

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | MARCH 16, 2018

Central Alberta's
OPEN HOUSE LISTINGS
inside



OPEN HOUSE: Saturday, March 17, 2:00 - 4:00 pm

**5806 65 Avenue,
Rocky Mountain House**

BEAUTIFUL 3 LEVEL SPLIT!

Over 1,528 of living space and natural light in this 6 bedroom home, which comes with 2 garages!

\$399,900

For further info on this multiple listing service home, see page 15 or contact a member of the Red Deer Real Estate Board.



View our complete publication ONLINE at www.yourhouseyourhome.com



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



Vic Michalchuk
 403.391.8810



8 INNES CLOSE

Fully finished Walk-out Bi-Level, Quiet Close in Inglewood, Hardwood flooring, Gas fireplace, Vaulted ceiling, Ensuite, Landscaped/fenced yard.



7 PEARSON CRESCENT

Extensive, professionally done renovations throughout! 3 bdrm Bungalow, new appliances, newer shingles, new high efficiency furnace, walking distance to Parkland Mall & Goodlife Fitness.



29 PAMELEY AVENUE

Backing onto Treed Reserve! 4 bdrms, 3 bths, heated dlb att. garage with RV Parking! Enjoy the wildlife from your back deck!



NORM JENSEN
 403.346.8900



Looking for a Revenue Property?

Townhouse on quiet close in Morrisroe! Featuring 3 bedrooms, 2 baths, front and back parking.



ONLY 30 MINUTES to Red Deer!

Close to Golf Course and Lake! Bungalow in Gated Community at Whispering Pines Resort.



Fully Finished Bi-Level

24x26 detached garage, 3 bedrooms, office, wet bar, huge family room!



Adult Orientated!

Close to everything! Sierra Grand Condo! Boasting 2bdrms, 2bths, One Titled Underground Heated Parking Stall incl. Lots of amenities!



Doug Wagar
 403.304.2747



ANDERS PARK!

Super neighbourhood, extra quiet location. Spacious duplex, attached garage! Shows great. **\$339,900**



ROCKY MOUNTAIN HOUSE!

Just listed! Fully developed 1190 sq. ft. bi-level. 4 beds, 3 baths, double garage. **\$329,900**



BLACKFALDS!

Really nice fully developed bi-level. 4 beds, 2 baths, large yard. **\$262,900**



INNISFAIL CONDO!

Townhouse style, 3 beds, 2 baths, super starter or revenue! **\$109,900**



MOUNTVIEW!

Fixer upper bungalow. 4 beds, 2 baths, detached garage, large lot. **\$212,000**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Rick Burega
 403.350.6023



\$238,500

Close to the Lake Lovely 2 bed, 2 bath year round cottage. Large yard with firepit, patio and RV pad.



\$339,900

Across From a Park Fully finished 5 bed, 3 bath home. South facing yard. Master has dual closets and 4 pc. ensuite.



\$289,900

Talk About Value Extensively upgraded bungalow, just step in & enjoy. Front drive & large yard. Kitchen has newer cabinets, granite c/tops & new appliances.



\$258,500

Just 5 Years Old Lovely little bi-level. Laminate floors, vaulted ceilings, basement entry too. Hi efficiency furnace & hwt, in-slab R/I.



\$422,000

Beautiful Bungalow Features vaulted ceilings, gas fp, slate tile in kitchen, master walk-in, 5 pc. ensuite. Downstairs family room & games room with wet bar.



\$439,900

Legal Suite Bright open plan with vinyl plank flooring & quartz c/tops in the kitchen. Separate entry to bsmt suite with inslab heat & 9' ceilings.

Call Rick at 403.350.6023 • rickburega@royallepage.ca • www.rickburegahomes.ca

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 YOUR **HOME**

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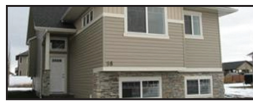
www.yourhouseyourhome.com



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



Les Anderson
 403.350.1932



IMMEDIATE POSSESSION!
 In popular Laredo! Brand new fully finished Canada West bi-level. Open plan, incredible kitchen, tons of maple cabinets, island, pantry & 6 appliances. Gas fireplace in bright Great Room. Bsmt dev, 2 beds, family room & 4 piece bath. Nothing like a New Home! **\$394,900**



GREAT VALUE
 in this Canada West built 1514 sq. ft. modified bi-level. Fully dev, 5 bdrms, 3 baths with quality beyond compare! Open plan, vaulted ceilings, gorgeous kitchen, quartz counters throughout & incredible ensuite. 24x25 heated garage! A must see! **\$559,900**



NEW HOME!
THIS 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**



ADULT HALF DUPLEX
 in a small quiet close! Everything on main floor, including laundry! Lots of upgrades over the years & in mint condition. A guarantee on your present home might be possible! **Priced at \$234,900**

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



Alex Wilkinson
 Follow or contact me on
 f 403-318-3627 t



122 EVERSOLE CRESCENT
 Modified bi-level with dbl detached heated garage. Home includes a bright open floor plan with cathedral ceilings. This 5 bdrm, 3 bth home also includes many recent updates! **Call Alex to view!**



187 MORRIS COURT
Reduced! Large modified bi-level located in the heart of Blackfalds features 4 BDRMS & 3 bthrms. Walkout with suite!



OPEN HOUSE SUN. MAR 17, 2-4 PM
19 LAUREL ROAD - SYLVAN LAKE
 Fully developed bungalow designed with style!! **OVERSIZED DOUBLE GARAGE!!!!** This open concept home backing onto green space is loaded with extras. **Call Alex to view!**



15 AMER CLOSE
NO CONDO FEES HERE! Det. garage! Well kept townhouse tucked away in a quiet close within walking distance to large community park, shopping and Collicutt Centre. **Call Alex**



26 KERRY WOOD MEWS
 Cozy and efficient! Super wonderful location close to shopping and downtown. Private neighbourhood is well maintained and offers great living. **Call Alex!**

TAKE THE 3D TOUR OF MY PROPERTIES AT www.geraldlore.ca

or call me at (403) 872-4505



Gerald Doré
 403.872.4505



Only \$234,900
358 DRUMMOND AVE
 3 beds 2 baths townhouse in quiet location, new vinyl planking floor, new paint, new app! Gas f/p & low condo fees stalls. **MLS#CA0124347**



Only \$254,900
213 OVERDOWN DRIVE
 Stunning renos for this 4 bed, 2 bath duplex across from a green space. Tons of parking and huge MB closet. **MLS#CA0127013**



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#CA0127018**



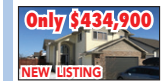
Only \$699,900!
OPEN HOUSE SUN. MAR 17, 1-3 PM
19 VOISON CLOSE
 Loaded 1526 sq. ft. Executive bung. with A/C, triple heated gar., too many features to list! **MLS#CA0125955**



Only \$399,900
11 PARKLAND PLACE
 Cedar cottage minutes to beach and Marina on a green space. Full basement and many upgrades. **MLS#CA0124790**



Only \$674,900
28 PAYNE CLOSE
 Forest privacy in the back! Moose & deer! Large 2400+sq. ft. 2 storey w/5 beds & 4 baths, many renos, h/dwd, W exposure, covered deck, steam shower, much more.



Only \$434,900
NEW LISTING
50 WILKINSON CIRCLE, SYLVAN LAKE
 4 beds, 3 baths, near the golf course, beach and marina, RV parking **MLS#CA0129384**



Why use a Realtor?

Your Realtor can help you negotiate

There are many 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.

Home architecture trends in 2018



Whether you're planning to renovate in 2018 or simply buy a home that is fashion-forward, here are four trends to know about this year.

1. Multiple master bedrooms

With more and more children living at home for longer, one of the newest trends is to have multiple master bedrooms. This can also give you twice the opportunity to decorate.

2. Recycled materials

Going green has also been a style revolution lately. In 2018, expect to see more homes built using recycled and organic materials.

3. Open concept

2017 was the year where open concept floor plans dominated not just the office, but the home as well. Expect this trend to continue this year, though it may reach its peak sooner rather than later.

4. Laundry rooms can be so much more

We've seen kitchens and bathrooms dominate people's attention for a few years now. Combining style and function will only continue. The next room that people will start to pay attention to will be the laundry room, typically an undeveloped place in homes.

Whatever the current fashion is, your local real estate agent can help you navigate between what's going to look good for now and what will look good for the next decade.

It's foundational

When you're looking to buy a new house, the foundation is one of the most important aspects of any home you inspect. It's literally what everything else about the house rests upon. Repairing a home's foundation can cost in the five-figure range, so be sure to check the following three parts of a house when doing the rounds of open-house visits.

Look up, not down: Foundations, by their nature, tend to be out of sight, so finding evidence of problems can be tough. If the lines of the top floors and attic are askew, that may be a sign of trouble below. If ceilings are uneven or if attic walls aren't straight, this can also be a sign that the foundation has problems.

Windows and doors: Check to see if doors and windows close properly. If they jam for no apparent reason, the house itself may have foundational problems.

Walls: Your exterior walls can sometimes change their shape from normal settling over the years and are therefore one of the least reliable indicators of foundation damage. Extreme bowing (walls sticking out in the middle), however, can be a sign of structural problems.

Consult with your local real estate agent to make sure you're getting what you pay for when buying a home. He or she will help you avoid huge renovations from these kinds of hard-to-identify sources.



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BROKER



NADINE MARCHAND



NICOLE DUSHANEK



JENNIFER O'SHEA



ARIEL DAVID



\$214,900 2bdm/1 bath suite up with a 1 bdrm LEGAL SUITE down separate laundry.
CALL NADINE 342-7700.



BRING YOUR PET! 3 bdrm, 1.5 bath townhome, beside 2 parks, close to middle school & 2 min to hwy 11, separate fenced yard & 2 parking stalls. \$5,000 cash back to buyers! **ONLY \$224,900 CALL NICOLE 342-7700.**



DUPLEX - EASTVIEW Fully finished 4 bdrms/2 baths \$239,900 side. Buy 1 or both sides. **\$229,900 CALL BRAD 342-7700.**



BRAND NEW fully finished 4bdm/3bathroom bilevel. Still time to make some choices. Blackfalds **\$324,900 CALL NADINE 342-7700.**



BRAND NEW WALKOUT bilevel 3 bdrm on main floor/2 baths Quick possession. **\$334,900 CALL BRAD GRANLUND 342-7700.**



PERFECT FAMILY STARTER Home in Laredo. 3 bdrms, 2.5 baths, this NEW cute home has quartz countertops, large verandah & 6 appliances. **REDUCED TO \$349,900 CALL NICOLE 342-7700.**



GREAT DEAL ON A BUNGALOW 3 bdrms, 2 baths, fenced yard w/ room for RV, central air, & so much more! **\$359,900 CALL NICOLE 342-7700.**



LEGAL UP/DOWN DUPLEX in Inglewood with separate utilities. Upper 3 bed/2 bath, lower 2 bed/1 bath. **\$409,000 CALL JENNIFER 342-7700.**



BRAND NEW 3bdm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$411,900 CALL JENNIFER AT 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.**



2 GARAGES - Huge family home on a close in Deer Park. Upgraded 4bdm+den /4bath extensive landscaping. **\$549,900 CALL NADINE 342-7700.**



ASSET BUILDERS SHOWHOME! Beautiful 2 storey, 3 bdrms, 3 baths, upper laundry & bonus room, with Special Extras That YOU ONLY GET IN A SHOWHOME! Immediate Poss., **\$574,900. CALL JENNIFER 342-7700.**



BACKING ONTO PARK, close to school, 4 bdrms upstairs plus a bonus room. undeveloped basement. Great family home in Timberstone. **\$579,900 CALL BRAD 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 **\$1,599,000 CALL NADINE 342-7700.**

OPEN HOUSES THIS WEEK



OPEN HOUSE SUN., 1-3 PM
20 ISAACSON CRESCENT
LEGAL SUITE in a large walkout bungalow on a huge pie lot with attached heated 26 x 26 garage. **CALL JENNIFER AT 342-7700.**



OPEN HOUSE SAT., 2-4PM
165 NORSEMAN, PENHOLD
Brand new 3bdm/3 bath 2storey open plan w/ laminate flooring, tiled entry, laundry upstairs, attached garage. Immediate possession. **CALL NADINE 342-7700.**



OPEN HOUSE SUN., 1-3 PM
72 VANCOUVER CRESCENT
UP/DOWN DUPLEX VANIER. Upgraded modern 3 bdrm/2 bath suite up with front att'd garage and 2 bdrm/2bath suite down. **\$519,900 CALL NADINE 342-7700.**

What to know when buying an older home to renovate



If you're handy with home repairs and in the market for a new house, investing in an older home can be a great idea. Sometimes, however, people who love to build can focus too much on what they're going to change and ignore some other essential points about older houses. Be sure to keep in mind these three things when looking for an older home to renovate.

1. Energy efficiency

Renovating an older home is best when most of the problems are simply cosmetic. One fundamental issue to take care of, however, is your home's energy efficiency. Will it be costly to insulate it, or will it simply be a matter of replacing a few windows?

2. Water quality

Not all the things you need to check are inside the house itself. If you have water on your property, have it tested to be sure it's safe (particularly if you'll be drinking it).

3. Historic status

If enough people agree with you that an older home should be preserved, either your home or some aspect of the surrounding area may have historic protection status. This can, in some cases, affect what changes you can and cannot make to a house or property. Be sure to check the status of any home before you buy.

Your real estate agent is an invaluable resource when navigating the complexities of buying a home. Contact one today so you can know you're getting the best advice.

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343-3344

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BANKER**

OnTrack Realty



403.872.3350

**Peggy
Lane**
Associate
Broker



\$319,900

5617-41 STREET, WEST PARK

Legally Suited, Revenue Property guaranteed to make any owner smile with the Income. Upper suite has 3 bdrms. Lower suite has 2 bdrms, plus a single garage. Fully Occupied.



\$499,500

50 RUTTAN CLOSE

Proud you will be to call this Beauty Home. Gleaming hardwood flooring, soaring ceilings, south facing, 5 bdrms., 4 baths, plus oodles of extras.



CALL PEGGY LANE AT 403-872-3350



**Dale
Stuart**
403-302-3107

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YOU QUALITY
SERVICE
AND A VERY
COMPETITIVE
COMMISSION
RATE"

IMMEDIATE POSSESSION FOR THIS GREAT STARTER HOME



\$309,900

116 JORDAN PARKWAY

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. Just painted throughout! Features laminate flooring on main floor & basement. 22x22 def'd garage.

A GREAT STARTER HOME



\$155,000

2110 - 19 AVE, DELBURNE

3 bedroom, 2 full bath mobile home on it's own 50x150 fenced lot. Features vaulted ceilings, a large country kitchen with island and corner pantry. Massive 4 pce ensuite, comes with all appliances.

IMMEDIATE POSSESSION, FULLY FINISHED RAISED BUNGALOW



\$357,900

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.

UPPER LEVEL CONDO UNIT IN SUNNYBROOK!!



\$137,900

#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.

LOCATED ACROSS FROM LARGE PARK AND PLAYGROUND



\$319,900 NEW LISTING

**OPEN
HOUSE**

SATURDAY, MAR. 17, 1:30-4:00 PM

97 ELLENWOOD DRIVE

Fully finished 1160 sq ft Bi-Level with 3 bedrooms and 3 baths. Freshly painted walls throughout, new low flow toilets, newly tiled entry. Large covered rear deck, nicely landscaped, well treed, and fully fenced.

THIS IMMACULATE BI-LEVEL HAS AN OPEN FLOOR PLAN



\$329,900

NEW LISTING

130 BOWMAN CIRCLE SYLVAN LAKE

Quality laminate flrg, 2 large bdrms up & 1 down (4 pce ens off the master). Has 9' ceilings up & down with underslab heat in bsmt (partly fin'd). Has a 24x24 underslab htd garage. Backyard is finished with paving stones & gravel. Raised garden boxes.

LOCATED CLOSE TO FAWN MEADOWS GOLF COURSE



\$236,900

NEW LISTING

2109 - 19 AVENUE, DELBURNE

This 1796 sq. ft. 2003 doublewide modular is on it's own 60x150 lot. Has vaulted ceilings, gas fireplace, 3 large bdrms, 2 full baths, Jacuzzi tub, country kitchen, formal dining, 30x30 heated garage, large paved driveway.



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dream
home in*

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



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Call *Jamie* for more information or for advertising space!

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YOUR HOUSE YOUR HOME



OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

THURSDAY MARCH 15

OUT OF TOWN

31 Richfield Crescent.....**5:00 – 7:00 pm**Mitzi Billard..... REMAX **396-4005**..... \$309,900..... Sylvan Lake

SATURDAY, MARCH 17

RED DEER

144 Larsen Crescent **1:00 – 3:00 pm**Asha Chimiuk..... CENTURY 21 ADVANTAGE..... **597-0795**..... \$314,900..... Lonsdale
 48 Duval Close..... **1:00 – 3:00 pm**Cindy Vander Linden RE/MAX..... **506-7355**..... \$397,900..... Davenport
 12 Rutherford Drive..... **11 am – 1 pm**Kim Fox RE/MAX..... **506-7552**..... \$429,900..... Rosedale Estates
 9 Caribou Crescent..... **2:00 – 4:00 pm**Kim Fox RE/MAX..... **506-7552**..... \$529,900..... Clearview Ridge
 20 Joa Avenue **2:00 – 4:00 pm**Mitzi Billard..... RE/MAX..... **396-4005**..... \$419,900..... Johnstone Crossing
 7 Pearson Crescent..... **1:00 – 3:00 pm**Rick Burega..... ROYAL LEPAGE NETWORK **350-6023**..... \$289,900..... Pines
 #17 5202 Farrell Avenue **1:00 – 3:00 pm**Tim Maley..... RE/MAX..... **550-3533**..... \$449,500..... Fairview
 232 Van Slyke Way..... **1:00 – 4:30 pm**Tanyalie Charles..... ROYAL LEPAGE NETWORK **598-1059**..... \$489,900..... Vanier East
 97 Ellenwood Drive..... **1:30 – 4:00 pm**Dale Stuart..... COLDWELL BANKER ON TRACK... **302-3107**..... \$319,900..... Eastview Estates
 1 Rutherford Place..... **1:00 – 3:00 pm**Gord Ing..... RE/MAX..... **341-9995**..... \$249,000..... Rosedale Estates
 142 Issard Close..... **2:00 – 4:00 pm**Steve Cormack..... ROYAL LEPAGE NETWORK **391-1672**..... \$459,900..... Ironstone

SATURDAY, MARCH 17

OUT OF TOWN

5806 65 Avenue **2:00 – 4:00 pm**Ernie Sandstra RE/MAX..... **877-9144**..... \$399,900..... Rocky Mountain House
 146 Norsemen Close **2:00 – 4:00 pm**Mike Phelps..... CENTURY 21 ADVANTAGE..... **346-0021**..... \$419,900..... Penhold
 165 Norsemen Close **2:00 – 4:00 pm**Nadine Marchand ROYAL CARPET REALTY..... **342-7700**..... \$389,900..... Penhold

SUNDAY, MARCH 18

RED DEER

#104 150 Vanier Drive.... **1:00 – 3:00 pm**Allan Melbourne..... RE/MAX..... **304-8993**..... \$299,900..... Vanier Woods
 19 Voisin Close..... **1:00 – 3:00 pm**Gerald Dore..... ROYAL LEPAGE NETWORK **872-4505**..... \$699,900..... Vanier East
 20 Isaacson Crescent..... **1:00 – 3:00 pm**Jennifer O'Shea..... ROYAL CARPET REALTY..... **342-7700**..... \$499,900..... Inglewood West
 17 39152 RR 280..... **1:00 – 3:00 pm**Kim Fox RE/MAX..... **506-7552**..... \$650,000..... Red Deer County
 43 Veronica Close **2:00 – 4:00 pm**Mitzi Billard..... RE/MAX..... **396-4005**..... \$869,900..... Vanier East
 #9 4240 46A Avenue **2:00 – 4:00 pm**Natalie Schnell SUTTON LANDMARK **391-6422**..... \$237,500..... Parkvale
 21 Kenny Close..... **2:00 – 4:00 pm**Dave Haley..... CENTURY 21 ADVANTAGE..... **304-8939**..... \$225,900..... Kentwood West
 232 Van Slyke Way..... **1:00 – 3:00 pm**Tanyalie Charles..... ROYAL LEPAGE NETWORK **598-1059**..... \$489,900..... Vanier East

SUNDAY, MARCH 18

OUT OF TOWN

19 Laurel Road..... **2:00 – 4:00 pm**Alex Wilkinson..... ROYAL LEPAGE NETWORK **318-3627**..... \$449,900..... Sylvan Lake



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dream house
 this weekend!

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Century 21 Advantage

Smarter, Bolder, Faster



Asha Chimiuk
403-597-0795

NEW LISTING
\$114,990

Lot in Gull Lake Area
2.87 Acres just east of Gull Lake surrounded by newer subdivisions. Only minutes from the lake. At the end of the close, with gas and power on the road. Nice flat site bordered by mature trees to the south and farm land to the east. Priced to sell at \$114990! Don't hesitate, call today!

NEW LISTING
\$135,000

#4515-53 Street #204, "Woodlea Estates"
Nestled in historic Woodlea, steps away from Coronation Park is this hidden gem! 1 bdrm condo situated on the 2nd floor facing South. Beautifully renovated & freshly painted throughout, is ready to move in! Squeaky clean building, is a pleasure to show. Close distance to downtown makes this a desirable building. Elevator and parking space on site.

OPEN HOUSE
Sat., Mar 17, 1-3 pm
\$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.

\$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!

\$257,990

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!

\$585,000

#49 Spruce Lane Acres ACREAGE! Convenient location just minutes from Red Deer! Beautiful walk out bungalow on 1 acre lot with mature trees is a dream! Gorgeous landscape and perennials will wow you in the summer months! Private patio comes with hot tub and comes with all the privacy you need. Admire wild life right from your two decks! Safe and family friendly neighbourhood.

\$239,900

201, 3505-51 Ave
Looking for a carefree style of living, something modern & stylish that doesn't require any renovations? Check out this condo in the perfect downtown location! 2 bdrms, 2 baths, your own laundry room in-suite, large front entry, walk in closet, & a west-facing balcony! Upgrades include: AC, under ground parking, granite counter tops & stylish finishings perfect for a professional working at the hospital! Call Today for details!

SOLD
\$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 bdrms & 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.

SOLD
\$208,500

137, 6 Michener Blvd.
Welcome to Sierras in Michener Hill! Adult condo complex with long list of amethysts: 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.

JUST SOLD
\$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.



**Check for 21 Photos & Videos at www.ashachimiuk.com
www.Asha.Chimiuk.RealtyFanPage.com**



Qualities to look for in a property manager

After buying your very own income property, it's important that you hire the right person to manage your investment. Here are just a few qualities that make for an effective property manager:

- Good people skills: to communicate effectively with your tenants.
- Organized: to ensure

rent is always collected on time.

- Trustworthy and professional: this is your building; you want to leave it in the hands of someone with a good background.
- Handy: you never know when you might be able to save some money on minor maintenance.



YOUR HOUSE YOUR HOME

AD COPY DEADLINE:

Mondays at Noon

AD PROOFING DEADLINE:

Tuesdays at 2:00 pm

LONG WEEKEND DEADLINES:

Ad copy deadline:

Fridays at 4 pm,

Ad proofing

deadline:

Tuesdays at 2 pm

Central Alberta's
DEFINITIVE
OPEN HOUSE
LISTINGS

CALL JAMIE AT

403-309-5451

for your advertising needs!

Ask Charles

I want to buy a 6-unit apartment building as a rental property for extra income going into retirement. My regular real estate agent—who I trust—told me they can't help me because they aren't licensed for commercial real estate. Is this true?

Yes, it's true. Not all real estate industry professionals in Alberta can trade in commercial real estate. When becoming licensed, real estate professionals in Alberta can choose from four separate practice areas: residential real estate, rural real estate, commercial real estate, and property management.

In order to be licensed in a practice area, an individual has to complete pre-licensing education course for that sector, and complete any ongoing mandatory education in that sector. Real estate professionals only need to be licensed in one practice area, but can add other practice areas as they see fit by completing additional education. Many real estate professionals are licensed in all four practice areas.

Commercial real estate means real estate used to generate income, and includes retail, office, industrial, investment, institutional, and residential real estate with more than four units.

If a real estate agent wants to represent a buyer or a seller in a transaction that involves a building with more than four residential units, they need to be licensed in commercial real estate.

This licensing model helps ensure that only those qualified to do so can trade in a particular sector. Typically, what we find with this licensing model, is that real estate professionals target their education and professional development to specific areas of practice rather than serving as generalists.

Residential real estate is real estate used for residential purposes that is comprised of not more than four residential units. Residential real estate includes individual condominium units.

Rural real estate is real estate located outside a city, town, village, hamlet or summer village that has, as its primary purpose, farming.

Property management professionals hold a li-



cence to work with landlords and/or tenants in the leasing of real estate. This includes negotiating, approving and offering to lease, collecting and attempting to collect rental money, holding money in connection with a lease or rental of real estate, and advertising and negotiating to further property management activities.

Real estate industry professionals can only provide service in the practice areas listed on their licence. Practising in an area for which they are not licensed can result in significant discipline from RECA, and a negative outcome for any clients they're working with.

You can check which practice areas a real estate professional has on their licence by searching for them on the Real Estate Council of Alberta's (RECA) website, under the Search for an Industry Professional link. When you search their name, you'll see a column called 'Real Estate Sectors', which will list their authorizations as 'Res.', 'Comm.', 'Rur.', or 'PM'.

RECA expects competent service from real estate professionals. If your real estate professional isn't authorized in the real estate sector (practice area) in which you're buying or selling, they can refer you to someone at their brokerage who is or someone from another brokerage.

"Ask Charles" is a question and answer column by Charles Stevenson, Registrar 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.



Al Sim 403.391.1771
Lori Loney 403.350.9700
Tim Maley 403.550.3533



real estate central alberta
 4440 - 49 ave. red deer
 403.343.3020

\$284,900


NEW LISTING

#205 30 Carleton St
 • 1117 Sq ft 2 Storey Condo
 • Stainless Steel appliance
 • Granite Counter Tops
 • 2 Master Bedrooms with Ensuites
 Call Al Sim 403-391-1771

\$139,900

NEW LISTING

#6 80 Piper Drive
 • Super affordable 2 bed condo
 • Great starter, fireplace & large living room
 • Laminate and carpet, renovated bath
 • Sold "as is"
 Call Tim Maley 403-550-3533

\$319,900

NEW LISTING

4213 53 Street
 • fantastic location backing onto treed reserve
 • charming character bungalow, many upgrades
 • double detached garage
 • very private park-like setting
 Call Tim Maley 403-550-3533

\$329,500

NEW LISTING

19 Stirling Close
 • fabulous Sunnybrook bungalow
 • excellent condition and large yard
 • 4 beds and 2 baths
 • double garage and fully finished
 Call Tim Maley 403-550-3533

\$329,900

REDUCED

195 Cedar Square Blackfalds
 • Beautiful bungalow
 • Close to schools
 • Open floor plan
 • Fully finished
 Call Al Sim 403-391-1771

\$349,900

NEW LISTING

70 Van Slyke Way
 • Upgraded executive 1/2 duplex
 • 3 bedrooms up, ensuite in M/B
 • A/C, fantastic landscaping in backyard
 Call Lori Loney 403-350-9700

\$369,500

NEW LISTING

3 Charles Ave
 • fully developed 2 storey home
 • master bedroom includes 4pc ensuite
 • fireplace and hardwood
 • walking distance to Clearview market
 Call Tim Maley 403-550-3533

\$384,900

REDUCED

4105 45 ave Sylvan Lake
 • open concept bungalow
 • 4 bedrooms & main floor laundry
 • hardwood floors & 3 sided fireplace
 • finished basement with infloor heat
 Call Tim Maley 403-550-3533

\$429,500

REDUCED

4766 Aspen Lakes Blvd Blackfalds
 • Eagle Ridge show home
 • hardwood, quartz counters, open layout
 • main floor master bedroom
 • 3 beds and 3 baths
 Call Tim Maley 403-550-3533

\$439,500

SAT. MAR 17, 1-3 P.M.

#17 5202 Farrell Ave
 • premier gated adult community
 • 3 bedroom with walkout basement
 • landscaping and snow removal inc
 • short walk to Bower Ponds & walking trails
 Call Tim Maley 403-550-3533

\$439,900

REDUCED

105 Ash Close, Blackfalds
 • Mint condition bi-level
 • fully finished with 5 bedrooms
 • open concept and private setting
 • walk-out basement
 Call Tim Maley 403-550-3533

\$484,900

REDUCED

52 Best Crescent
 • quality renos inside & out
 • hardwood and granite
 • custom Sadona cherry cabinets
 • 3 beds and 4 baths
 Call Tim Maley 403-550-3533

\$525,000

REDUCED

47 Ackerman Crescent
 • executive walk out bungalow
 • hardwood floors
 • main floor laundry, granite, 2 fireplaces
 Call Lori Loney 403-350-9700

\$569,900


REDUCED

26 Lowden Close
 • 1951 Sq 2 Storey
 • 4 Bedroom
 • 9 foot Ceilings
 • Dark Laminate Flooring
 Call Al Sim 403-391-1771

\$589,900

REDUCED

40 Illingworth Close
 • walk out bungalow
 • media room
 • 5 piece ensuite
 Call Lori Loney 403-350-9700

\$649,900

REDUCED

86 Oaklands Crescent
 • backing on to park-like setting
 • great bonus room
 • walk out basement
 Call Lori Loney 403-350-9700

\$759,900

NEW LISTING

3 Voisin Close
 • Fabulous former show home
 • Fully Finished with tons of extras
 • 4 bedrooms, bonus room
 Call Lori Loney 403-350-9700

\$879,000

NEW LISTING

112 Garrison Circle
 • executive 2 storey home
 • 4 bdms, beautiful ensuite, top floor laundry
 • open concept main flr w/chef's kitchen
 • solar panels, zero scape landscaping
 Call Tim Maley 403-550-3533



Is it time to sell or to buy?

The best time to buy or sell real estate depends on the type of dwelling and the current market conditions within a given sector.

- People who want to sell their property have the advantage in a seller's market, where demand is higher than supply. The number of properties available is insufficient, so homes sell quickly and prices rise.

- People who are shopping around have the edge in a buyer's market, where supply far exceeds demand. They have all the time in the world to find the home of their dreams and negotiate a good price.

Thinking of selling or buying a property? Check with a real estate agent to find out about the current market conditions.



Ernie Sandstra
Associate
403.877.9144
RE/MAX
real estate central alberta
4440 - 49 ave., red deer
403.343.3020



OPEN HOUSE SATURDAY, MARCH 17, 2-4 PM

5806 65 Avenue, Rocky Mountain House

\$399,900

This beautiful 3 Level Split 6 Bedroom home has loads of natural light & ample storage. M/L features an open concept living & dining area with gorgeous wood flooring, large windows & high ceilings. Kitchen has a large pantry & island with plenty of storage & view of the back yard. A large Master Bedroom comes with walk through closet & 4 pc Ensuite. On the Upper floor, 2 more bedrooms & full bath. On the lower level is the huge family room with a wood stove & walkout to the back yard. Also on the lower level is three bedrooms & another full bath. There are two garages, one attached, the other is detached. 1,528 of living space for living & entertaining.

For more information Call Ernie Sandstra @ 403.877.9144



Mitzi
Billard
Associate
403.396.4005
mitzibillard@remax.net
RE/MAX
real estate central alberta
4440 - 49 ave., red deer
403.343.3020

43 VERONICA CLOSE



2 BDRM LEGAL SUITE!
Gorgeous, fully finished 2-Storey backing onto green reserve in a quiet close. Open concept with quality finishing, upper floor laundry, 4pc ensuite in master. Legal suite has single car att. garage and in-floor heat. **\$869,900**

OPEN HOUSE SUN, MAR 18, 2-4 PM

120 ALMOND CRESCENT, BLACKFALDS



NEW LISTING!

LARGE PIE LOT
Gorgeous 2 bed + office 2-Storey with unfinished basement. Lots of upgrades, dark stained cabinets, granite countertops, soaker tub in ensuite. gas BBQ hookup. South facing, fully fenced yard with room to build garage. **\$349,900**

20 JOA AVENUE



NEW LISTING!

PRIVATE WEST FACING YARD
Immaculate, fully finished 5 bed, 3 bath bi-level with 3-tier deck backing onto treed reserve. Gas fireplace on main, wood stove with stone surround downstairs. Theater room, in-floor heat, custom heated 24x24 garage. **\$419,900**

OPEN HOUSE SAT, MAR 17, 2-4 PM

31 RICHFIELD CRESCENT, SYLVAN LAKE



NEW LISTING!

EXCELLENT FLIP/ FORECLOSURE!
2 bed, 2 bath bi-level. 3pc ensuite & his/hers closets in master. Includes some stainless appliances. Like new condition. Basement framed, plumbing done & in-floor roughed in. TD Dianne Prospero at OH for mortgage Q&A. **\$309,900**

OPEN HOUSE THUR, MAR 15, 5-7 PM

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

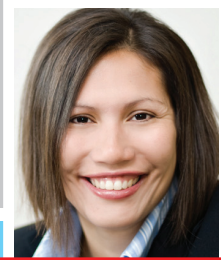


Which basic tools should you have in your home?

Here is a list of 10 essential tools that always come in handy for day-to-day repair jobs:

1. box-cutter knife
2. screwdrivers (flat, square, star, etc.)
3. set of Allen keys
4. hammer
5. level
6. tape measure
7. pair of long-nose pliers
8. drill
9. metal ruler
10. saw

Add to your toolbox a roll of duct tape, tie wraps as well as some screws and nails of various sizes, and you will be all set.



ROYAL LEPAGE Royal LePage Lifestyles Realty

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www.familyfriendlyhomes.ca

lisasuarez@royallepage.ca

LISA SUAREZ
Realtor®

Protecting Your Best Interests
403-782-3171



5.04 Acres

39403 RANGE ROAD 222
\$398,000
MLS CA#0124377



Lacombe

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



Blackfalds

18 PIONEER WAY
\$399,900
MLS CA#0125952



Lacombe

5606 49 AVENUE
\$319,000
MLS CA#0119272



Lacombe

#19-15 MACKENZIE RANCH WAY
\$69,900
MLS CA#0128768



Lacombe

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



Wolf Creek Village

207 SAND BELT DRIVE
\$759,000
MLS CA#128676



Ponoka

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



Lacombe

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



Lacombe

5627 53 AVENUE
\$304,900
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



18.5 Acres

422015 RANGE ROAD 20
\$735,000
MLS CA#0127575



Clive Acreage

4714 48 AVENUE
\$499,900
MLS CA#0128750



Ponoka

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

**WONDERING
WHAT YOUR HOME
IS WORTH?
CALL FOR YOUR
FREE MARKET
EVALUATION
TODAY!**