

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 bdrms, 2 full baths - spotless! **\$237,900**

OPEN HOUSE: Saturday, 1-3 pm



Bob Wing
Seniors Real Estate Specialist
403-391-3583

CENTURY 21
Advantage
403-346-0021

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

VIEW OUR E-EDITION ONLINE AT

www.yourhouseyourhome.ca



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

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



Gerald Doré
403.872.4505



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



OPEN HOUSE SAT 2-4 PM
459 JENKINS DRIVE
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**



REDUCED!
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
 3608-50 Ave www.networkrealtycorp.ca

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

RE/MAX[®] real estate central alberta

4440 - 49 Avenue, Red Deer • 403.343.3020

MASSIVE REDUCTION
MOTIVATED SELLERS!!!



\$429,900
CA0162499
4758 56 Street



SPACIOUS HOME
W/TRIPLE HEATED GARAGE

INGLEWOOD
\$550,000
CA0157316
27 Irving Crescent



CLEARVIEW MEADOWS

\$344,900

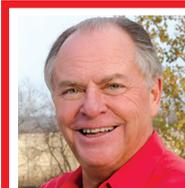
CA0162479
49 Cunningham Crescent

MUCH BIGGER THAN IT APPEARS

Mitzi Billard (403) 396-4005



LET ME MOVE YOU

Ivan Busenius
403.350.8102
RE/MAX[®] real estate central alberta
4440 - 49 ave., red deer • 403.343.3020



121 Waskasoo Estates | \$109,900
COME SEE this incredible value 1450 sq.ft. home in Immaculate condition. You can live in a wonderful home for a low price.
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

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

Central Alberta's
OPEN HOUSE LISTINGS



**COLDWELL
BANKER**

OnTrack Realty

Going above and beyond

Unit G, 2085 - 50th Ave, Red Deer

www.coldwellbankerreddeer.ca

403-343-3344



**Dale
Stuart**

403-302-3107

#36 369 INGLEWOOD DR



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



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



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
AGENT



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



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

{11.91 ACRES} 4 bedroom house with 3 baths, large barns & shop. Private setting!



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!



RedDeerLawyer.com



CHRISTOPHER STEPHAN
Professional Corporation
Barrister & Solicitor

VOTED RED DEER'S FAVOURITE LAWYER IN 2018



CStephan@JDLaw.ca
Ph: 587.272.2050
1.866.210.4130
Fax: 403.754.5039

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

\$25 off
Individual Will / Package

\$50 off
Couples Will / Package

\$75 off
Real Estate Transaction

587
272-2050

*Limit of one coupon per person *Offer valid for Chris Stephan legal services only *Cannot be combined with another coupon or promotion



Countertop & Cabinet Professionals
Since 1997

info@counterscapes.ca
403.347.2115
9-4608 62nd Street
Red Deer, AB

facebook.com/CounterscapesRD 



Sinks | Faucets | Tile Backsplash
Cabinets | Complete Renovations

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

SATURDAY, JUNE 8

OUT OF TOWN

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

SUNDAY, JUNE 9

RED DEER

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

SUNDAY, JUNE 9

OUT OF TOWN

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

View our complete publication ONLINE at www.yourhouseyourhome.ca



Carmen Dufresne
MORTGAGE SPECIALIST

Tel: 403.357.4581 | 1.877.366.3487

Email: cadufresne@mortgagealliance.com

Web: www.mortgagealliance.com/carmendufresne

3, 1010 - 1st Ave NE, Calgary, Alberta T2E 7W7



Red Deer Office

Why use a Mortgage Broker?

Because I don't work for a bank. I work for you. I use a wide variety of lenders, so through me you will have access to a **mortgage for a 1st or 2nd home, renew an existing mortgage with or without extra funds to renovate, or buy a fixer-upper to renovate. New to Canada? I can help. Ease the process of any of those transactions ... get pre-approved.**

YOUR CHOICE OF MORTGAGE, YOUR CHOICE OF LANGUAGE | English - Français - Español

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

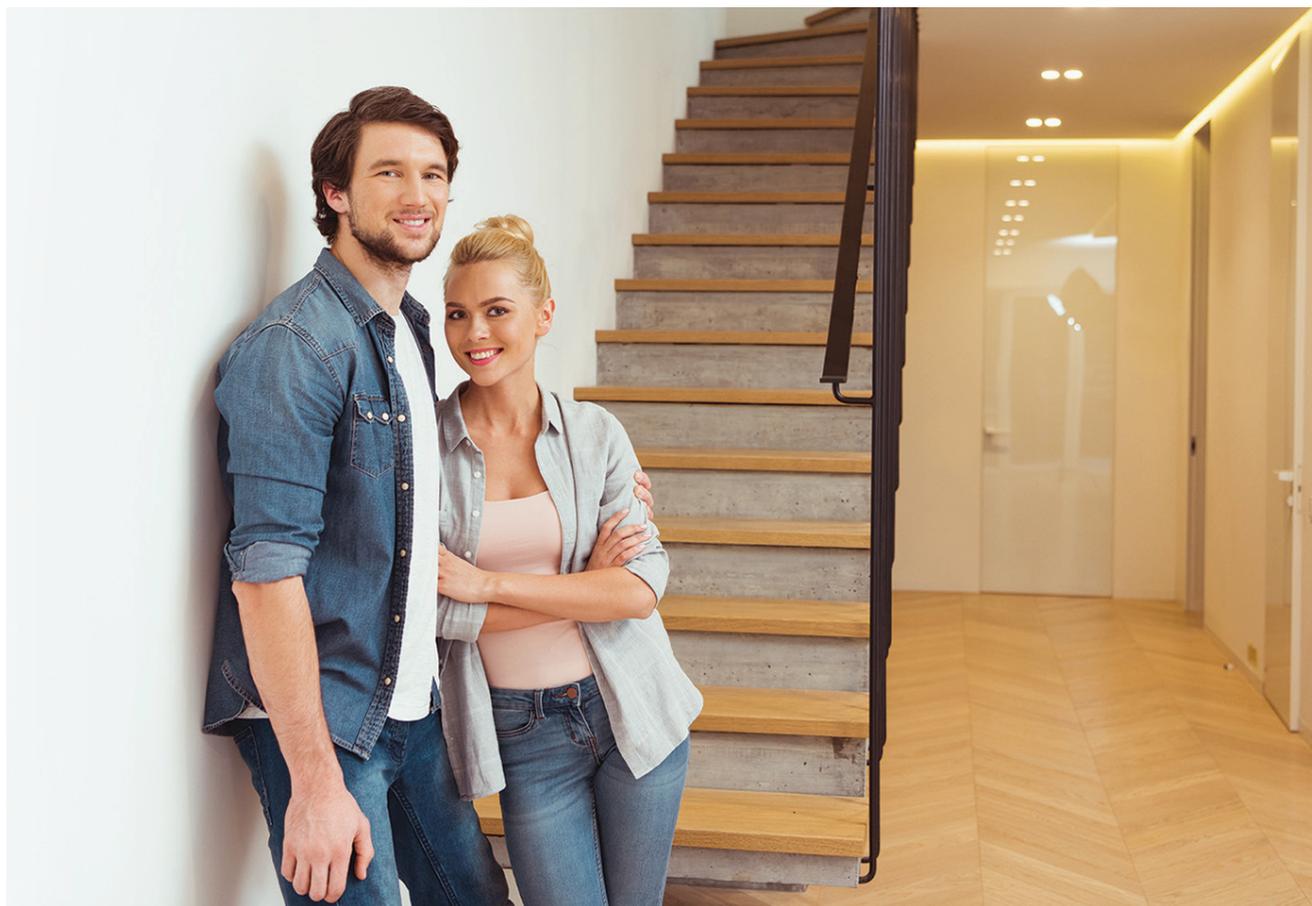
cabinets are a refreshing change from white. In a living room or den, a mid-century style sofa in this jewel-tone would be a great focal point.

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.

CENTURY 21 Advantage

4747 67 Street, Suite 905 | 403.346.0021 | Advantage@century21.ca



**BOB
WING**

403-391-3583

CENTURY 21 Advantage

21 photos of every property

Parkland Mall,
Red Deer



ONLY \$232,900!

47 GOODALL AVENUE

DON'T LET THE PRICE FOOL YOU!!

This attractive, 3 bed/3 bath, 2 storey in Glendale on a quiet street has vinyl windows, main floor laminate, attached garage, fenced yard and near schools, parks, transit and brand new Northside Community Center!



Feature Home

\$237,900

30D, 32 DAINES AVENUE

GORGEOUS DEER PARK CONDO ... WITH A VIEW!
Absolutely spotless unit in a quiet, friendly location overlooking the park with 2 roomy bedrooms, 2 full baths, open design with lots of natural light, heated floors, attached garage, spacious - come and see!!

SENIORS REAL ESTATE SPECIALIST! (SRES)

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.



Real
Estate
Council
Alberta

reca.ca

ASK CHARLES

The authority for a positive real estate experience.



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.

"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.



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.

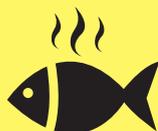
Start to finish:

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.



Royal Carpet Realty Ltd.
403.342.7700
www.RCRRealEstate.com



Brad Granlund
 Broker



Nadine Marchand
 Associate



Nicole Dushanek
 Associate



\$49,900

RED DEER

Great Location in Creekside Park!
 Low lot rent. Updated with newer flooring, paint, some windows, fixtures, & appliances. 2 bedrooms, 1 bathroom.
CALL NADINE 342-7700



\$183,900

RED DEER

Investment Property
 Zoned R3, downtown location for this 2 bdrm home w/1 bdrm contained suite, & garage, make \$ now while holding for future development.
CALL NICOLE 342-7700



\$214,900

PENHOLD

Immediate Possession!
 3 Bedrooms/2bath townhome with no condo fees. Comes with all appliances, fenced yard.
CALL BRAD 342-7700



\$229,900

RED DEER

No Condo Fees!
 Immediate possession, updated 3 bedroom/2 bath townhouse in great location
CALL BRAD 342-7700



\$269,900

SYLVAN LAKE

View of the Lake!
 Brand New End Unit 3 bdrm, 3 bath townhome w/walkout basement & NO CONDO FEES!
CALL NICOLE 342-7700



\$369,900

RED DEER

Garden Heights!
 Executive half duplex with 3 bdrms/3 baths, granite counter tops, laminate flooring, covered deck, attached garage, backs onto green space.
CALL BRAD 342-7700



\$394,900

RED DEER

Fully Finished
 4 bed/3 bath bilevel w/24x26 det.garage. 2 fireplaces, hardwood & vinyl plank flooring, sep. entrance, just blocks from schools, shopping & playgrounds. Timberlands.
CALL NADINE 342-7700



\$439,900

RED DEER

Updated Home
 on a HUGE lot across from greenspace in Bower. Lots of living space in this 3 bed (room for another)/3 bath home with attached garage.
CALL NADINE 342-7700



\$449,900

Reduced!

RED DEER

Brand New 3 bed, 3 bath 2 Storey with vinyl plank flooring, quartz counters in kitchen, fireplace, stainless appliances.
CALL BRAD 342-7700



\$719,900

RED DEER

Huge 32x46 Shop plus a 5 bdrm/3bath walkout bilevel on a pie lot on a close in Anders
CALL NADINE 342-7700



\$1,089,000

MERIDIAN BEACH

Live On The Canal!
 Brand new 2637sqft, w/triple garage, located right on the desirable part of canal. Park your boat in front of your home, & enjoy this custom 3 bdrm, 3 bath home, w/multiple decks, soaring 24' ceilings, 7 appliances, & Walk out Basement to your beautiful SW treed lot! Move in for Summer!
CALL NICOLE 342-7700



\$1,199,900

RED DEER

Luxury Space For All!
 7 bdrms, 5 baths! Beautiful 2 storey in Garden Heights w/2 bdrm suite above garage w/separate entrance, hidden office, custom ceilings, staircase & more!
CALL NICOLE 342-7700