

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | JANUARY 19, 2018

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



**4011 39 Street,  
Ponoka**

**BRAND NEW 1760 SQ. FT.  
THREE BEDROOM, 3 BATHROOM  
TWO STOREY**

Built By DC Legacy Homes. Upscale finishes on a large lot. Bonus Room above the garage. View of the city.

**\$469,000**

*For further info on this multiple listing service home, see page 16 or contact a member of the Red Deer Real Estate Board.*



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



**Network Realty Corp. 403-346-8900**  
 3608-50 Ave [www.networkrealtycorp.ca](http://www.networkrealtycorp.ca)

**Les Anderson**  
 403.350.1932

**NEW LISTING**  
**OPEN HOUSE SAT. JAN 20, 2-4 PM**  
**NEW 2 STOREY HOME**  
 Has everything. Over 2000 sq ft, 3 br's, bonus room plus a large laundry room on the top floor! Open plan, huge kitchen & island, walk through pantry. The quality & extras are beyond compare. Covered south deck & large lot! **\$587,900**

**NEW LISTING**  
**INVESTORS, FIRST TIME BUYERS**  
 or anyone looking for a great buy! 1040 bungalow, bright open plan, 3 brs, double garage on a quiet street. **\$249,900**

**ADULT COMMUNITY IN DEER PARK!**  
 Over 1500 sq. ft., 3 bedrooms, 2 full baths, open plan, tons of kitchen cabinets, huge deck off kitchen. Double attached garage. Excellent price at **\$199,900**

**NOTHING LIKE A NEW HOME!**  
 Bright, open, family friendly plan! Gorgeous kitchen, tons of cabinets, island, 4 SS appliances plus washer & dryer. Cozy up to beautiful gas FP in great room. Incredible upgrades everywhere. **\$359,900**

**CALL LES AT 350-1932 TO VIEW, OR FOR MORE INFORMATION ON THESE LISTINGS!**

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

**140-37543 ENGLAND WAY RED DEER COUNTY**  
 Look at this awesome 3 bdrm, 2 bth unit in Waskasoo Estates - Family side! Clean, bright and open plan! **Call Alex.**

**50 JASPAR CRESCENT**  
 Fully developed 1136 Sq Ft Bi-level in Johnstone Crossing. 4 bdrms, 3 bths, alder cabinets in the kitchen with a full tile back-splash, breakfast bar, pantry and a door leading to the 10x10 deck.

**UNIT 221 - 48 HOLMES**  
 Wonderful fully updated and finished bi-level located across from a park and close to shopping. 3 bedroom unit also comes with 2 parking stalls. Lots of nice updates in this one. **Call Alex!**

**15 AMER CLOSE**  
 Well kept townhouse with single car garage tucked away in a quiet close within walking distance to large community park, shopping and Collicutt centre. **Call Alex**

**314 JARVIS GLEN WAY**  
 3D tour! Spectacular executive home steps to the lake. This home has it all. Meticulous design with gourmet kitchen and triple attached garage. **Call Alex for your private tour**

**NORM JENSEN**  
 403.346.8900

**LOOKING FOR A REVENUE PROPERTY?**  
 Townhouse on quiet close in Morrisroe! Featuring 3bdrms, 2 baths, front and back parking.

**PERFECT HOME FOR 1ST TIME BUYERS!!**  
 Mature neighborhood in Red Deer, 3 Bdrms, 2 Bths. **HUGE YARD & DECK** with Detached Garage.

**LOCATION LOCATION!**  
 Walking distance to hospital & shopping! Pets allowed with Board Approval 2 bdrm Condo, 2 balconies, granite counters, fireplace & ensuite.

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

**Gerald Doré**  
 403.872.4505

**NEW LISTING Only \$449,900**  
**104 INGLE CL.**  
 1640 sq. ft. 4 beds, 3 baths, bonus and screen rm., A/C, in/floor heat, heated dbl. gar. **MLS#CA0123268**

**Only \$229,900**  
**1 ROBINSON AVE**  
 3 beds, 2 baths, newly painted with laminate flooring, new HW on Demand, 3 parking stalls. **MLS#CA0117000**

**Only \$259,500**  
**213 OVERDOWN DR**  
 Stunning renos for this 4 bed, 2 bath duplex across from a green space. Tons of parking and huge MB closet. **MLS#CA0116999**

**Only \$699,900**  
**19 VOISON CLOSE**  
 Loaded 1526 sq. ft. Executive bung. with A/C, triple heated gar., too many features to list! **MLS#CA0116838**

**Only \$479,900**  
**74 WILTSHIRE BLVD**  
 Classy 2 storey just off of the River trails close to everything! Many upgrades and perfect for the family into "Lifestyle". **MLS#CA0116837**

**Only \$699,900**  
**421066 RR 260 PONOKA ACREAGE**  
 Over 6 acres & 1956 sq. ft. bung. fully reno'd with a secluded location in the spruce trees. Mins to Ponoka, Lacombe and 30 min. to RD. **MLS#CA0114372**

**Doug Wagar**  
 403.304.2747

**OPEN HOUSE SUN. JAN 21 2-4 PM**  
**17, 939 RAMAGE CRES**  
 Super friendly Rosedale Gardens. Beautiful grounds, fully developed classy townhome, gas FP, att'd garage. **\$274,900**

**FIXER UPPER!**  
 Highland Green bi-level. Quiet close, fenced yard. **\$186,500**

**GULL LAKE - WILSON'S BEACH**  
 Fully dev'd unique 1.5 storey, dbl garage, 4 beds, 2 baths. **\$294,900**

**BEAUTIFUL CLEARVIEW RIDGE**  
 2 storey condo. Fully dev 3 beds, 3 baths. A must see at **\$259,900**

**BLACKFALDS**  
 Warm wonderful home - sure to impress. 3 beds, 3 baths, lovely fenced lot! A super home at **\$304,750**

**SIERRAS - HERITAGE VILLAGE**  
 Beautiful top floor location. Gas fireplace, balcony, 1 bed with a den. Super building! **\$244,900**

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



Storage is something every buyer is looking for and can never have enough of. Take half the stuff out of your closets then neatly organize what's left in there. Buyers will snoop, so be sure to keep all your closets and cabinets clean and tidy.

**YOUR HOUSE YOUR HOME**

**Call Jamie at 403-309-5451**



# The Durling Group

# YOUR HOUSE SOLD GUARANTEED

[www.YourHouseSoldGuaranteed.com](http://www.YourHouseSoldGuaranteed.com)

<p style="text-align: center;"><b>\$429,900 OR TRADE</b></p> <p style="text-align: center;"><b>BLACKFALDS</b></p> <ul style="list-style-type: none"> <li>- New exec modified walkout bi-level with triple car garage</li> <li>- Located on quiet crescent with view of walking trail &amp; green belt</li> <li>- Open concept main floor plan, oversized LR boasts gorgeous tiled fireplace</li> <li>- 3 Bedrooms, Master oasis features walk-in closet &amp; 4 pc ensuite w/double sinks</li> </ul> 	<p style="text-align: center;"><b>\$544,900 OR TRADE</b></p> <p style="text-align: center;"><b>RED DEER</b></p> <ul style="list-style-type: none"> <li>- Immaculate Character Home in desirable Waskasoo</li> <li>- 2.5 Storey, 5 Bedrooms, 3 Baths</li> <li>- 3 season sunroom, hardwood floors, crown mouldings, cast iron grates, wainscoting, new light fixtures, fresh paint throughout &amp; AC, so much to see!</li> <li>- Bsmt offers 1 bedroom mother-in-law suite</li> <li>- Beautiful mature yard w/oversized 44x24 garage</li> </ul> 	<p style="text-align: center; font-weight: bold;">TEXT CODE TO 555-0000 FOR PHOTOS &amp; DETAILS</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p><b>Kevin Durling</b> Agent</p> </div> <div style="text-align: center;">  <p><b>Jamie Berg</b> Agent</p> </div> </div> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p><b>Scott Wiber</b> Agent</p> </div> <div style="text-align: center;">  <p><b>Cam Ondrik</b> Agent</p> </div> </div> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p><b>Deanna Zunti</b> Agent</p> </div> <div style="text-align: center;">  <p><b>Debbie Wells</b> Office Administrator</p> </div> </div> <div style="text-align: center; margin-top: 10px;">  <p><b>ROYAL LEPAGE Realty</b> 403-346-8900</p> <p style="font-size: small;">* Some conditions apply</p> </div>
<p style="text-align: center;"><b>\$409,900 OR TRADE</b></p> <p style="text-align: center;"><b>SYLVAN LAKE</b></p> <ul style="list-style-type: none"> <li>- Brand new legal up/down suite, perfect investment opportunity</li> <li>- 3 bedrooms on main, master w/ ensuite &amp; walk in closet</li> <li>- 9 foot ceilings throughout main level</li> <li>- Separate side entry to lower suite, 2 bedrooms w/full kitchen</li> </ul> 	<p style="text-align: center;"><b>\$244,900 OR TRADE</b></p> <p style="text-align: center;"><b>RED DEER</b></p> <ul style="list-style-type: none"> <li>- Immaculate top floor condo in desirable Deer Park</li> <li>- Bright, spacious, open plan, 3 Bdrms, 2 Baths</li> <li>- South facing windows offer lots of natural light</li> <li>- Gas fireplace, large master w/ensuite</li> <li>- Beautiful south facing deck to enjoy the summer months</li> </ul> 	
<p style="text-align: center;"><b>\$499,900 OR TRADE</b></p> <p style="text-align: center;"><b>SYLVAN LAKE</b></p> <ul style="list-style-type: none"> <li>- Gorgeous brand new show home offered by Falcon Homes</li> <li>- Wake up to amazing view of the water &amp; walking trails in this walkout 2 storey</li> <li>- 3 Bdrms, 3 Baths, Main level has open floor plan w/tasteful &amp; contemporary finishes</li> <li>- Landscaped &amp; fenced w/aggregate firepit area</li> </ul> 	<p style="text-align: center;"><b>\$439,900 OR TRADE</b></p> <p style="text-align: center;"><b>LACOMBE</b></p> <ul style="list-style-type: none"> <li>- Beautiful open concept modified bi-level in Elizabeth Park</li> <li>- Fully finished 5 bedroom, 4 bath home with vaulted ceilings, warm, rich wood &amp; neutral color décor throughout</li> <li>- Look forward to enjoying the back yard, features large deck, gorgeous landscaping ..lots of privacy</li> </ul> 	

## Bold colors add vitality to homes

Whether it's Canada Day, St. Patrick's Day or the holiday season, the bold hues that are synonymous with these events add a splash of color to rooms that can use a little design lift.

While some colors may be synonymous with certain times of year, homeowners can employ bold colors in their homes all year long. By embracing bold painting and decorating styles, homeowners can use fresh color palettes to make rooms more inviting and colorful. These popular color combinations can provide inspiration.

### GREEN AND PINK

Colors on opposite ends of the color wheel will always complement each other. Green paired with pink (a lighter shade of green's opposite, red) calls to mind the great outdoors. These hues can add a touch of floral spring sunshine even when that season has long since passed. Opt for a deep green and a carnation pink for maximum impact. And don't forget a vase full of fresh blooms as the finishing factor.

### LAVENDER AND DEEP BLUE

Analogous colors are three colors that sit side-by-side on the color wheel and share a common denominator in terms of shade. Lavender, blue and an orchid pink are examples of such hues. This cool,

regal combination can add femininity to a bedroom or even drama to another space in the house. If painting the walls dark blue or lavender seems scary, opt for a neutral shade on walls and then dress up the space with inky and violet accents.

### TURQUOISE AND BRICK RED

Enhance the "wow" factor with these bold colors. Although they are striking, when they work together, they also can impart a soothing feel, particularly since they are often inspired by Asian influences. Feature a light turquoise sofa with red throw pillows. Or dress up meals with a red tablecloth on the dining table and turquoise, white and red, patterned place mats.

### GRAY AND YELLOW

Yellow is a pick-me-up color any time of the year, but, when combined with a gray, it's toned down to be soothing instead of startling. This color combination is popular in kitchens, nurseries and entryways. Have fun in the kitchen with mottled gray stone countertops, pale yellow walls and canary café curtains.

Color can affect mood and transform spaces with just a small investment of time and money. Homeowners can experiment with color palettes so rooms remain vibrant all year long.



# Online banking safety tips

In the digital era, many errands that once required leaving the house can be conducted from the comforts of home. Groceries can be ordered online and delivered to consumers' doorsteps, while bills can be paid online, saving men and women from having to drive to their nearby bank.

Online banking has revolutionized the way people manage their money. Investors can buy or sell stocks with the click of a mouse, and money can be moved across accounts just as easily and instantly. Many consumers now even do their banking on their mobile phones. In fact, a 2016 study found that 67 percent of millennials use mobile banking, suggesting that mobile banking is the wave of the future.

While online or mobile banking makes it easy for consumers to manage their money, it's also potentially much riskier than in-person banking at the bank. Unseen hackers and thieves are lurking online and in places where Wi-Fi is open and free, so online and mobile banking enthusiasts must exercise caution when accessing their accounts.

- Sign up for two-factor authentication. Some banks and credit card companies now provide two-factor authentication, and some may even insist their customers use it. Two-factor authentication requires two forms of verification before users can log into their accounts. The first might be the traditional username and password, while the second might be a temporary code texted or emailed to users after they log into their accounts. Some consumers may feel two-factor authentication is tedious and slow, but it's an effective safety measure that should only delay online or mobile banking by a few seconds.

- Use only secure network connections. Public Wi-Fi can be convenient, but consumers should never use such connections to do their online or mobile banking. Consumers should always do their online banking via their own private home networks. Consumers who routinely use public Wi-Fi, even if it's just for basic internet surfing, should log out of mobile banking apps or websites before logging on to public networks.
- Change passwords frequently and avoid using the same password for more than one account. Many banking websites advise customers if their passwords are weak or strong when customers first set up their accounts. Even if customers' passwords are deemed strong, it's best to change them periodically so hackers or criminals cannot guess them. And consumers should never use the same

password for more than one account, as that can make it much easier for criminals to steal consumers' identities.

- Monitor credit scores. Consumers have the right to one free credit report each year, but many credit card companies now update customers regarding their credit scores once per month. Consumers may need to sign up to take advantage of this service, but doing so is typically free. If credit scores suddenly dip unexpectedly and without reason, consumers may have been victimized by identity theft and can then take the necessary course of action to address the issue.

Online and mobile banking is convenient, but consumers must tread carefully when accessing sensitive financial information online.





# ROYAL CARPET REALTY LTD.

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**BRAD GRANLUND**  
BROKER



**NADINE MARCHAND**



**NICOLE DUSHANEK**



**JENNIFER O'SHEA**



**ARIEL DAVID**



**IMMEDIATE POSSESSION**  
2 bdrm/2bath top floor corner unit with underground parking. Inglewood. **\$214,900. CALL NADINE 342-7700.**



**3 BDRMS ON MAIN** Brand new 3 bdrm, 2 full bath bi-level, 6 appliances included, quartz countertops, Laredo. **\$359,900 CALL ARIEL DAVID 342-7700.**



**DUPLEX - EASTVIEW** Fully finished 4 bdrms/2 baths \$234,900/side. Buy 1 or both sides. **\$234,900 CALL JENNIFER 342-7700.**



**BRAND NEW** 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$424,900 CALL JENNIFER O'SHEA 342-7700.**



**NO CONDO FEES!** Brand new, fully developed 3 bed, 2 bath "turnkey" townhouse. Immediate possession. **\$249,900 CALL JENNIFER 342-7700.**



**FULLY FINISHED** 4 bdrm, 4 bath modified bilevel 23x25 attached garage great location Clearview Ridges. **\$494,900 CALL BRAD GRANLUND 342-7700.**



**SUNNYBROOK** Fully finished bungalow 3 bdrms plus den, 2 baths and a detached garage. **\$254,900. CALL NADINE 342-7700.**



**LEGAL SUITE** Garden Heights 1188 sq ft bilevel with 3 bdrm, 2 bath main floor suite with 22x26 att'd garage & 2 bdrm, 1 bath basement suite. **\$522,500. CALL BRAD GRANLUND 342-7700.**



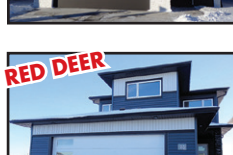
**COURT SALE** bilevel 1090 sq ft 2 bdrm/2 baths. **\$287,000 CALL BRAD GRANLUND 342-7700.**



**NEW LISTING** New Floor Plan, Stunning 2 storey, 6 appliances incl., 3 bdrms, 3 baths, upper floor laundry, fireplace, quartz & more! **\$519,900 CALL NICOLE 342-7700.**



**BRAND NEW WALKOUT** bilevel 3 bdrm on main floor/2 baths Quick possession. **\$349,900 CALL BRAD GRANLUND 342-7700.**



**BRAND NEW SHOWHOME** Grab this home before its completed in Laredo, this 4 bdrm, 3 bath, w/NEW FLOOR PLAN, 6 appliances, micro office & so many extras! **\$664,900. CALL NICOLE 342-7700.**



**PERFECT FAMILY STARTER** Home in Laredo. 3 bdrms, 2.5 baths, this NEW cute home has quartz countertops, large verandah & 6 appliances. **\$354,900 CALL NICOLE 342-7700.**



**LOCATION LOCATION!** 80 acres just 5 mins south of Red Deer. 1893 sq ft Bungalow + loft. 3 bedrooms/3 baths. Detached shop, mountain view. Call for information package **\$1,649,000 CALL NADINE 342-7700.**



**COURT SALE** 1848 sq ft 3 bdrm/bath + bonus room attached garage pie lot. **\$380,000 CALL BRAD GRANLUND 342-7700.**



**FULLY DEVELOPED** half duplex 4 bedroom 3 bath att'd garage shows like new. Timberlands. **\$389,900 CALL BRAD GRANLUND 342-7700.**

## OPEN HOUSES THIS WEEK



**OPEN HOUSE SATURDAY 1-3 PM**  
**18 SULLIVAN CLOSE, RED DEER**  
**SOUTHBROOK** 3 bdrm/3 bath fully finished att'd garage, extensive landscaping. **\$334,900 CALL NADINE 342-7700.**



*Home is where one starts*

*Home is comfortable*

**YOUR HOUSE YOUR  
HOME**

**Call Jamie at 403-309-5451**

**LET US HELP YOU FIND YOUR NEW HOME**

**COLDWELL BANKER**

OnTrack Realty

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UNIT G, 2085 — 50<sup>TH</sup> AVE, RED DEER

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

**343-3344**

**COLDWELL BANKER**

OnTrack Realty



**Dale Stuart**  
403-302-3107

**TERRIFIC FAMILY HOME READY FOR IMMEDIATE POSSESSION**



**\$344,900**  
**NEW LISTING**

**149 MCDUGALL CRES**  
Fully developed Bi-Level with 5 bdrms, 3 full baths, and double det garage. Many upgrades over the years incl. flooring, windows, shingles, furnace, H/W tank and paint.  
**Call DALE 403-302-3107**

**THIS IS A GREAT STARTER HOME FOR A YOUNG FAMILY**



**\$309,900**  
**NEW PRICE**

**116 JORDAN PARKWAY**  
SUNDAY, JAN 21, 1:30-4 PM  
This is a great starter home for a young family. A fully dev'd bi-level with 4 bdrm & 2 full baths. Brightly decorated with light oak cabinets & all appliances. Features laminate flooring on main floor & basement. 22x22 det'd garage.  
**Call DALE 403-302-3107**

**BUILD YOUR NEW DREAM HOME!**



**\$499,900**

**C&E TRAIL**  
4.72 acres only 2 miles west of Red Deer. On the C & E Trail south. Has river frontage. Has a 1450 sq.ft. bungalow and 22 x 24 det. garage. (Both in need of major renovations).  
**Call DALE 403-302-3107**

**"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"**

**IMMEDIATE POSSESSION F/FIN RAISED BUNGALOW**



**\$357,900**  
**NEW PRICE**

**5514-53 AVE LACOMBE**  
5 bdrms, 2 full baths, hardwood floors, many upgraded & renovated features. Has a suited style bsmt with private entry. A large & nicely landscaped yard with 24x26 heated garage.  
**Call DALE 403-302-3107**

**ADULT DOWNTOWN CONDO, IMMEDIATE POSSESSION**



**NOW ONLY \$179,900**  
**NEW PRICE**

**202 4522 - 47 A AVE**  
Located near Golden Circle & Rec Centre this 2 bdrm & 2 bath Adult condo is ready for immediate possession. Has an elevator & htd U/G parking. All appliances inc.  
**Call DALE 403-302-3107**

**UPPER LEVEL CONDO UNIT IN SUNNYBROOK!!**



**\$137,900**  
**NEW PRICE**

**#10 - 7 STANTON STREET**  
Immediate possession for this 2 bdrm condo unit. Has a large walk-in closet off the master, spacious living room, laminate flooring thru-out, upgraded kitchen cabinets, all appliances included, & in-suite laundry. East facing balcony.  
**Call DALE 403-302-3107**

# Five tips for a more organized closet

Is your closet a mess? Does it take you way too long in the morning to find two matching shoes? It's time to get things under control! Start by getting rid of anything that doesn't fit, that you haven't worn for ages or that's in poor condition. Once that's taken care of, follow these five tips to reorganize your wardrobe — once and for all!

- 1. USE THE SPACE BEHIND THE DOOR.** If your closet has a swinging door, use it to maximize your storage space by adding hooks or a hanging shoe organizer.
- 2. OPTIMIZE VERTICAL SPACE.** Add a shelf above the rod and use it to store accessories, garments that shouldn't be hung and off-season apparel.
- 3. DOUBLE YOUR RODS.** This will give you more room to hang shorter garments like shirts.
- 4. UPGRADE YOUR HANGERS.** Some hangers are designed to layer garments or accommodate several pairs of pants, for example, to save horizontal space.
- 5. VARY YOUR STORAGE OPTIONS.** Bins, hooks, drawers, hanging storage — to keep chaos at bay, choose storage options that suit your unique collection of garments and accessories. Every item should have its place.



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Cabinets | Complete Renovations

**YOUR HOUSE YOUR HOME**

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

Central Alberta's **OPEN HOUSE LISTINGS**

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

**BLACKFALDS**

**OPEN HOUSE BLITZ**

**\$175 VISA GIVEAWAY**

Century 21 Advantage

- 137 Portway Close .....\$459,900
- 82 Aurora Heights Blvd.....\$354,900
- 90 Aurora Heights Blvd.....\$314,900
- 99 Aurora Heights Blvd.....\$354,900
- 30 Cedar Crescent.....\$329,900
- 98 Cedar Square.....\$419,900
- 114 Morris Court.....\$299,000

Stop by one or ALL of our Open Houses on  
**Jan 20th, 2:00 - 4:00 p.m.**  
for a chance to win \$175 Visa Card. Each one  
you attend, earns you an entry into the draw!



# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

### SATURDAY, JANUARY 20

### RED DEER

18 Sullivan Close..... **1:00 – 3:00 pm**.....Nadine Marchand.....ROYAL CARPET REALTY .....**342-7700**.....\$334,900.....Sunnybrook South  
 193 Truant Crescent..... **1:00 – 3:00 pm**.....Nadine Waterfield.....RE/MAX .....**587-877-0188**.....\$329,900.....Timber Ridge  
 3321 42A Ave Close ..... **1:00 – 3:00 pm**.....Gord Ing .....RE/MAX .....**341-9995**.....\$385,000.....Mountview  
 114 Rowell Close..... **2:00 – 4:00 pm**.....Ivan Busenius .....RE/MAX .....**350-8102**.....\$349,900.....Rosedale Meadows  
 31 Wiley Crescent ..... **1:00 – 3:00 pm**.....Tony Sankovic .....RE/MAX .....**391-4236**.....\$389,900.....Westlake  
 27 Thomlison Avenue ..... **1:00 – 3:00 pm**.....Allan Melbourne .....RE/MAX .....**304-8993**.....\$332,900.....Timber Ridge  
 12 Rutherford Drive..... **1:00 – 3:00 pm**.....Bett Portelance .....RE/MAX .....**307-5581**.....\$449,900.....Rosedale Estates  
 15 Amer Close..... **2:00 – 4:00 pm**.....Alex Wilkinson .....ROYAL LEPAGE NETWORK .....**318-3627**.....\$279,500.....Anders Park East  
 213 Overdown Drive ..... **1:00 – 3:00 pm**.....Gerald Dore .....ROYAL LEPAGE NETWORK .....**872-4505**.....\$259,500.....Oriole Park  
 196 Carrington Drive..... **2:00 – 4:00 pm**.....Les Anderson .....ROYAL LEPAGE NETWORK .....**350-1932**.....\$587,900.....Clearview Ridge  
 702 339 Viscount Drive..... **1:30 – 4:30 pm**.....Milena Toncheva.....CENTURY 21 ADVANTAGE .....**304-5265**.....\$299,900.....Vanier East

### SATURDAY, JANUARY 20

### OUT OF TOWN

1 Cranna Place..... **2:00 – 4:00 pm**.....Bill Hogg .....CENTURY 21 ADVANTAGE .....**872-3670**.....\$484,900.....Lacombe  
 4422 54 A Ave Crescent..... **1:00 – 3:00 pm**.....Asha Chimiuk .....CENTURY 21 ADVANTAGE .....**597-0795**.....\$278,800.....Innisfail  
 21 Hammond Close..... **2:00 – 4:00 pm**.....Brenda Bowness.....CENTURY 21 ADVANTAGE .....**350-9509**.....\$349,900.....Sylvan Lake

### SUNDAY, JANUARY 21

### RED DEER

116 Jordan Parkway..... **1:30 – 4:00 pm**.....Dale Stuart .....COLDWELL BANKER .....**302-3107**.....\$309,900.....Johnstone Crossing  
 #411 5213 61 Street..... **1:00 – 3:00 pm**.....Kim Fox.....RE/MAX .....**506-7552**.....\$560,000.....Highland Green Estates  
 64 Jenkins Drive..... **2:00 – 4:00 pm**.....Ivan Busenius .....RE/MAX .....**350-8102**.....\$399,900.....Johnstone Park  
 171 Garrison Circle..... **2:00 – 4:00 pm**.....Kevin Glover .....ROYAL LEPAGE NETWORK .....**396-2706**.....\$474,900.....Garden Heights  
 8 Innes Close ..... **1:00 – 3:00 pm**.....Rick Burega .....ROYAL LEPAGE NETWORK .....**350-6023**.....\$385,000.....Ironstone  
 #221 48 Holmes Street ..... **2:00 – 4:00 pm**.....Alex Wilkinson .....ROYAL LEPAGE NETWORK .....**318-3627**.....\$159,500.....Highland Green Estates  
 939 Ramage Cres #17..... **2:00 – 4:00 pm**.....Doug Wagar.....ROYAL LEPAGE NETWORK .....**304-2747**.....\$274,900.....Rosedale Meadows  
 12A 32 Daines Avenue..... **2:00 – 4:00 pm**.....Elaine Wade .....ROYAL LEPAGE NETWORK .....**396-2992**.....\$249,900.....Devonshire  
 702 339 Viscount Drive..... **1:30 – 4:30 pm**.....Milena Toncheva.....CENTURY 21 ADVANTAGE .....**304-5265**.....\$299,900.....Vanier East

### SUNDAY, JANUARY 21

### OUT OF TOWN

1 Lakeland Road..... **1:00 – 3:00 pm**.....Cam Ondrik.....ROYAL LEPAGE NETWORK .....**346-8900**.....\$459,900.....Sylvan Lake  
 6313 58 Avenue ..... **1:30 – 3:30 pm**.....Cindy Dooley.....REALTY EXECUTIVES .....**597-0284**.....\$389,900.....Innisfail



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Make sure to check out the Open House Directory in the centre of the magazine and go see your new home!

**Call Jamie at 403-309-5451**



# Smarter, Bolder, Faster



**Asha Chimiuk**  
403-597-0795

**SOLD**  
\$579,900

**Acres NE of Lacombe**  
Fantastic acreage east of Morningside, right next to 1 of the Chain Lakes! 4 Acres of land zoned AG that allows horses. Beautiful 1488 sq.ft. Bungalow with attached 3 ple garage 3 bedrooms and 2 bathrooms on main floor with basement ready for development! Fully crossed fenced with gate at the front and beautiful circular driveway! Chef's kitchen, open floor plan, jetted tub, stone FP & more!

**JUST SOLD**  
\$599,850

**Acres North of Red Deer**  
Location is a key! This acreage is nicely appointed in between HWY 2 & 2A - just N of Red Deer! Are you looking for a place with a shop & land to have horses or run small business from? Look no more! Hard to find size this close to Red Deer: 9.9 Acres of land w/ some section crossed fenced for large animals. Older home placed on 1980's bsmt foundation all reno'd in 80's, but kept in a good shape. There are 2 wells, 2 smaller animals shelters & well house. Nicely levelled land with mature trees around the house and tree line to the East of the property. Check website for more details.

**NEW LISTING**  
\$328,900

**5349-49 Ave Lacombe**  
Treasures of Lacombe! Beautifully renovated character home situated on 75x135, fully fenced Lot and it comes with garage. 1.5 Story built in 1910 is a GEM. Some of the features include beautifully restored stain glass doors, railing, arch and floors. Long list of upgrades. 2 bedrooms, 2 dens and 2 bathrooms with loft. Call for details Today!

**NEW LISTING**  
\$208,500

**137, 6 Michener Blvd.**  
Welcome to Sierras in Michener Hill! Adult condo complex with long list of amenities: hot tub, library, exercise room, games room, Party room, Patio, gazebo and more to enjoy! 1 bedroom, den and bathroom with walk in shower. Upgraded unit with gorgeous, modern kitchen to enjoy! Underground parking & storage! This unit is located on the 1st floor with a view of the west.

**SOLD**  
\$349,850

**96 Oak Drive**  
Immaculate site split bi-level with fully finished basement, detached double garage and 2 storage sheds! Built in 2006 and located in Oriole Park west right across green space and next to a large park! This beautiful home has 4 bedrooms and 3 bathrooms. Basement was just freshly finished, quick possession available, ready to move in condition!

**\$318,800**

**144 Larsen Crescent**  
«Like new» townhouse located on a nice close in desirable south location. Home comes with attached garage and it backs onto a green space. Fully finished on all 3 levels with upgrades throughout. full appliance package offered by the seller. Spacious finished with modern colours. There is no condo fees to pay just move in and enjoy! Priced below city assessment value.

**NEW PRICE**  
\$285,900

**#8 Fairway Ave**  
Gorgeous «park like» yard that will make you fall in love with this house! Enjoy your privacy on a large deck or concrete patio situated in a shade of mature trees! Situated across from Bower Ponds & steps from golf course & down town shopping! Large 26x24 det'd garage is perfect for 2 cars & more. Home has long list of upgrades, fresh coat of paint! full appliance package & immediate possession! Call for more details Today before someone else will steal this GEM!

**NEW PRICE**  
**OPEN HOUSE**  
Sat., Jan. 20, 1-3 pm  
\$278,800

**4422-54A Ave Cres Innisfail**  
In a family oriented & safe neighbourhood couple of blocks from school. Immaculate & painted in modern colors! Bright & full of natural light, main floor has open design. Kitchen is spacious, & open to dining area & living rm. 4 bdrms, 2 baths. Bsmt bath was just redone in modern colours & fixtures. Bsmt offers big windows. Large fenced yard faces East & comes w/ shed, fire pit, sunny deck, dble det'd garage.

**\$258,500**

**5813-43 Ave**  
A GEM! Located in desirable Waskasoo close to schools, parks and trails with only minutes to downtown! Built in 1948 home has a newer addition & large detached garage built in 80's! It has a unique open design - hard to find in this age homes! 3 bedrooms and 1 bathroom with possibility of adding another bedroom and bath in the basement. Large private yard, mature trees, deck and patio will please you!

**CONDITIONAL**  
\$409,900

**83 Issard Close**  
Are you looking for a lge home with lge bdrms? Look no more & come see this one! I am not sure where to start. This home is very roomy everywhere you go! Good sized entry, main floor laundry combined with boot room leading to lge garage that will fit 2 lge vehicles. 4 lge bdms & 3 baths. Kitchen with lge breakfast bar all open to dining area & living room. Bsmt wide open with 9 ceilings & built in bar. Enjoy your coffee on a 3 tier deck with the top one covered to keep you sheltered from sun & rain. Pie shaped lot backing onto a green space! Check Realtor's website for more information.



Check for 21 Photos & Videos at [www.ashachimiuk.com](http://www.ashachimiuk.com)  
[www.Asha.Chimiuk.RealtyFanPage.com](http://www.Asha.Chimiuk.RealtyFanPage.com)

## Why use a Realtor?

Your Realtor can help you negotiate

There are myriad negotiating factors, including but not limited to price, financing, terms, date of possession and often the inclusion or exclusion of repairs and furnishings or equipment.

The purchase agreement should provide a period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase. Your agent can advise you as to which investigations and inspections are recommended or required.



See **21 Photos** at [www.brendabowness.com](http://www.brendabowness.com)



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**AFFORDABLE CONDO, IMMEDIATE POSSESSION!**  
2 Bedroom, 2 Bath  
914 Sq.Ft. Apartment Condo  
**\$182,900**  
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5 Bedroom, 3 Bath  
1,800 Sq.Ft. Modified Bi-Level  
**\$524,900**  
[www.56carterclose.com](http://www.56carterclose.com)



**BLACKFALDS**  
**BRAND NEW STYLISH HOME!**  
4 Bedroom, 3 Bath  
1,238 Sq.Ft. Bi-Level  
**\$324,900**  
[www.111auroraheightsblvd.com](http://www.111auroraheightsblvd.com)



**COUNTRY LIVING + MAN'S DREAM SHOP!**  
5 Bedroom, 3 Bath  
1,388 Sq.Ft. Bi-Level  
**\$674,900**  
[www.32creekroad.com](http://www.32creekroad.com)



**SPRINGBROOK**  
**ESCAPE THE CITY & ENJOY SMALL TOWN LIVING!**  
3 Bedroom, 3 Bath  
1,550 Sq. Ft. Bi-Level  
**\$392,900**  
[www.191sabreroad.com](http://www.191sabreroad.com)



**AFFORDABLE HOME, QUIET CLOSE!**  
4 Bedroom, 2 Bath  
888 Sq. Ft. Bi-Level  
**\$309,900**  
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**BLACKFALDS**  
**24X24 GARAGE**  
**STYLISH HOME W/ WALKUP BASEMENT!**  
4 Bedroom, 3 Bath  
1,238 Sq.Ft. Bi-Level  
**\$354,900**  
[www.99auroraheightsblvd.com](http://www.99auroraheightsblvd.com)



**OPEN HOUSE SYLVAN LAKE**  
**SAT-JAN-20, 2-4 P.M.**  
**FULLY FINISHED HOME, 26X26 DETACHED GARAGE!**  
4 Bedroom, 3 Bath  
1,150 Sq. Ft. Bi-Level  
**\$349,900**  
[www.21hammondclose.com](http://www.21hammondclose.com)



**SPACIOUS FAMILY HOME W/ ATT'D & DET'D GARAGE!**  
5 Bedroom, 4 Bath  
2,100 Sq. Ft. 2 Storey  
**\$539,900**  
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**MOVE IN READY, UPDATED HOME!**  
4 Bedroom, 2 Bath  
954 Sq. Ft. Bi-Level  
**\$308,900**  
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**NEW LISTING**  
**ELEGANT EXECUTIVE WALKOUT HOME W/ A VIEW!**  
4 Bedroom, 3 Bath  
1,648 Sq.Ft. Bungalow  
**\$838,000**  
[www.19archerdrive.com](http://www.19archerdrive.com)



**BLACKFALDS**  
**WALK UP BASEMENT, STYLISH HOME!**  
4 Bedroom, 3 Bath  
1,238 Sq.Ft. Bi-Level  
**\$324,900**  
[www.115auroraheightsblvd.com](http://www.115auroraheightsblvd.com)



**EXTENSIVELY PROFESSIONALLY RENOVATED HOME!**  
4 Bedroom, 3 Bath  
988 Sq. Ft. Bungalow  
**\$339,900**  
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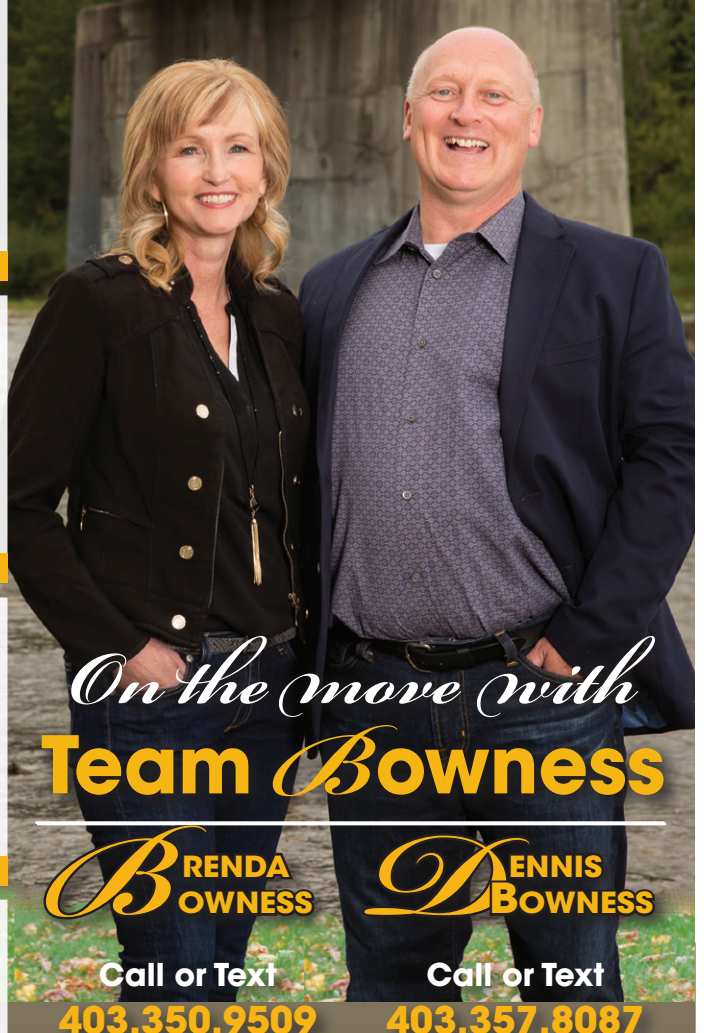
**BLACKFALDS**  
**BEAUTIFUL BRAND NEW HOME, WALKUP BASEMENT!**  
4 Bedroom, 3 Bath  
1,238 Sq. Ft. Bi-Level  
**\$369,900**  
[www.82auroraheights.com](http://www.82auroraheights.com)



**SOUGHT AFTER ASPEN RIDGE CONDO!**  
2 Bedroom, 2 Bath  
1,011 Sq. Ft. Condo  
**\$234,900**  
[www.131-18averillstreet.com](http://www.131-18averillstreet.com)



**60+ ADULT CONDO W/ TONS OF AMENITIES!**  
1 Bedroom, 1 Bath 656 Sq. Ft. Apartment Condo  
**\$154,900**  
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**Advantage**



# Advantage Milena Toncheva

**403 304-5265**

**Покупаете или продаёте недвижимость?**  
 Доверьтесь моему опыту и профессионализму и я помогу вам обеспечить наилучшие условия при покупке или продаже жилья. Звоните мне!

**¿Desea comprar o vender su casa?**  
 Aquí encontrará a un dedicado y experimentado agente de bienes raíces que puede ayudarle en cada paso de las transacciones de compra-venta de inmuebles. ¡Llámemme hoy!



**Milena  
Toncheva  
304-5265**



**SAT. & SUN JAN 20 & 21 1:30 - 4:30 P.M.  
702, 339 VISCOUNT DRIVE**

**YOUR PERFECT CONDO LIVING**  
 stunning layout, desirable location, low condo fees. 2 bdrms, 2 baths, attached garage.  
**\$299,900.**



**PHENOMINAL PRICE OF \$316,900**  
 LARGE well maintained, freshly painted 3 bdrms, 3 baths home across from a Pond, Natural Treed Reserve, Playground and Walking Trails!



**INVESTMENT OPPORTUNITY**  
 6 bdrms, 2 baths, well maintained bungalow on a large lot with double detached garage  
**\$220,000.**



# Advantage 21 photos of every property

## Parkland Mall, Red Deer



**Bob  
Wing  
403-391-3583**



**\$185,000!**

**#163 Waskasoo Estates (R.D. County)**

**AFFORDABLE DOUBLE WIDE!**  
 A huge modular home in good condition with 3 bedrooms, 3 baths, vaulted ceilings, covered deck, 2 car garage & fenced yard.

**For details - call or text BOB WING today! (403)391-3583**



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*(Blackfalds, Innisfail, Lacombe, Penhold, Red Deer & Sylvan lake)*

**Call Jamie at 403-309-5451**

# Ask Charles

---

***I'm shopping for a vacation home on Vancouver Island, and I'd like my Alberta real estate agent to help me, can she?***

No, unfortunately, she can't. To work in another province, someone needs to be licensed in that province. Real estate has different licensing rules and criteria from province to province, and while there are a lot of similarities, individuals need a licence in a jurisdiction before working there.

The fact is, if you're buying a property in B.C., or any other place outside of Alberta, don't you want someone looking out for your interests who is familiar with the market and the rules in the area in which you want to buy? While I'm sure your Alberta real estate professional is a consummate professional and knows the ins and outs of our industry, the fact is, she knows Alberta real estate and Alberta real estate rules.

You will be better represented by working with someone in the area in which you're buying, someone who is licensed by the provincial authority in that province (in the case of B.C., it's the Real Estate Council of British Columbia).

However, there are other things that your Alberta real estate professional can do to assist you. Many real estate professionals have networks of professionals in other provinces and your real es-

tate professional may be able to make suggestions of someone to work with. Alternatively, if you have friends or family that live there, you can ask them for a recommendation and of course, you can do Internet searching on your own.

I also suggest that you do as much as you can to research the market in which you're looking for a property.

Real estate transactions are significant commitments, with a full slate of obligations and responsibilities. And, things can certainly be a bit trickier when you're buying in a location in which you don't primarily live. The best advice I can give you is to do all you can to ensure you're represented by a licensed industry professional who is knowledgeable about the market in which you are about to trade.

*"Ask Charles" is a question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA). 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).*





**Tim Maley**

403.550.3533

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red deer  
403.343.3020



**52 Best Crescent**  
**RENOVATED WITH INCREDIBLE QUALITY** Hard, granite, custom Cherry cabinets, new windows, shingles, plumbing and wiring! Across from a huge green space, this is a beautiful home!  
**\$525,000**



**23 Tory Close**  
**MINT CONDITION!** Beautiful 2 storey home with open concept main level, quartz counter tops, 3 bedrooms up with top floor laundry, custom ensuite, and bonus room, fully fenced, landscaped and central A/C! **\$497,500**



**4766 Aspen Lakes Blvd**  
**BEAUTIFUL EAGLE RIDGE SHOW HOME!** Hardwood, quartz counter tops, main floor master bedroom with ensuite, gas fireplace, and a total of 3 bedrooms with potential for more in the undeveloped basement! This one is a gem!! **\$429,500**



**#17 5202 Farrell Ave**  
**ONE OF RED DEER'S PREMIER** adult communities!! Welcome to the Falls, this 3 bdrm walkout bungalow features an open concept floor plan, plenty of natural light, 3 baths inc ensuite, & easy access to Bower Ponds & walking trails!  
**\$449,500**



**32 Cornett Drive**  
**GREAT LOCATION** across from a large park, 3 bedrooms on the main plus 2 downstairs, single attached garage, wood burning fireplace in the living room, fully fenced and ample room.  
**\$299,900**



**#314 69 Ironstone Drive**  
**LOVELY 2 BEDROOM CONDO** Open concept main floor, plenty of light, heated U/G parking, ensuite, 2 baths & laundry in the suite. Plenty of counter space, maple cabinets, & all appliances incl! **\$258,300**



**#405 5211 39 Street**  
**FABULOUS SOUTH HILL** condo steps away from the hospital! 2 beds, 2 baths, upper loft, fireplace, large windows – fabulous condition! **\$249,000**



**4105 45 Avenue**  
**SUPER LOCATION!** This Falcon built open concept bungalow has 2 bdrms up & 2 down, MF laundry, front dining/office space, an abundance of maple cabinets, & hdwd floors! The bsmt is fin'd with 2 add'l beds & FR, plus infloor heat & 4pce bath! Fully fenced and landscaped with room for an RV! **\$384,900**

Call TIM MALEY 403-550-3533 today for more details and a virtual tour, visit [www.timmaley.com](http://www.timmaley.com).



**Bett Portelance 403-307-5581**



**12 RUTHERFORD DRIVE**  
**SATURDAY, JANUARY 20 • 1-3 PM**  
1701 SQ FT, 4 LEVEL SPLIT, 5 BDR, 3 BATH  
**\$449,900**



**41 WOODSWORTH CLOSE**  
1099 SQ FT BI-LEVEL, 3 BDR, 2 BATH  
DETACHED GARAGE  
**\$269,900**

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**CHARMING CHARACTER HOME** located in desirable Mountview. Recently renovated 4 bed, 2 bath bungalow with double detached garage close to parks, schools and downtown.  
**\$299,900**



**PERFECT REVENUE PROPERTY** This fully developed 4 bed, 3 bath bi-level includes a basement legal suite with separate entrance and double detached garage with additional parking.  
**\$353,900**



**IMMEDIATE POSSESSION** New condition bi-level is the perfect starter home! Open concept, neutral and modern style. Unfinished basement for future development.  
**\$299,900**

Give *Mitzi Billard* a call to set up a personal viewing of these properties



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**REDUCED**

**\$249,900**  
**7359 59 Avenue**  
**IMMEDIATE POSSESSION**  
4 Bed/2 Bath Bi-Level Fully  
Fenced, Fireplace in F/F  
Basement. Several Upgrades.

CA0115851. Contact **Ernie Sandstra** for more information at  
403.877.9144. [www.erniesandstra.ca](http://www.erniesandstra.ca)



**OPEN HOUSE • SAT. JAN 20, 1-3 P.M.**

**\$389,900**  
**31 Wiley Crescent**  
**ONE OF A KIND** custom built  
TrueLine bungalow features

1174 sq ft w/ 4 bdrms & 3 full baths. Home is FF w/ back  
attached 23x24 heated garage. Large yard w/ additional off  
street parking in the front plus RV parking in the rear. **Details at**  
[www.tonysankovic.com](http://www.tonysankovic.com) or to set up your personal showing  
call 403.391.4236.



**OPEN HOUSE • SUN. JAN 21, 2-4 P.M.**

**\$399,900**  
**64 Jenkins Drive**  
**IMMACULATE HOME**, fully  
developed in Springfield cross-  
ing and in show home condi-  
tion.

Come see this fantastic adult home, no snow shoveling,  
no grass cutting, just enjoy this terrific community. **Ivan Busenius**  
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●● **BLACKFALDS** ●●



**PRICED TO SELL**

**\$215,000**  
**89 Westgate Crescent**  
**4 BED/2 BATH 2 STOREY**  
**TOWNHOUSE** 1,190 Sq Ft. Bright  
Open Kitchen & D/R. Hardwood  
bamboo & hickory laminate floor-  
ing, Lg. M/B. Recently painted, fully fenced B/Y w/parking & Shed.

New W/D. CA0102727. Contact **Ernie Sandstra** at 403.877.9144.  
[www.erniesandstra.ca](http://www.erniesandstra.ca)



**OPEN HOUSE • SAT. JAN 20, 2-4 P.M.**

**\$349,900**  
**114 Rowell Close**  
**FULLY DEVELOPED** adult  
designed home in a great quiet  
close. Gas fireplace, attached  
garage, central air, underground sprinklers, this home is loaded  
with extras and in superb condition. You must see this home.

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●● **SOUTH OF ECKVILLE** ●●



**\$429,900**  
**375066 RR #40**  
**LOOKING FOR A HOBBY**  
**FARM?** 5.63 Acre Acreage w/  
Large & Roomy Single Wide  
Mobile Home. 3 Beds 2 Baths

80x200 ft Riding Arena w/metal rail fencing; 32x48 heated shop  
w/tack room & 32x48 Open faced Storage Shed. Fenced horse  
pasture with automatic waterer. MLS CA0116696 Contact **Leanna**  
**Cowie** at 403.506.5266.

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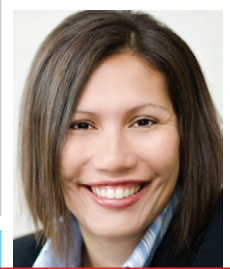
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*Lacombe*  
**7135 HENNER'S RD**  
**\$399,900**  
 MLS CA#0113494



*Lacombe*  
**98 HATHAWAY LANE**  
**\$449,000**  
 MLS CA#0119722



*Blackfalds*  
**4929 WESTBROOKE ROAD**  
**\$269,900**  
 MLS CA#0118950



*Lacombe*  
**5606 49 AVENUE**  
**\$339,900**  
 MLS CA#0119272



*Red Deer*  
**20 HUMBER CLOSE**  
**\$309,000**  
 MLS CA#0113815



*Lacombe*  
**43 PICKWICK LANE**  
**\$499,900**  
 MLS CA#0115455



*Ponoka*  
**4007 39 STREET**  
**\$339,900**  
 MLS CA#0120315



*Ponoka*  
**4011 39 STREET**  
**\$469,000**  
 MLS CA#0120181



*Lacombe*  
**21 IRON WOLF BLVD**  
**\$339,900**  
 MLS CA#0116785



*Lacombe*  
**5627 53 AVENUE**  
**\$315,000**  
 MLS CA#0115290



*Lacombe*  
**37 ERICA DRIVE**  
**\$635,000**  
 MLS CA#0111281



*5.98 Acres*  
**41512 RANGE RD 255**  
**\$325,000**  
 MLS CA#0112748



*19.99 Acres*  
**422013 RANGE ROAD 20**  
**\$349,585**  
 MLS CA#0119996



*4.52 Acres*  
**2 GREYSTONE WAY**  
**\$699,900**  
 MLS CA#0114562



*Blackfalds*  
**124 PARAMOUNT CRES**  
**\$125,000**  
 MLS CA#0103058



*Lacombe*  
**6 TALISMAN CLOSE**  
**\$389,000**  
 MLS CA#0110990

**YOUR LISTING**  
**HERE!**



*Clive Acreage*  
**4714 48 AVENUE**  
**\$499,900**  
 MLS CA#0121565



*Ponoka*  
**7 MORNING MEADOWS DR**  
**\$1,185,000**  
 MLS CA#0118644

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**WHAT YOUR HOME**  
**IS WORTH?**  
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**EVALUATION**  
**TODAY!**