

YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA HOMES

AUGUST 30, 2019

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

6229 ORR DRIVE

A Great Place to Start!

Immaculate 3 Bedroom, 2
Bathroom 1/2 Duplex
with single attached garage.
\$269,900



Dale Stuart
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OnTrack Realty
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See page 7 for more details

Prepare your deck

FOR WINTER

A4

Minimize dust

WHILE RENOVATING

A8

Protect your plants from

WINTER WEATHER

A13

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www.yourhouseyourhome.ca



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Alex Wilkinson
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f 403-318-3627 t



REDUCED! \$94,000

5816 65 STREET #15

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\$619,500

OPEN HOUSE: SAT 2-4 PM

26 DALTON CLOSE

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75 WINDERMERE CLOSE

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REDUCED! \$307,000

100 INGLEWOOD DRIVE

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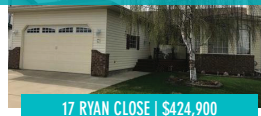
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S U M M E R S P E C I A L S !



19 DIETZ CLOSE | \$409,900

4 level split, dbl. att. heated gar., south exposure. 4 beds, 3 baths, larger lot, stunning park-like yard.
MLS# CA0170912



17 RYAN CLOSE | \$424,900

Beautiful, classic large bungalow on a large lot in a quiet close. 5 beds, 3 baths, 2 fireplaces, space for RV. Over 1500 sq. ft w/ granite, hardwood floors. MLS#CA0160926



29 - 5202 FARRELL AVE | \$499,900

1516 sq. ft. fully developed bungalow in "The Falls" near Red Deer Golf & Country Club & Red Deer River Valley! 4 beds, 3 baths - west-facing on a park & in mint condition! No mowing or shovelling! MLS#CA0175749



4756 56 STREET | \$889,000

Riverfront luxury home! Custom-built Bowood home backing onto Red Deer River and the Waskasoo Park Trail system! 6 beds, 4 baths. MLS# CA0168316

FOR MORE INFORMATION ON THESE AND ALL MY OTHER LISTINGS PLEASE GO TO

www.geraldlore.ca



YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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Bett Portelance



*120 Andrews
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5 BDR, 3 BATHS,
ATTACHED GARAGE.

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Prepare your deck for winter

Homeowners often take steps to winterize the interior of their homes in the weeks before winter's arrival, but such efforts should extend to the outside of a home as well.

Decks make for great gathering places when the weather permits. Decks are where many people spend their free time and eat their meals come spring and summer, when the temperatures climb and the sun sets well into the evening. But as summer turns to fall, homeowners must take measures to protect their decks from potentially harsh winter weather.

- **Inspect the deck for problems.** Decks tend to be used more often in summer than any other time of year. That makes fall and early winter an ideal time to inspect for wear and tear and any additional issues that may have cropped up throughout the summer. Damaged boards and loose handrails should be fixed before winter arrives, especially for homeowners who plan to use their decks in winter. Fixing such issues in winter and even into spring may be difficult thanks to harsh conditions, so make good use of the relatively calm autumn weather to fix any issues on the deck.

- **Clear the deck of potted plants.** Even homeowners who intend to use their decks in winter should remove potted plants from the deck in the fall. The home improvement experts at HGTV note that moisture can get trapped between deck boards and plastic, wood or ceramic containers in cold weather, and that can contribute to mildew, discoloration or decay.

- **Store unnecessary furniture.** Homeowners who like to sit on their decks in winter will no doubt want to leave some furniture out over the winter. But those with lots of furniture for entertaining



guests can likely move the majority of that furniture into a garage or shed for the winter. HGTV notes that doing so will prevent the potential formation of blemishes on the deck that can result from inconsistent weathering.

- **Remove snow, but do so carefully.** Prolonged contact with snow and ice can damage a deck. As a result, homeowners should clear snow from their decks when accumulation is significant. HGTV recommends using a snow blower on the deck to avoid scarring. If a shovel must be used, push snow with the planks to reduce the risk of damaging the deck.

Homeowners who take steps to protect their decks throughout the winter months can ensure these popular areas are ready once entertaining season returns in the spring.



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OPEN HOUSES: Friday, Sept. 13 at 10AM-4PM
Friday, Sept. 20 at 10AM-4PM



Easy ways to clean up leaves

Autumn is marked by colorful foliage and plummeting temperatures. Once those leaves reach peak color, they fall from the branches and collect on lawns, necessitating cleanup projects. For homeowners with big yards, such a project can be tiring and time-consuming. However, there are ways to make leaf cleanup easier.

One of the easiest ways to clean up leaves is to reach for a lawn mower rather than a rake. The mower will cut leaves down to smaller sizes, creating an effective mulch that can add nutrients back into the lawn. Davey, a lawn and landscape solutions service, says that mowed leaves also can be collected in a mower bag and added to garden beds or compost piles.

For those who prefer manual raking, select a rake with tines that will not skewer the leaves in the process. Big rakes also can make faster work of gathering leaves into piles.

The home improvement resource The Family

Handyman advocates for the use of a lawn sweeper. This is a manual device that has a rotating sweeping brush that gathers up lawn debris and leaves into an attached hopper bag. Like mowed leaves, the bag can be emptied into a compost pile or distributed where needed.

Raking leaves onto a large tarp is another option. Once it's full, the tarp can be taken to the curb where many towns will collect the leaves seasonally. Otherwise, the tarp can be used as a funnel to put leaves into a gardening bag or another appropriate receptacle.

Leaf blowers remain a fast option for cleaning up yards, but they require electricity or gas and can be noisy. Still, they are a popular choice for large landscapes or when quick work needs to be made of leaf clean-up.

Leaves will fall in autumn, but luckily homeowners have various methods at their disposal to tame the mess.



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NEW LISTING!



28470 HWY 592 #206
OPEN HOUSE SUNDAY 2-4
1029 20 STREET

RED DEER COUNTY
\$575,000
CA0175830
4 Bed/4 Bath
4 Level Split
1,349 sq. ft.

MASSIVE REDUCTION
148 VINCENT CLOSE
CA0172002

OPEN HOUSE SAT & SUN 2-4

SPRUCE VIEW
\$279,900
CA0165766
2 Bed/2 Bath
Bungalow
1,179 sq. ft.

JOHNSTONE CROSSING
\$349,900
CA0159495
4 Bed/3 Bath
Bi-Level
1,177 sq. ft.

MORRISROE
\$279,900
CA0173215
4 Bed/3 Bath
4 Level Split
1,066 sq. ft.



260 JENNINGS CRESCENT
South-Facing onto a Park
14 MCPHEE STREET

NEW LISTING!

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central alberta

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dorindag.remax.ca

Cell: 587.447.2770
Office: 403.343.3020

DORINDA GALLANT



OPEN HOUSE: Saturday 2-4
1 Fern Crescent
Sylvan Lake
\$375,000
5 Bed/3 Bath
Raised Bungalow
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5 mins from Beach
CA0177123

unlock your happy



**YOUR
HOUSE
YOUR
HOME**

How to store firewood

the right way

A fireplace is a cozy and warm spot around which a family can gather. The home and real estate resource HomeGuides.com indicates that 60 percent of new homes have a fireplace, which is up from 36 percent in the 1970s.

Naturally, fueling a fireplace for the season may require homeowners with wood-burning units to keep an ample supply of wood at the ready. How that wood is stored is important, as properly stored firewood can prevent waste and other issues around the house.

Wood that is freshly cut has a water content of 60 percent or more. Yet, for best burning ability, wood should be near 20 percent in water content. Green wood is hard to ignite and will not burn nearly as well or efficiently as seasoned wood. Another concern associated with green wood is that it can contribute more to creosote accumulation in the flue of a fireplace. Creosote is a combustible material that may lead to fires if left unchecked.

According to BioAdvanced®, a science-based lawn, garden and home improvement innovator, seasoning wood typically takes six months to a year. Homeowners may opt to purchase seasoned wood that already has sat and dried.

Homeowners who have an abundance of firewood have to store it somewhere. Log Splitters Direct suggests choosing a dry, breezy area of the property that is about 20 feet from the nearest door to the house. This helps avoid hitchhiker pests from coming inside with the wood, such as termites, ants, spiders, and mice. Do not stack the wood flush against a structure. It should be at least a few inches away to allow airflow behind the stack.

Stick to organized rows of wood no more than four feet high. Log racks and pallets and posts will keep the wood up and off of the ground where moisture and rotting can develop. Placing the logs in an unorganized pile will impede air flow and cause the wood to rot rather than continue to dry and season even more.

Homeowners also should use a cover to protect seasoned firewood from the elements. Position a tarp or plastic sheeting so it blankets the top of the stack and extends a few inches down the sides. Keep the sides mostly exposed to air. Others prefer to stack it in a barn or shed or under an overhang.

Green wood is less expensive than seasoned wood. Those who prefer this method should do so in the early spring and let it season over the next several months.

Bankrate says that the cost of a cord of wood varies across the country, but in general one can expect to pay between \$120 and \$180 for a cord of hardwood that is split and seasoned. This price may be higher in mid-winter when demand increases.

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

6229 ORR DRIVE



Fully developed 3 bedroom, 2 bathroom, 1/2 duplex with single att garage. Features newer flooring w/ceramic tiles in entry, kitchen, and baths, quality laminate in living and dining rooms, carpets in bdrms, hallway, and stairs. Lots of cabinet space. All appliances included!

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*Margaret
Comeau*
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DEER RIDGE ESTATES

Private setting on 2.31 acres. 1292 sq. ft. bi-level with 3 beds, 3 baths and a huge open family room. Sorento Home, shop (30X40) 12X12 door; garage (26X28).

OPEN HOUSE:
Sunday, 3-5 pm



5870-41 STREET CRES

Call and I will send a walk through, 1040 sq. ft bungalow/4 bed/2 baths updated paint inside & out; rv parking, double detached; meticulous yard. call to view!

OPEN HOUSE:
Sunday, 12-2 pm



23 PINE CRES. BIRCH BAY

Main level featuring living room/kitchen/dining, master bed & bath, fireplace, laundry, super deck. Upper level has large loft with 3 beds & balcony, reserve at back.

OPEN HOUSE:
Saturday, 2-4 pm



4715 47 AVENUE, LACOMBE

Bi-level - 4 bedrooms, 2 full baths, perfect design for open living room/kitchen, new furnace, single garage.

Ann Craft



Ann's List!



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This mobile on its own lot is move in ready. Amazing yard set up for entertaining, set up for the kids & pets .R.V. parking, lots of room to build a garage. Fairly quick possession! **\$154,900**



6068 & 6070 Orr Drive

Full duplex with each side 3 bdrms, 2 baths, vaulted ceilings, in-floor heating in bsmt, off-street parking.
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CA0164363 & CA0164342



A Great Package in Red Deer!

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Minimize dust while renovating

Even though dust is ever-present both inside and outside of a home, when renovations are in full swing, dusty conditions are often exacerbated. Whether a home is new or old, numerous substances can be stirred up when removing walls, refinishing floors, removing tile, or expanding living spaces. These include silica from drywall, lead, asbestos, paint particles, and even waste from bugs or rodents.

Homeowners who want to remodel with minimal construction debris floating through the air — both for health purposes and general cleanliness — may find these proactive steps helpful.

- **Prepare dust-containment plans.** If a contractor is involved, it is often his or her responsibility to minimize dust. Do-it-yourselfers must make dust containment a priority. Protecting the floor and keeping the dust confined only to work areas can be achieved with plastic sheeting and other barriers.
- **Designate an entrance and exit.** The experts at This Old House say it is best to choose one doorway as the only means in and out of a work area. Ideally, this doorway should lead to the outdoors. All other doorways should be sealed on both sides.
- **Remove extraneous items.** It's best to remove clutter from the room, including any furniture that can be taken out of the space. This helps items from becoming dirty and hazardous particles from settling into nooks and crannies.
- **Close vents and registers.** If forced air systems are part of the home, it's best to divert air away from the work area. Block vents and intake registers so that dust does not clog the system or transfer to other rooms.
- **Cut items outside.** Design advice site

Houzz says that some power tools have vacuum extractors to suck up dust at the point of contact, removing 90 percent of dust where it is generated. For those who do not have access to these tools, cutting and sanding can be done outdoors to keep dust outside.

- **Open a window.** If weather permits, an open window can provide ventilation. Another idea is to create an air vacuum in the work area. Picking a window at the far end of the work area and mounting a window fan blowing outward can suck dust out and away from other areas of the house.

- **Clean up daily.** By keeping on top of dust, including sweeping and vacuuming the work area frequently, dust will not accumulate and migrate elsewhere.

Dust is a common side effect of home renovation projects, but it can be minimized.



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, AUGUST 31

RED DEER

27 Nellis Avenue	2:00 - 4:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4548	\$295,000	Normandeau
24 Dentom Cescent	1:00 - 3:00 pm	Tammy Polley	RE/MAX REALESTATE CENTRAL ALBERTA	506-7552	\$399,000	Davenport
59 Doran Crescent	1:00 - 3:00 pm	Kim Fox	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7552	\$490,000	Deer Park Village
48 Inkster Close	11:00 - 1:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4548	Ironstone
26 Dalon Close	2:00 - 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK REALTY	318-3627	\$619,500	Deer Park
14 McPhee Street	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$365,000	Morrisroe
148 Vincent Close	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$639,000	Vanier Woods
#401, 4614-47A Ave	1:00 - 3:00 pm	Bob Wing	CENTURY 21 ADVANTAGE	391-3583	\$219,900	Downtown

SATURDAY, AUGUST 31

OUT OF TOWN

23 Pine Crescent	2:00 - 4:00 pm	Margaret Comeau	COLDWELL BANKER ONTRACK REALTY ...	391-3399	\$319,000	Gull Lake
59 Warbler Close	1:00 - 3:00 pm	Gord Phillips	MAXWELL REAL ESTATE SOLUTIONS	506-7171	\$797,000	Sylvan Lake
1 Fern Crescent	2:00 - 4:00 pm	Dorinda Gallant	RE/MAX REAL ESTATE CENTRAL ALBERTA	343-3020	\$375,000	Sylvan Lake
58 Coleman Cres	2:00 - 4:00 pm	Steven Cormack	ROYAL LEPAGE NETWORK REALTY	391-1872	\$434,900	Backfalds

SUNDAY, SEPTEMBER 1

RED DEER

4633 47 Street	1:00 - 3:00 pm	Kim Fox	RE/MAX REAL ESTATE CENTRAL ALBERTA	506-7552	Parkvale
5870 41 Street Cres	12:00 - 2:00 pm	Margaret Comeau	COLDWELL BANKER ONTRACK REALTY ...	391-3399	\$339,999	West Park
137 Jones Crescent	1:00 - 3:00 pm	Ed Katchur	MAXWELL REAL ESTATE SOLUTIONS	506-7171	\$371,999	Johnstone
148 Reichley St	2:00 - 4:00 pm	Steven Cormack	ROYAL LEPAGE NETWORK REALTY	391-1872	\$424,900	Rosedale
148 Vincent Close	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$639,000	Vanier Woods

SUNDAY, SEPTEMBER 1

OUT OF TOWN

28470 HWY 592 #206	2:00 - 4:00 pm	Mitzi Billard	RE/MAX REAL ESTATE CENTRAL ALBERTA	396-4005	\$575,000	Red Deer County
5 Deer Ridge Estates	1:00 - 3:00 pm	Margaret Comeau	COLDWELL BANKER ONTRACK REALTY ...	391-3399	\$655,000	Lacombe County
39332 Range Road 15	1:00 - 3:00 pm	Roxann Klepper	RE/MAX REAL ESTATE CENTRAL ALBERTA	872-4548	\$525,000	Lacombe County

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YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

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The Real Estate Purchase Contract

When you've found a home and feel ready to make an offer, it's important to understand exactly what you're committing yourself to – beyond just the purchase price of the property. Look into other related costs or potential issues associated with the purchase, including:

- Property taxes
- Monthly utilities
- Zoning or building restrictions

- Home Association or Condo Fees
- Restrictions on title

If you feel ready to make an offer, your Realtor will assist in preparing the "Real Estate Purchase Contract" to present to the Seller.

It's critical that you understand all of the terms and conditions in your offer to purchase before you sign it and send it to the seller. For example, have you clearly specified exactly which items will stay with the house

you're buying and which items the seller will take away? Do you have all of the conditions that you need and are they clearly stated? Don't make assumptions and risk forfeiting your deposit! Talk to your Realtor and make certain that you understand all the terms and conditions you're accepting in the contract. If you want further clarification before you sign the offer to purchase you should contact the Real Estate Lawyer that will be working with you to complete your home purchase.

For resale homes, it's advisable to make your purchase conditional on a satisfactory home inspection – the cost of a home inspection is a small price to pay for peace of mind down the road, knowing there are no substantial issues with the property. We also suggest that you save a copy of the listing material and other ads the seller's realtor may have prepared or distributed on the property, in the event of any future disputes.



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SUMMER EATS

Dining made easy

Mississippi Mud Baby Cakes



Mississippi Mud Cake is a luscious combination of sweet chocolate, crunchy pecans and gooey marshmallows atop a rich chocolate cake. It's a variation on Mississippi Mud Pie, which uses many of the same ingredients but is served in pie form. This version of "Mississippi Mud Baby Cakes" from "Cooking Light: Fresh Food Superfast" (Oxmoor House) by The Cooking Light Editors doesn't skimp on taste, but makes dessert more accessible to those sticking to healthier eating plans.

Servings: 24

Ingredients

- Cooking spray
- 1 13.7-ounce package fat-free brownie mix
- 1 6-ounce carton French vanilla low-fat yogurt
- 3 tablespoons finely chopped pecans
- 3/4 cup miniature marshmallows
- 24 chocolate kiss candies

Directions

1. Preheat oven to 350 F. Place 24 paper miniature muffin cup liners in miniature muffin cups; coat with cooking spray.
2. Prepare brownie mix according to the package directions, using French vanilla yogurt. Spoon batter evenly into prepared muffin cups. Sprinkle evenly with pecans.
3. Bake at 350 F for 19 minutes. Remove cakes from oven. Place 3 marshmallows on top of each baby cake; place 1 chocolate kiss in center of marshmallows. Bake an additional 1 minute. Gently swirl melted chocolate kiss to "frost" each cake and hold marshmallows in place. Cool in pans on wire racks 10 minutes; remove from pans. Cool completely on wire racks.

CENTURY 21 Advantage

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**BOB
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CENTURY 21 Advantage

21 photos of every property

Parkland Mall,
Red Deer

OPEN HOUSE: SATURDAY, 1-3 PM



\$219,900

#401, 4614-47A AVE

ADORABLE, ADULT CONDO - DOWNTOWN!

Across from the Golden Circle and Rec. Centre, this bright and open, 1 bedroom plus a den unit is in a secure, adult building, is beautifully renovated and features a 20 ft. balcony that faces a park to the east!



\$237,900

30D, 32 DAINES AVENUE

GORGEOUS DEER PARK CONDO ... WITH A VIEW!

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SENIORS REAL ESTATE SPECIALIST (SRES)



Fall in love with navy blue

Chic, sophisticated navy blue is a shade of choice when it comes to adding character to your interior. And this trendy hue isn't just for nautical-themed decors anymore.

How to use it

Navy blue carpets, linens, furniture and accent pieces can all add depth and charm to your decor. Take the trend a step further by painting entire walls in this inspiring shade.

Where to put it

Navy blue is a versatile colour that can look great throughout the home. It's especially suited for modern kitchens, elegant bedrooms, cozy living rooms and serene bathrooms.

Which colours to pair it with

In addition to white, grey and pale pink, which create a delicate, feminine look, warm hues such as golden yellow and burnt orange are perfect complements to navy blue decor.

Protect your plants from winter weather

For the majority of gardening enthusiasts, gardening is a warm weather activity. While some people live in climates that make it possible to enjoy gardening year-round, those who don't often lament the end of the gardening season.

Winter might not be conducive to gardening, but the arrival of cold weather does not necessarily mean a gardener's work is done until the following spring. Taking steps to protect plants from winter weather is an important part of maintaining a healthy garden that thrives from year to year.

Timing is of the essence when winterizing a garden. The online gardening resource Get Busy Gardening!™ advises gardeners that the best time to winterize is after the first hard freeze in the fall. A hard freeze occurs when temperatures dip below freezing overnight. When that occurs, annual plants and vegetables are killed off and perennial plants, which grow back year after year, begin going dormant.

Better Homes and Gardens notes that perennials are the easiest plants to prepare for winter, as they require just a little cutting back and mulching to be safe from cold weather. But no two perennials are alike, so homeowners should consult their local gardening center for advice on how to prepare their particular perennials for the coming months.

The steps necessary to winterize annuals depends on which type of annuals, cool- or warm-climate, you have. Cool-climate annuals should be covered with



polyspun garden fabric when light frost is in the forecast. In addition, Better Homes and Gardens recommends pulling dead annuals and adding them to a compost pile after a killing frost. Any annuals that developed fungal disease should be discarded. Mulch annual beds with a three- to four-inch layer of chopped leaves or similar materials, spreading the mulch only two inches thick over self-sown seeds you want to germinate in the spring.

Warm-climate annuals also should be covered with polyspun garden fabric when light frost is expected. Seeds of cold-hardy annuals can be planted for extended winter bloom, while gardeners also can collect seeds of warm-weather plants that will breed true to type. Even though you're winterizing, Better Homes and Gardens recommends that gardeners continue to weed

and water their plant beds and plants while also keeping an eye out for pests. If organic mulch has decomposed or thinned out, replace it with a new layer.

Get Busy Gardening!™ notes that the bulbs of tender plants like dahlias and tuberous begonias can be dug up and overwintered in their dormant state. All dead foliage should be removed after the bulbs have been dug up, and the bulbs should be allowed to dry out a little before being stored. Container gardeners can overwinter their tender bulbs in their pots inside, but be sure to remove their foliage and store them in a dark, cool place that maintains temperatures above freezing.

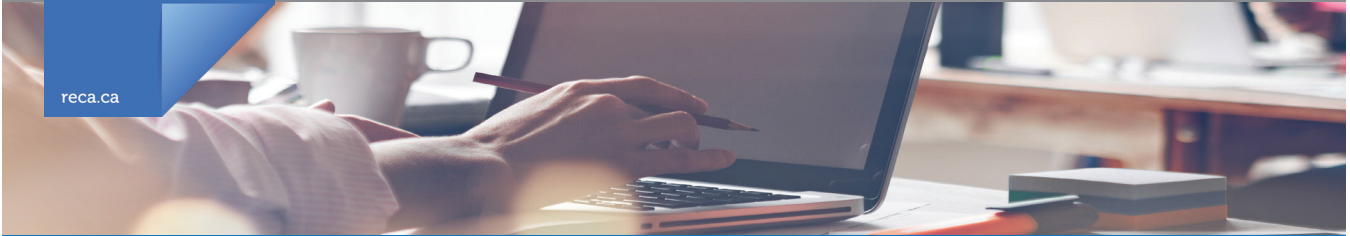
Winterizing may mark the end of gardening season, but it's an important task that can ensure a healthy, beautiful garden next spring, summer and fall.

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ASK CHARLES

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I hired a real estate professional to sell my home. The seller representation agreement (listing agreement) I signed is for four months. It's only been two months, but I want to terminate the agreement, can I?

The short answer is yes, but it can be complicated.

The agreement you signed is a legal contract between you and a real estate brokerage to sell your home. It contains a start date and an end date, as well as provisions for ending the agreement early. If you and your real estate professional agree in writing to end the agreement before the end date, the agreement immediately ends.

If you change your mind about selling your home and your real estate professional agrees to end the agreement early, you may be responsible for reimbursing your real estate professional for reasonable expenses they incurred while your property was for sale. Those potential expenses need to be listed on the agreement when you sign it; your real estate professional can't add them after the fact. These expenses may include, but aren't limited to, reimbursement of advertising, measurement, or photography costs.

But, what happens when you want to end your agreement early and your real estate professional doesn't agree?

If you want to end your agreement early because you want to work with a different real estate brokerage, there could be consequences. For example, if you begin

working with another real estate brokerage, and your property sells, your first real estate brokerage could make a claim that commissions are payable to them since the brokerage didn't agree to release you from the obligations of your agreement. You could find yourself owing commission to two brokerages.

Think carefully about why you want to end your agreement early. If it's because you genuinely changed your mind about selling, perhaps your employment situation changed, be open and upfront with your real estate professional. You won't be the first seller who has a change of heart or financial circumstances, but your real estate brokerage is under no requirement to release you from your agreement.

Another possibility is that your real estate professional may agree to a conditional termination of your agreement. Conditional terminations typically require the seller to agree in writing that they won't re-list their property for sale with another real estate brokerage before the end of their original agreement.

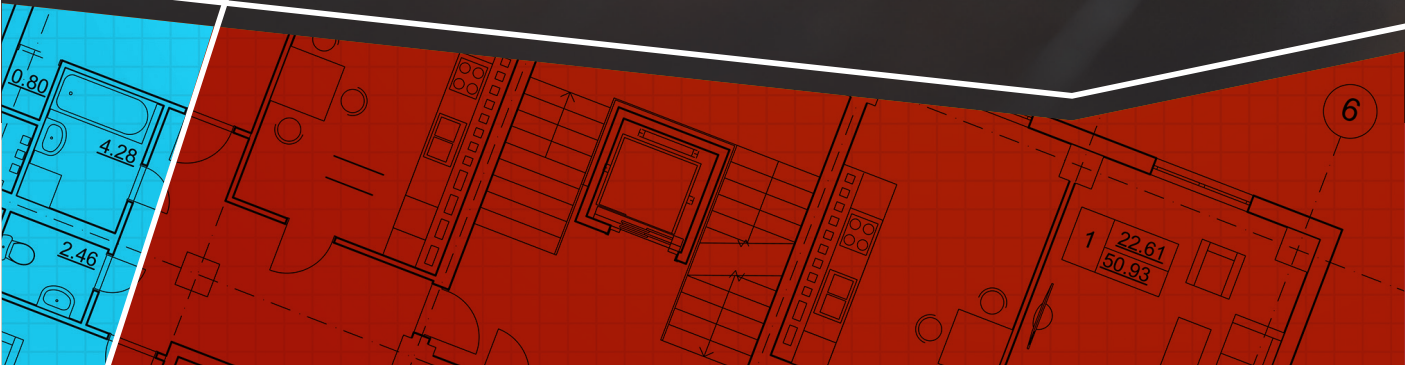
If you want to end your agreement early because you and your real estate professional are not working well together or you have concerns about their performance, RECA encourages you to speak to their broker.

"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.



YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE





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3 Bedrooms/2bath townhome with no condo fees. Comes with all appliances, fenced yard.

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Live upstairs or downstairs! This "Suited" home is brand new, with a 3bdrm, 2 bath upper suite, & a 2 bdrm suite with separate walk out entrance down, all 12 appliances included, 2 furnaces, 2 HWT's & more!

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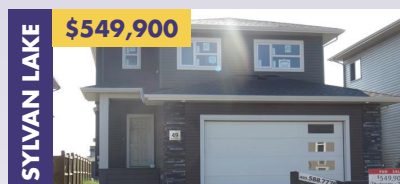
\$425,000

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.

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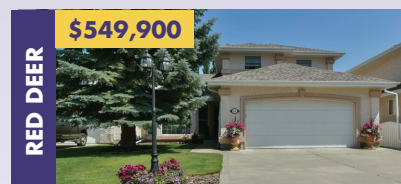
\$549,900

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3 bedroom/3bath home with bonus room, upstairs laundry, and 24x24 garage. Immediate possession available.

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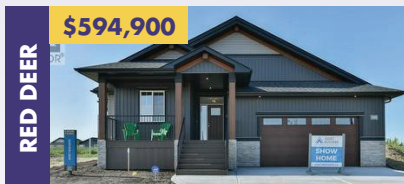
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