon wedges



### Directions

1. Mix all of the ingredients — except the salmon, parsley and lemon wedges — in a bowl.
2. Place the salmon filets in a large freezer bag and pour half of the marinade in. Seal the bag, removing as much air as possible and marinate in the fridge for 1 to 3 hours.
3. Preheat the barbecue. Oil the grill using a silicone brush.
4. Put the salmon filets directly on the grill, skin side up. Close the barbecue cover and let cook for 3 to 5 minutes, depending on the thickness of the filets.
5. Flip the filets, and brush the remaining marinade on the fish. Close the barbecue lid and cook for another 3 to 5 minutes.
6. Place the filets on a plate, cover with aluminum foil and let rest for about 5 minutes.
7. Garnish with parsley and lemon wedges, and serve with a green salad.

# 4 fence design trends of 2019



A fence does more than provide security and privacy. It also shows off your personal style and can add the perfect finishing touch to the overall look of your home and garden. Here are the top fencing trends of 2019 that you should know about.

## 1. A modern esthetic

Give your yard a contemporary look by installing a fence that uses horizontal boards instead of vertical ones. Keep the design sleek and simple and avoid incorporating ornate embellishments.

## 2. Dark colours

Darker colours are becoming increasingly popular for fences. Consider making yours charcoal grey, midnight blue, chocolate brown or jet black.

## 3. Including plants

Embrace nature by planting wild-looking perennials that will grow along your fence every year. Or, build small shelves into the fence where

## *Hire a contractor*

It may be tempting to save money on your new fence by installing it yourself. However, unless you're an experienced handyman and already own the necessary tools, this is a job best left to the pros.

A fencing contractor has everything needed to quickly and efficiently build your fence. They're also better able to deal with challenges that may arise during the installation. For instance, rocky or sandy soil may make it hard for fence posts to stay upright, or there may be buried power lines right where your fence needs to go.

you can place potted flowers or herbs.

## 4. Alternative materials

Wood was once the go-to material for fences. Nowadays, low maintenance vinyl or composite can be just as attractive and more affordable to boot. Other fashionable options include stone, brick and metal.

No matter what type of fence you choose, make sure to talk to your neighbour before you begin building it. Not only is this a matter of courtesy, but they may also be willing to share some of the costs.



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