

YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | MARCH 23, 2018

Central Alberta's
OPEN HOUSE LISTINGS
inside

**421051 Range Road 283,
Rural Ponoka County**

**LARGE MODERN 4 BEDROOM,
3 BATH HOME ON 15.17 ACRES!**
40x60 heated shop, 6 stall barn, hay shed,
close to Gull Lake and only 30 minutes
to Red Deer.

\$699,9000

*For further info on this multiple listing service home, see page 3
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

350-5502
Carol Donovan



120 Dowler Street

Immaculate! All the work is done! 3 beds up & 1 down. Spacious master bdrm supports 3 pc ensuite. Third level features family room, fireplace, bath & another bdrm. Low maintenance back yard. Call for a list of upgrades this home has to offer. Excellent location close to elementary & high schools & close proximity to shopping.



17 Portway Close, Blackfalds

OPEN HOUSE Saturday, Mar. 24, 2-4 pm

Over 2200 sq. ft. with WALKOUT BASEMENT! You'll love this open concept design with the latest in colors and style. Bright kitchen great room with access to a huge deck. 3 bdrms up and 1 down. Downstairs features family room, wet bar & back yard access. All of this on a close location!. Open House March 24!



4922 Doncaster Avenue

Convenient Adult Living! Move in & put your feet up! Landscaping & snow removal is done for you. The bright kitchen is open to the living area. There is plenty of counter space & a corner pantry. Recent upgrades include flooring & shingles. There is a 3 season room, perfect for relaxing. Call Carol for your personal tour!



106 3501 49 Avenue

Corner Unit, Main Floor! Two bedroom and two bathrooms. One underground stall and one above ground stall. Open concept living (fireplace) dining and kitchen. In suite laundry. Beautifully maintained building!

Les Anderson
403.350.1932



\$15,000 REBATE MELCOR SPRING PROMOTION

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**



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**



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. Let's talk trade! Possible guarantee on your present home! Excellent price at **\$199,900**

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



OPEN HOUSE SUN. MAR 25, 2-4 PM

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!



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!**



OPEN HOUSE SAT. MAR 24, 2-4 PM

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!**

NORM JENSEN
403.346.8900



FORECLOSURE

ONLY 30 MINUTES to Red Deer!

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



GREAT LOCATION!

Fully Finished Bi-Level

OPEN HOUSE SUN. MAR. 25, 2-4 PM

116 Pioneer Way, Blackfalds
24x26 detached garage, 3 bdrms, office, wet bar, huge family room!



LOTS OF AMENITIES!

Adult Orientated!

Close to everything! Sierra Grand Condo! Boasting 2bdrms, 2bths, One Titled Underground Heated Parking Stall included.



IMMEDIATE POSSESSION

Location, Location!

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



YOUR HOUSE YOUR HOME

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

Call Jamie at 403-309-5451



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



Steve Cormack
403.391.1672



Feature Home

This 15.17 acre AG B property is the perfect place for your family! Set up for horses with 6 stall hip roof barn and outdoor riding ring. 2498 sq. ft. upgraded 1 1/2 storey home with large deck, 4 beds and 3 baths. Also has heated double attached garage and 40x60 heated shop. **\$699,000**



Doug Wagar
403.304.2747



OPEN HOUSE SAT. MAR. 24, 2-4 PM
88 ANDREWS CLOSE, RED DEER
Anders! Quiet close, 1539 sq. ft. 2 storey fully dev. duplex with double garage. **\$339,900**



OPEN HOUSE SUN. MAR. 25, 2-4 PM
3 STANLEY CRESCENT
Just listed! Lovely home, beautiful pie lot, oversized double garage. A must see! **\$389,900**



PENHOLD HANDYMAN SPECIAL!
4 beds, 2 baths, oversized double garage! Priced to sell at **\$186,900**



LOVELY COZY HOME
Large lot! Double detached garage. **\$149,900**



DRIVE A LITTLE, SAVE A LOT!
Blackfalds, fully developed bi-level on a crescent. Super price! **\$262,900**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747

Bett Portelance 403-307-5581



JUST LISTED



OPEN HOUSE SUNDAY, MAR. 25TH 1:00 -3:00 PM 68 VANSON CLOSE

1643 SQ FT WALKOUT BUNGALOW
5 BDR, 3 BATH
ATTACHED TRIPLE CAR GARAGE

HELPING YOU MAKE THE RIGHT MOVE



Why use a Realtor?

Your Realtor can help close the sale of your home

Between the initial sales agreement and closing (or settlement), questions may arise. For example, unexpected repairs are required to obtain financing or a cloud in the title is discovered. The required paperwork alone is overwhelming for most sellers. Your Realtor is the best person to objectively help you resolve these issues and move the transaction to closing (or settlement).





Tips for a state-of-the-art kitchen

Does your kitchen need refurbishing? Would you love to create a cutting-edge decor worthy of a decorating magazine? Draw on as many of the new trends as you like and turn your kitchen into a beautiful — and functional — room that's ideal for dreaming up mouth-watering meals for family and friends. Gasps of admiration, guaranteed.

Clean lines

With its cool colours and clean lines, the 2016 kitchen has the esthetic of a laboratory, but in a good way. Islands, cabinets and countertops have smooth, gleaming surfaces on which a bare minimum of objects are placed. Similarly, storage space is optimized so all the things you don't have an immediate use for can stay out of sight. The key word: minimalism.

Nostalgic colours

Add pale touches of colour (mint green, pale pink, baby blue, lilac or butter yellow) to neutral kitchens. These pastel shades from decades past are making a comeback this year, while the vintage trend is increasingly popular. Purity, softness and comfort are the magic ingredients

for a user-friendly kitchen where everyone loves to hang out.

Copper

After stainless steel, gold, chrome and bronze, designers are now going crazy over copper. To give your kitchen a modern-yet-warm feel, integrate a few elements with a copper finish or even better, solid copper. This year, copper cabinet handles and knobs, light fixtures, faucets, utensils and even appliances blend perfectly with anthracite, brown and ivory tones.

Custom islands

Today's kitchen island is no longer used exclusively for preparing meals. Now it has been transformed into a multi-purpose element that's used as an extra table or for storage. To be really up to date, furnish your kitchen with a model that has been custom designed and made by a professional. What's the ultimate island in 2016? A brightly coloured one (bottle green, orange, electric blue) standing in the centre of a kitchen decorated in classic shades of gray, white, black or beige. You'll definitely create the "wow" effect!



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BROKER



NADINE MARCHAND



NICOLE DUSHANEK



JENNIFER O'SHEA



ARIEL DAVID



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



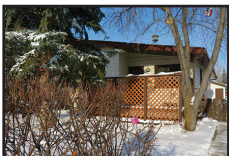
GREAT DEAL ON A BUNGALOW 3 bdrms, 2 baths, fenced yard w/ room for RV, central air, & so much more! **\$359,900 CALL NICOLE 342-7700.**



\$5,000 CASH BACK TO BUYERS! 3 bdrm, 1.5 bath townhome, beside 2 parks, close to middle school & 2 min to hwy 11, separate fenced yard & 2 parking stalls. Bring your pets! **ONLY \$224,900 CALL NICOLE 342-7700.**



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



SUNNYBROOK Fully finished half duplex bungalow 3 bdrms plus den, 2 baths and a detached garage. **\$252,400. CALL NADINE AT 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.**



COURT SALE bilevel 1090 sq ft 2 bdrm/2 baths. **\$259,900 CALL BRAD GRANLUND 342-7700.**



LEGAL SUITE in a large walkout bungalow on a huge pie lot with attached heated 26 x 26 garage. **\$499,900. CALL JENNIFER AT 342-7700.**



ROOM FOR A HUGE GARAGE 3 bdrm, 2.5 bath 2 storey, bright & open plan, quick possession located in Aurora. **PRICE DROPPED TO \$314,900 CALL NICOLE 342-7700.**



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.**



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



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



SOUTHBROOK 3 bdrm/4 bath fully finished att'd garage, extensive landscaping. **\$329,900 CALL NADINE 342-7700.**



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



NEW PRICE TAG! Brand new 3 bdrm, 2 full bath bi-level, 6 appliances included, quartz countertops, Laredo. **\$334,900 CALL NICOLE 342-7700.**

For more info on our listings, check out www.rcrrealestate.com

OPEN HOUSES THIS WEEK



OPEN HOUSE SUN., 1-3 PM
93 LINDMAN CLOSE, SYLVAN LAKE
BRAND NEW 3bdrm/3bath Unique Elevations 2 storey O/S garage & deeper lot. Includes all appliances. **\$411,900 CALL JENNIFER AT 342-7700.**

Decorating trends for the master bedroom



Is it time to bring your bedroom's style into this decade? Or perhaps you'd soon like to take on a really exciting renovation project? Then let yourself be inspired by the latest trends and give your bedroom a makeover worthy of the classiest home decor magazines.

Beds play a starring role

The central element of any master bedroom has to be the bed. For a trendy look, opt for a model with a padded headboard, with sleek, industrial-style metallic lines, or in a rustic or Scandinavian style. Note that four-poster beds are also very up-to-the-minute. Just make sure you can leave 30-60 cm between the top of the structure

and the ceiling in order to avoid overpowering the room.

The bedding

Dress up your bed with fluffy, voluminous bedding. Choose classic fabrics; linen, which has a soft texture and amazing durability, is a great choice. It wrinkles easily, but that's part of its charm. To find the kind of bedding that will make all the difference in your revamped bedroom, shop around in your local stores. And don't forget that vibrant herringbone patterns are very fashionable, and no, they aren't just for kids.

Lighting

Add some character to your

bedroom with an unusual light fixture in the middle of the ceiling; make sure it works with a dimmer switch. Gold, silver and bronze models are all very "in" this year; however, chandeliers always look great in the master bedroom. When matched appropriately to the decor, they add a wonderfully classic touch.

Long live the blues!

Here's a useful factoid: all shades of blue are popular. Whether it's for the walls, curtains or bedding, this soothing colour will transform your master bedroom into a peaceful haven. Now, let's see: do you prefer sky blue, ocean blue, sapphire blue or teal?

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403.872.3350

**Peggy
Lane**
Associate
Broker



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.



OPEN HOUSE Sun., Mar. 25, 1-3 pm

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**
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RATE"**

IMMEDIATE POSSESSION FOR THIS GREAT STARTER HOME



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



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



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!!



#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



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



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 under slab htd garage. Backyard is finished with paving stones & gravel. Raised garden boxes.

LOCATED CLOSE TO FAWN MEADOWS GOLF COURSE



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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Central Alberta's
OPEN HOUSE LISTINGS

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OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, MARCH 24

RED DEER

15 Amer Close.....	2:00 – 4:00 pm	Alex Wilkinson	ROYAL LEPAGE NETWORK	318-3627	\$279,500.....	Anders Park East
88 Andrews Close.....	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$339,900.....	Anders Park East
142 Issard Close.....	2:00 – 4:00 pm	Bob Gummow	ROYAL LEPAGE NETWORK	598-7913	\$459,900.....	Ironstone
68 Thompson Crescent..	1:00 – 4:00 pm	Kim Fox	RE/MAX.....	506-7552	\$639,000.....	Timberstone
32 Valley Green.....	1:00 – 3:00 pm	Tony Sankovic.....	RE/MAX.....	391-4236	\$799,900.....	Vanier East
232 Van Slyke Way.....	1:00 – 3:30 pm	Tanyalie Charles.....	ROYAL LEPAGE NETWORK	598-1059	\$489,900.....	Vanier East

SATURDAY, MARCH 24

OUT OF TOWN

14 Copper Street.....	1:00 – 3:00 pm	Barb McIntyre	RE/MAX.....	350-0375	\$419,900.....	Blackfalds
17 Portway Close.....	2:00 – 4:00 pm	Carol Donovan	ROYAL LEPAGE NETWORK	350-5502	\$447,500.....	Blackfalds
68 Perry Drive	2:00 – 4:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021	\$389,900.....	Sylvan Lake

SUNDAY, MARCH 25

RED DEER

232 Van Slyke Way	1:00 – 3:30 pm	Tanyalie Charles.....	ROYAL LEPAGE NETWORK	598-1059	\$489,900.....	Vanier East
122 Eversole Crescent...	2:00 – 4:00 pm	Alex Wilkinson.....	ROYAL LEPAGE NETWORK	318-3627	\$329,900.....	Eastview Estates
231 Davison Drive	1:00 – 3:00 pm	Allan Melbourne.....	RE/MAX.....	304-8993	\$350,000.....	Deer Park Village
68 Vanson Close.....	1:00 – 3:00 pm	Bett Portelance	ROYAL LEPAGE NETWORK	307-5581	\$689,900.....	Vanier Woods
3 Stanley Crescent.....	2:00 – 4:00 pm	Doug Wagar	ROYAL LEPAGE NETWORK	304-2747	\$389,900.....	Sunnybrook
133 Castle Crescent	2:00 – 4:00 pm	Kim Fox	RE/MAX.....	506-7552	\$399,000.....	Clearview Meadows
14 Dumas Crescent.....	2:00 – 4:00 pm	Len Parsons	RE/MAX.....	309-2907	\$405,000.....	Deer Park Village
43 Jones Crescent.....	2:00 – 4:00 pm	Nita Jensen	RED KEY REALTY	350-9878	\$404,900.....	Johnstone Park
50 Ruttan Close.....	1:00 – 3:00 pm	Peggy Lane.....	COLDWELL BANKER ONTRACK.....	872-3350	\$499,500.....	Rosedale Meadows
93 Lindman Avenue	1:00 – 3:00 pm	Jennifer O'Shea.....	ROYAL CARPET REALTY.....	342-7700	\$411,900.....	Laredo
46 Jewell Street	2:00 – 4:00 pm	Rob White.....	CENTURY 21 ADVANTAGE.....	350-1070	\$337,400.....	Johnstone Park
4213 53 Street.....	1:00 – 3:00 pm	Tim Maley.....	RE/MAX.....	550-3533	\$319,900.....	Woodlea
22 Densmore Crescent ..	2:00 – 4:00 pm	Roger Will.....	MAXWELL REAL ESTATE SOLUTIONS.....	350-7367	\$287,900.....	Deer Park Estates

SUNDAY, MARCH 25

OUT OF TOWN

89 Aztec Crescent.....	1:00 – 3:00 pm	Barb McIntyre	RE/MAX.....	350-0375	\$319,900.....	Blackfalds
68 Churchill Place.....	1:00 – 3:00 pm	Debra Kerr.....	RE/MAX.....	597-9134	\$364,900.....	Blackfalds
4416 Westbrooke Road.	1:00 – 3:00 pm	Jessica LaBreton	RE/MAX	505-3569	\$370,000.....	Blackfalds
#113 28342 Twp Road 384 ..	2:00 – 4:00 pm	Cam Ondrik	ROYAL LEPAGE NETWORK	596-3909	\$644,900.....	Red Deer County
21 Falcon Crescent.....	2:00 – 4:00 pm	Mike Phelps.....	CENTURY 21 ADVANTAGE.....	346-0021	\$384,900.....	Sylvan Lake
116 Pioneer Way	2:00 – 4:00 pm	Norm Jensen.....	ROYAL LEPAGE NETWORK	346-8900	\$339,000.....	Blackfalds



Find your
dream house
this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.com

The powder room: a place with surprising potential

Without a bath or shower, the powder room, also called a 2-piece bathroom, isn't somewhere people spend a lot of time. But with a little imagination, you can transform this utilitarian room into a surprisingly beautiful space.

All you need to achieve this goal is:

- a stylish sink and faucets
- a unique mirror — or why not several?
- a good quality floor, heated, if possible
- a light with a dimmer switch
- spectacular wallpaper or special paint (textured or magnetic)

Decorating experts all agree that small rooms are perfect for experimenting with daring styles. One thing's for sure: the powder room has never looked so good!





Nita Jensen
403-350-9878



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43 Jones Crescent, Red Deer - \$404,900



OPEN HOUSE MAR. 25, 2-4 PM

Gorgeous unique Carolina built home complete with loft and SEPARATE ENTRY-4 bdrms/3 baths, beautiful ensuite & master with access to covered deck. Loft is a great place for an office, teen hangout, workout room, craft room-use our imagination.

153 Kemp Avenue, Red Deer - \$284,900



This fully finished bungalow has 3 bedrooms/3 bath, new triple pane windows, great floor plan, attached garage, main floor laundry and a gorgeous treed fenced yard with 2 tiered deck for your summer bbq's. Perfect starter or downsizer!

5106 45 Street, Clive - \$179,900



Want some peace & quiet plus a huge yard? Beautiful 1520 sq ft home with open design and 4 bedrooms/3 bath - tons of room for a garage if you choose. Fully fenced for kids/pets or just privacy. Massive south facing deck to relax on.

Ways to make your house more saleable:

There are a lot of things that you can do to help which could make for a quicker sale at a better price. They are all little things that cost you little or nothing, but they can make a big difference in the prospect's first impression . . .

Call a member of the Red Deer Real Estate Board — their expertise in real estate can help you during the complex process of selling a home.

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.

Five tips for a healthier home



1. Eliminate dust

Dust contains a variety of contaminants that can harm the health of your family, especially children and people with asthma. That is why vacuuming, dusting furniture and cleaning bedding thoroughly should be done on a regular basis. A tip to remember: to eliminate as much dust as possible from a carpet, vacuum each square metre of surface for at least one minute.

2. Throw out expired food products

Inspect the contents of your fridge and freezer twice a month and throw out any food products that have passed their expiry date. By the way, did you know that most meat should be eaten within eight months of freezing? When it comes to your fridge, it is best not to wait for bad smells to show up before you clean.

3. Use air purifying plants

Whether you have a green thumb or not, stock up on plants

that are known to improve the air quality in homes. Here are the best choices:

- Spathiphyllum, an elegant plant that produces pretty white flowers.
- Sansevieria, commonly called "mother-in-law's tongue."
- Philodendron, a plant with exotic foliage often used by florists.
- Ivy, an exceptionally vigorous creeper.
- Ficus, a plant that absorbs heat and releases moisture.
- Dracaena, a very resistant plant also called "dragon tree."
- Chlorophytum, a common species often referred to as "spider plant."
- Aloe, whose many virtues are recognized in herbal medicine.
- Aglaonema, an easy-to-care-for houseplant.

To boost your air quality, choose at least two or three species and place them in every room of your home. A professional horticulturist will be able to

tell you how to care for them properly.

4. Look after all appliances that circulate air

Call in a professional to inspect and clean all the heating, cooling and air circulation systems in your home. The kinds of appliances that should be serviced regularly:

- air conditioner
- dehumidifier
- air exchanger
- furnace
- hood
- humidifier
- heat pump
- fan

5. Disinfect surfaces

Just because your walls, floors, furniture and appliances look clean, it does not mean that they really are. Most contaminants are invisible to the naked eye, so take the precaution of cleaning all surfaces using a suitable product. Don't forget the doorknobs!

Ask Charles

I made an offer to buy a property, which was conditional on financing. My mortgage broker told me the lender is behind and I won't be able to get approval until the day after the date in the contract by which I need to waive my conditions. Can the deal still go forward?

Yes, your deal can still go forward; however, you will have to amend your offer to purchase to reflect a later condition-removal date and have all parties agree, in writing, BEFORE the original date passes.

If you ask for a short extension, most sellers will agree. They likely want the deal done as much as you do. You, your real estate professional, and the sellers can negotiate a date that works for both parties, but the amendment to your purchase contract must happen before the deadline.

Your purchase contract is a legally binding contract between you and the seller. Through it, you agreed to try to obtain financing and waive that condition by a certain date. If that date passes and you have not waived the condition, the contract is null and void. Neither party has any responsibility to the other. In fact, at this point, the seller could even accept an offer from another buyer.

Conditions on your purchase contract are important, and you should treat them as such. When you write your offer to purchase, think about how much time you might need to satisfy the conditions you're including. Your real estate profes-



sional or mortgage brokerage professional can also help you figure out how much time you might need depending on the condition.

It's entirely up to you what condition removal date you put in your offer, but there is no guarantee the seller will agree to your date. There may be some negotiation between you and the seller. Ultimately, the seller doesn't want to agree to a long condition period because during that period, they're probably not going to extensively market their home. In the event you don't waive your conditions and their home remains on the market, they may have lost valuable time and possible buyers.

If your condition date passes, and then you find yourself in a position to waive your conditions – but you never amended the original purchase contract,

you're going to have to write a new offer to purchase, and get the seller to accept it. Your prior offer became null and void the moment you missed the condition removal date.

Every deal is unique, but your real estate and mortgage professional will have the experience to help you include an appropriate condition date AND meet it.

"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



\$249,900
#25, 73 Addington Drive
 • Fully Finished 2 storey condo
 • Great Anders location
 • IMMEDIATE POSSESSION
 Call Lori Loney 403-350-9700



\$139,900
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
195 Cedar Square Blackfalds
 • Beautiful bungalow
 • Close to schools
 • Open floor plan
 • Fully finished
 Call Al Sim 403-391-1771



\$319,900 **OFFER HOUSE**
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



\$284,900
#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



\$345,000
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



\$359,900
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
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
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
#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
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
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
47 Ackerman Crescent
 • executive walk out bungalow
 • hardwood floors
 • main floor laundry, granite, 2 fireplaces
 Call Lori Loney 403-350-9700



\$569,900
26 Lowden Close
 • 1951 Sq 2 Storey
 • 4 Bedroom
 • 9 foot Ceilings
 • Dark Laminate Flooring
 Call Al Sim 403-391-1771



\$589,900
40 Illingworth Close
 • walk out bungalow
 • media room
 • 5 piece ensuite
 Call Lori Loney 403-350-9700



\$649,900
86 Oaklands Crescent
 • backing on to park-like setting
 • great bonus room
 • walk out basement
 Call Lori Loney 403-350-9700



\$749,900
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
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
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Mitzi Billard Associate

403.396.4005 mitzibillard@remax.net



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17 ALDERWOOD CLOSE, BLACKFALDS



IDEAL LOCATION

5 bed, 3 bath bi-level with attached 22x24 garage. Open concept with 7 appliances, pantry & eat-up bar in kitchen. Master includes 3 pc ensuite & 4 pc bath. NEW PRICE \$389,900

walk-in closet. Full finished basement with in-floor heat, 2 bed & 4 pc bath. NEW PRICE \$389,900

49 PARKSIDE DRIVE



IMMEDIATE POSSESSION

Well maintained 3 bedroom + den mobile tucked away in treed lot with covered patio for privacy. Open concept with spacious master bedroom and lots of storage. \$69,500

49 PARKSIDE DRIVE



IMMEDIATE POSSESSION

Recently renovated 2 bedroom, 1 bath mobile with new screened patio. Lot is at the end of a close and backs onto

treed area. \$30,000

#152, 28126 TWP 411



VIEW OF GULL LAKE

McLaurin beach 4 B/R walkout bungalow; year round living. 2 Garages. Open concept. Kitchen has granite island & maple cabinets. Deck extends

width of home facing lake. Bsmt 75% complete. \$650,000

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

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Tony Sankovic

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\$799,900

32 Valley Green

BEAUTIFUL FAMILY HOME featuring 2,459 sq ft with 5 bdrms, 4 baths, fully finished w/ numerous upgrades! Large lot across from green space. A must see and feel home.



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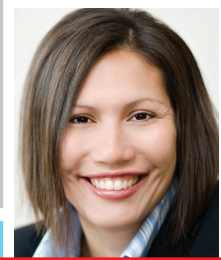
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5.04 Acres

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



Lacombe

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



Blackfoot/Eds

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



Blackfoot/Eds

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

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