

# YOUR HOUSE YOUR HOME

A WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE | AUGUST 17, 2018

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

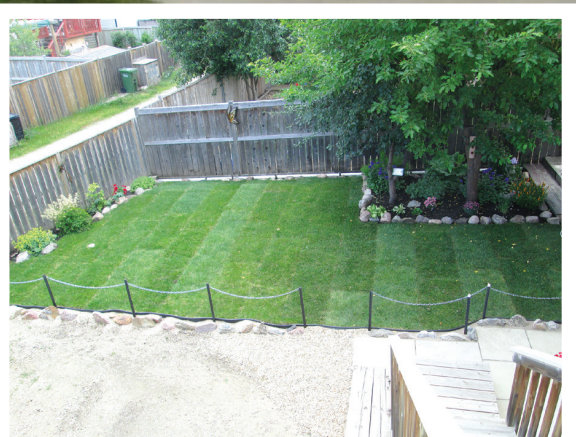
**15 Inglis Crescent,  
Red Deer**

**GORGEOUS, BI-LEVEL WALKOUT!**

Bright, open floor plan with double vaulted ceilings, roomy oak kitchen, huge fam. room, 4 beds, 3 full baths.

**\$369,900**

*For further info on this multiple listing service home, see page 11 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



**Gerald Doré**  
403.872.4505

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



**26 DUFFIELD AVE**  
1214 sq. ft. custom bungalow, w/4 beds, 3 baths, MB w/walk-in closet/ensuite, A/C, in/floor heat, main fl. laundry, 22x32 heated oversized garage, new paint. New kitchen appliances, RV parking & open plan with gas f/g, much more! MLS#CA0143614  
**Priced to sell at \$384,900!**



**34 BRIARWOOD CRES, BLACKFALDS**  
1065 sq. ft. bi-level - Back yard is a piece of paradise!  
MLS# CA0142823  
**Only \$249,900!**



**5830 59A STREET**  
6 beds, 3 baths many upgrades on the main level of this 1280 sq. ft. bungalow. 2 Non-conforming suites. MLS# CA0142557  
**A steal at \$259,900!**



**19 VOISIN CLOSE**  
Listed below replacement cost! 1565 sq. ft. Executive Bungalow - loaded to the "nines" including triple, heated garage!  
MLS#CA0142825  
**Now only \$679,900!**



**125 DUNCAN CRES.**  
Stunning 2 storey! 4 beds, 4 baths, too many upgrades to list! MLS#CA0145569  
**\$474,900**



**7359 59 AVENUE**  
Great home at an affordable price! Glendale  
MLS#CA0132508  
**\$244,900**



**NORM JENSEN**  
403.346.8900



**NO CONDO FEES**  
**Great Revenue Property**  
Located on a quiet close in Morrisroe. 3 bdrm Townhouse, 2 Storey, Newer furnace and Hot water tank



**TRIPLE CAR GARAGE!**  
**Pegasus Beauty!**  
4 bedrooms, 3 baths, granite counters, air conditioning, wet bar, ensuite and so much more!



**DEER PARK LOCATION**  
**Large Yard & RV Parking**  
Spacious Bi-level with Double Attached Garage. 4 bdrms, 2 baths, Lots of storage.



**LOCATION, LOCATION!**  
**Fully Finished Bungalow**  
Eastview Estates. 4 Bdrms, 3 Bths, Private Basement Entry. Double garage.



**EASTVIEW ESTATES!**  
**Totally Renovated Bungalow**  
All new Plumbing & Electrical. 4 Bdrms, 2 Bths, Single detached garage.



**Donna Empringham**  
Red Deer Realtor® with Royal LePage  
[donnaempringham.ca](http://donnaempringham.ca)  
Call / Text **403-872-0105**

**OPEN HOUSE: SATURDAY, AUG. 18 FROM 2-4 PM**  
**30 DUMAS CRESCENT, RED DEER**



**JUST REDUCED TO \$412,000**  
Just reduced this beautiful fully finished bi-level to \$412,000, 4 bedrooms, 3 bathrooms.

**CALL OR TEXT RED DEER REALTOR DONNA EMPRINGHAM OR VISIT MY WEBSITE.**

**OPEN HOUSE: SUNDAY, AUG. 19 FROM 2-4 PM**  
**122 EVERSOLE CRESCENT, RED DEER**



**PRICED AT \$314,900**  
Great family home, very well cared for, offering 5 bedrooms and 3 bathrooms.

**CALL OR TEXT RED DEER REALTOR DONNA EMPRINGHAM OR VISIT MY WEBSITE.**



**Elaine Wade**  
403.396.2992



**12A 32 DAINES AVE**

NO STAIRS and located on the MAIN FLOOR this 3 bedroom, 2 bath condo in Deer Park is an amazing opportunity if you are looking to downsize. Almost 1300 sq ft of living with an abundance of windows overlooking a park. Open concept, neutral colors throughout, laminate flooring and a HEATED GARAGE complete the space. This condo has a perfect Reserve Fund, is well looked after with hands on owners who keep things running smoothly. **\$228,555**



**Alex Wilkinson**  
Follower contact me on  
f 403-318-3627



**21 CHURCHILL PLACE**  
JUST LISTED!  
Very nicely finished with double attached Garage. Large fully fenced yard. Great location, great home! **Call Alex**



**187 MORRIS COURT**  
Large modified bi-level located in the heart of Blackfalds features four bedrooms and 3 bathrooms. Modern design with neutral colours.



**39215 RANGE RD 284**  
15 Min to Red Deer and Sylvan Lake. Private acreage! Almost 3 acres, walk out, fully finished home with triple garage. Custom built with loads of great features! **Call Alex**



**96 OAKWOOD CLOSE**  
Stunning two story home backing onto a green space, walking trails plus a treed reserve. Totally modern design is enhanced with rustic hardwood and granite.



**184 TIMBERSTONE WAY**  
Fabulous fully fin. 5 bdrm home located in the new Timberstone subdivision of Red Deer. Upper floor incl. great kitchen with stainless steel appliances & much more! **Call Alex!**







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



**Les Anderson**  
403.350.1932



**GREAT LOCATION ON QUIET CLOSE!**  
Huge pie lot with extra large RV parking in back! 2275 sq. ft., 2 storeys, 3 bdrms, open plan. 3 fireplaces, air conditioning. **\$369,900**



**FANTASTIC FAMILY HOME!**  
In desirable Loredo. Absolute top end throughout! Huge kitchen, upgraded appliances, granite, 4 bdrms, 4 baths, bsmt professionally done, wet bar, in-slab heat in basement & garage, vinyl fence. **\$529,900**



**GREAT LOCATION ON QUIET CLOSE!**  
Fully developed, 4 bedrooms, open plan & lots of upgrades including vinyl siding, shingles, windows & a lot more! Private back yard! Great value at **\$259,900**



**GREAT VALUE**  
in this 1100 sq. ft. bungalow. Updates - windows, furnace and hot water tank. Fully developed, fireplace, open plan. The real bonus is the 24x26 heated garage with 9' door. **\$269,900**

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



**Carol Donovan**  
**403-350-5502**



**147 Douglas Avenue**

Family Home Near Schools! Over 2300 Square feet finished! 3 bdrms up, 3 baths. Major upgrades! New Windows throughout - 2018, new rear fence -2018, The furnace, hot water tank and air conditioner new in 2012, shingles 2008, Hardwood flooring and RV parking! Don't miss out on this one!!



**#106 3501 49 Street**

Classy Unit, Classy Building! Downsize in style with this 2 bdrm 2 bath condo! One underground parking spot and one above ground. Well maintained and quiet adult building. **Call for your personal tour. \$199,900**



**17 Portway Close, Blackfalds**

Fully Finished with Walk Out Basement. Gorgeous open concept kitchen living dining area. 3 beds up & 4th on lower level. Master suite is spacious with walk in closet & full bath. Downstairs features family room, bdrm & play area & opens onto a deck with back yard fenced and finished! Don't miss this immaculate home!



**42 Adamson Avenue**

Anders Half Duplex. 3 bdrms, 3 baths. Completely finished. open concept kitchen & living space. Huge master bdrm with his & hers closets. West facing deck off the eating area is 20' x 12'. New fireplace in 2015, New Shingles 2018. Att. single garage. Immaculate home.



**15 Forest Close**

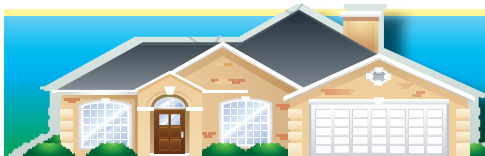
Location Location!!! 1040 sq ft bungalow with a det. Double garage (24 x 24). 3 bdrms up! New furnace and Hot Water Tank. All main floor windows have been upgraded.

**Call Carol for a tour of this home**



**31 Elliot Crescent**

Family home close to schools! Don't miss this gem which sits on a pie lot with RV parking. 3 beds up, spacious family room with fireplace, New 3 piece bath on the third level. You will love the huge ground level deck! Enjoy the mature yard and the garden is planted!



*Find your dream home in*  
**YOUR HOUSE YOUR HOME**

# Be a globetrotter in the comfort of your own home



Dreams of adventure bring to mind the excitement of landscapes, art, architecture and the cuisine of different cultures around the world. Many intrepid travellers are opting for the globetrotter trend in interior decoration to keep those dreams alive every day of the year.

## Geography

A great start is to acquire a terrestrial globe or a map of the world. They come in many styles and are available in various formats. A large map of the world printed on cloth or a terrestrial globe with an antique finish can be happy reminders of all your trips.

## Suitcases

Trunks are also popular items for fans of the globetrotter trend. Damaged or worn suitcases can be used as side tables or for storage in any room of the house. It's also a lot of fun to paint and decorate them too. You could cover them with arrangements of stickers, photos, stamps or postcards.

## Flags, photos and souvenirs

Gather together some small flags from all the countries you've visited. Arrange them prominently on a desk or on wall brackets or plant them in the earth along with your houseplants. You could also frame your favourite travel pictures and cover a complete wall with them. Dramatic effect, guaranteed. Plus, all your vacation souvenirs can be used as the finishing touch in your globetrotter decor. Along those lines, don't hesitate to display statuettes, masks, sculptures and exotic musical instruments here and there around your home.





# ROYAL CARPET REALTY LTD.

SERVING RED DEER FOR OVER 40 YEARS  
www.rcrrealestate.com

**342-7700**



**BRAD GRANLUND**  
BROKER



**NADINE MARCHAND**



**NICOLE DUSHANEK**



**JENNIFER O'SHEA**



**ARIEL DAVID**



**FULLY FINISHED** 4 bedroom, 2 bathroom bilevel half duplex with a fenced and landscaped yard. Perfect starter or revenue property **\$189,900**  
**CALL NADINE 342-7700.**



**LEGAL UP/DOWN DUPLEX IN INGLEWOOD** Main floor, 3 bed, 2 bath. Bsmt suite 2 bed, 1 bath. **\$394,900**  
**CALL JENNIFER 342-7700.**



**BRAND NEW** Fully finished 3bdrm/2 full bathrooms, all 6 appliances, fully landscaped, vinyl fencing, NO CONDO FEES!  
**\$249,900**  
**CALL BRAD 342-7700.**



**LAREDO** July possession Brand new 3bdrm/3 bath 2 storey with bonus room, upper floor laundry, quartz countertops, vinyl plank flooring, 4 stainless appliances, undeveloped basement 10 year new home warranty **\$549,900**  
**CALL BRAD 342-7700.**



**PRIVATE YARD** 5 bedroom/2 bathroom updated half duplex perfect for first time buyers or revenue potential. **\$224,900**  
**CALL NADINE 342-7700.**



**BUILDER SAYS SELL THE SHOWHOME!** 3 bdrm, 3 bath 2 Storey Family Home in Laredo, w/ vinyl fenced yard, upgraded stainless appliances, walk thru pantry, storage lockers, bonus room, blinds, large garage & more! Priced @ less than appraised value. **only \$559,900** **CALL NICOLE 342-7700.**



**SUPERB DEAL** 3+1 bdrm Bungalow w/22x24 detached garage, on quiet crescent, close to parks, schools, shopping. Fireplace, large fenced yard, newer shingles, hwt, furnace etc. Now only **\$259,900**  
**CALL NICOLE 342-7700.**



**LEGAL SUITE** Executive 3brm/2bath main floor with att'd garage, plus a 1 bdrm basement suite in great Timberlands location **\$599,900**  
**CALL JENNIFER 342-7700.**



**4 BDRM/2 BATH** with a detached garage in great location close to schools. Air conditioning working infloor heat plus more **\$309,900** **CALL BRAD 342-7700.**



**BACKING ONTO THE POND** Sophistication & Serenity in this 2199 sqft home, w/4 bdrms on main, 3 baths, upper floor laundry, built in office, fireplace, covered deck & more. This Showhome can have immediate possession! **\$664,900. CALL NICOLE 342-7700.**



**PERFECT FAMILY HOME** Be the 1st to live in this 3 bdrm, 3 bath 2 storey, built by Asset Builders. South facing backyard **\$314,900**  
**CALL NICOLE 342-7700**



**32X46 SHOP** on pie lot with 5bdrm/3bath walkout bilevel. Total pkg great location in Anders **\$759,900**  
**CALL NADINE 342-7700.**



**BRAND NEW** 4bdrm/3 bath w/ partial basement development, separate entrance plus a 23x23 detached garage. **\$329,900**  
**CALL BRAD 342-7700.**



**SYLVAN LAKE** Bungalow backs onto park, updated fully finished 3bdrm/3 bath main floor laundry. **\$359,900**  
**CALL NADINE 342-7700.**



**IMMEDIATE POSSESSION** Brand new 3bdrm/3bath with stainless appliances, laminate flooring, upstairs laundry, 10 yr warranty Penhold **\$366,900**  
**CALL BRAD 342-7700.**

## OPEN HOUSES

### THIS WEEK



**OPEN HOUSE SUN., 1-3**  
**52 CLEARVIEW DR, RED DEER**  
**FULLY FINISHED** 4 bdrm, 4 bath modified bilevel 23x25 attached garage great location Clearview Ridges. **\$464,900** **CALL JENNIFER 342-7700.**

**COLDWELL  
BANKER**

OnTrack Realty

# ONTRACK REALTY

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

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

**343-3344**

**COLDWELL  
BANKER**

OnTrack Realty



**Margaret  
Comeau**  
403-391-3399

CALL  
MARGARET  
TODAY  
FOR INFO  
ON THESE  
AND  
OTHER  
LISTINGS!



**DREAM NO MORE!**  
**\$349,900 -**  
**DELBURNE**

3 Baths, 4 Bed, Open Concept Living room, Dining, Spacious Kitchen, New appliances, Total upgrades through out. Fully developed basement with walk-out, 2 Lots Fenced, Custom Garage, Paved Drive, half block to school.



**COMFORT, CHARM,  
PERSONALITY**  
**\$364,900**

TOTAL 1792 SQ FT, Exceptionally well kept home, 3 Bed, 2 full Baths, Large Country Kitchen, huge Family room with gas Fireplace, 18x23 Double att. garage, [10x12 deck] Fully fenced RV Parking Prof. landscaped yard.



**PRIVACY,  
FACES A GREEN**  
**\$319,000**

1499 SQ. FT. on main floor. Main flr. Family Room & Laundry, Open concept Kitchen & Dining, Vaulted Ceilings, 3Bedroom, 2 Baths, Gas Fireplace, 20x20 partially covered deck. Single att. Garage, Gardeners yard.



**INVESTMENT/VERSES  
SAVINGS PROFIT**  
**\$139,000**

SYLVAN LAKE. Own the Lot, 3 bed, 4 PC BATH, Laundry, OPEN CONCEPT Living Room, Dining & Kitchen, Full update on interior & Exterior, Off Street Parking for 2, Shed, Mature landscaping, 2 Decks [8x12] & [10x25] IMMEDIATE POSSESSION!



**FIRST TIME  
BUYER, QUICK  
POSSESSION!**  
**\$250,000 -**  
**LACOMBE**

Fully finished bi-level, 3 bedrooms, 2 baths, spacious family room, large mature yard, faces a green. Garage!



**FIRST CLASS  
CONDO!**  
**BARGAIN \$299,000**

2 spacious bdrms, 2 full baths, open kitchen with island counter, numerous windows, 2 large balconies, fireplace, formal dining, amenities, new condition! (fees: \$487.44/month, includes water/heat)



**1151 SQ. FT.,  
COMFORT**  
**\$319,000**

Spacious 4 level split, 5 bedrooms, 3 baths, large kitchen and dining, garage 24x26.



**8.75 ACRES,  
BURBANK**  
**\$339,000 -**  
**BLACKFALDS**

Great revenue property, 3 bed, 2 baths, 980 sq. ft. plus additions 1401 sq. ft. Zoned as AG, small business & residential, room for a shop, 3 kms east on 597.



**GRACIOUS  
LIFESTYLE**  
**\$235,000**

2 bedroom condo, ground level, 2 baths, open kitchen and dining, and kitchen faces south. Single garage.



**ACREAGE**  
**\$440,000**

11.91 acres, 1168 sq. ft. house, shop (49x101) metal barn (36x176), mature trees, extra out buildings, quick possession.

## *Wine cellars aren't just for the wealthy*

Did you know that more than 820 litres of wine are produced around the globe every second? That statistic certainly confirms the world's passion for the fermented grape. Red, white, pink or fortified, wine is always synonymous with pleasure and refinement.

Many wine lovers buy their bottles randomly and consume them within days or weeks of purchase. However, professional sommeliers will tell you that certain well-made wines stored at an ideal temperature increase in value. The good news is that the art of storing wine is no longer the reserve of luxury establishments. The option of keeping a selection of wines in optimal conditions at home is now available to all lovers of this delicious alcoholic beverage.

### Some key questions

Stores now stock a wide range of wine cellars and coolers designed for the average wine owner. Before you decide which model you want, ask yourself a few

questions. How much do you want to spend? How much space do you need? Is your goal to drink the wine on an ongoing basis or allow high quality wines to age for several years?

### Affordable wine coolers

The smallest coolers, in which eight bottles of wine can be stored, sell for under \$200. Even though space is limited, that means you can always have a reasonable selection of wines on hand. There are also some models on the market for under \$300 that can accommodate up to 24 bottles. Feeling tempted?

### A wine cellar, cabinet or cooler?

A wine cellar is a place for storing wine; it may be an electric appliance, called a wine cabinet, or a dedicated room. Wine coolers, on the other hand, are made to cool bottles so you can serve them at the perfect temperature. They are not designed for the aging of wines over long periods of time.



**COLDWELL  
BANKER**

OnTrack Realty

# ONTRACK REALTY

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

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

**343-3344**

**COLDWELL  
BANKER**

OnTrack Realty



403.872.3350  
**Peggy  
Lane**  
Associate  
Broker



**NEW PRICE!**  
**\$319,900**

### 196 CEDAR SQUARE

Meticulous 2 Bdrm. Bi-Level complete with a Monster Cave Garage 24 X 30, perfect for the man of the home. Located in the Fine Community of Cottonwood, Blackfalds.



**\$237,743**

### 103, 3501-49 AVE

**Check it out!!!** Simply One of the Best in Condo Living. 40+ building. 2bdm, 2bath, loaded with all the bells & whistles from upgraded dark-Walnut engineered hardwood plus ceramic flooring, gas FP & air conditioning!



**\$168,000**

### 1115 31 JAMIESON AVE

Welcome to a LifeStyle. "Condominium Living." 2 bdrm., 1 bath Condo. Complete with all the Bells & Whistles.



**CALL PEGGY LANE AT 403-872-3350**



**Dale  
Stuart**  
403-302-3107

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

### FULLY FINISHED EXECUTIVE BUNGALOW IN INGLEWOOD



**\$489,900**

**NEW  
PRICE!**

**OPEN  
HOUSE** **SUNDAY, AUG 19,  
1:30-4:00 PM**

**31 IRVING CRESCENT**  
Backing onto school park and ball diamond. A great place for kids to play. Features an open floor plan with 4 bdrms, 3 full baths (jet tub), hardwood floors, a large family room, media room, underslab heat, 25x25 heated garage.

### FULLY DEVELOPED FAMILY HOME IN DAVENPORT!



**\$349,000**

**REDUCED!**

**80 DEMPSEY STREET**  
Fully dev. bi-level features 4 bdrms & 3 baths, vaulted ceilings, open floor plan, lrg kitchen with loads of cabinet space & pantry, with large dining area. Bsmi finished has a large family room, 2 bdrms, 4 pce bath and underslab heat. 24 x26 heated garage with 10' ceiling.

### UPPER LEVEL CONDO UNIT IN SUNNYBROOK!!



**\$124,900**

**NEW LOW  
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.

### SCENIC ACREAGE ON PAVEMENT WITH A PRIVATE SETTING



**\$529,900**

2.73 acres with a 1320 sq ft 3 bdrm 2 bath upgraded and remodelled bungalow. Has a 24x24 garage and a 40x50 shop. 24 min to RD, 8 min to Bowden, 14 min to Innisfail.  
**Directions: 8 miles East of Bowden on Highway 587.**

YOURHOUSE  
YOUR **HOME**

View our complete listings at

**www.yourhouseyourhome.com**

# YOUR HOUSE YOUR HOME SERVICE DIRECTORY



info@counterscapescapes.ca  
**403.347.2115**  
# 9-4608 62<sup>nd</sup> Street  
Red Deer, AB



facebook.com/CounterscapescapesRD 

**Countertops | Quartz | Laminate  
Sinks | Faucets | Tile Backsplash  
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

# ADVERTISE YOUR BUSINESS IN THE YOUR HOUSE YOUR HOME SERVICE DIRECTORY

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

**403-309-5451**

# YOUR HOUSE YOUR HOME





# OPEN HOUSE

## CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

**FRIDAY, AUGUST 17**

**OUT OF TOWN**

25054 South Pine Lake Rd #6151 ..... **4:30 – 7:30 pm** ..... Kim Fox ..... RE/MAX ..... **506-7552** ..... \$575,000 ..... Whispering Pines

**SATURDAY, AUGUST 18**

**RED DEER**

18 Veer Place ..... **11 am – 1 pm** ..... Kim Fox ..... RE/MAX ..... **506-7552** ..... \$579,999 ..... Vanier East  
80 Ammeter Close ..... **2:00 – 4:00 pm** ..... Kim Fox ..... RE/MAX ..... **506-7552** ..... \$450,000 ..... Aspen Ridge  
2122 Danielle Drive ..... **2:00 – 4:00 pm** ..... John Richardson ..... REALTY EXECUTIVES ..... **348-9996** ..... \$214,900 ..... Davenport Place  
30 Dumas Crescent ..... **2:00 – 4:00 pm** ..... Donna Empringham ..... ROYAL LEPAGE NETWORK ..... **872-0105** ..... \$412,000 ..... Deer Park Village  
139 Barrett Drive ..... **2:00 – 4:00 pm** ..... Jim Escott ..... SUTTON LANDMARK REALTY ..... **391-1397** ..... \$269,000 ..... Bower South  
29 Ireland Crescent ..... **2:00 – 4:00 pm** ..... Bob Gummow ..... ROYAL LEPAGE NETWORK ..... **598-7913** ..... \$319,900 ..... Inglewood West  
80 Jennings Crescent ..... **1:00 – 3:00 pm** ..... Allan Melbourne ..... RE/MAX ..... **304-8993** ..... \$300,000 ..... Johnstone Crossing  
25 Vienna Close ..... **2:00 – 4:00 pm** ..... Mitzi Billard ..... RE/MAX ..... **396-4005** ..... \$879,900 ..... Vanier East  
5876 69 Street Drive ..... **1:00 – 3:00 pm** ..... Marcella Barthel ..... RE/MAX ..... **597-5563** ..... \$419,900 ..... Normandeau

**SATURDAY, AUGUST 18**

**OUT OF TOWN**

68 Churchill Place ..... **1:00 – 3:00 pm** ..... Debra Kerr ..... RE/MAX ..... **597-9134** ..... \$344,900 ..... Blackfalds  
24 Emily Crescent ..... **2:00 – 4:00 pm** ..... Dave Haley ..... CENTURY 21 ADVANTAGE ..... **304-8939** ..... \$429,900 ..... Lacombe

**SUNDAY, AUGUST 19**

**RED DEER**

14 Drummond Close ..... **2:00 – 4:00 pm** ..... Scott Wiber ..... ROYAL LEPAGE NETWORK ..... **505-3815** ..... \$299,900 ..... Davenport  
5213 61 Street #411 ..... **11 am – 1 pm** ..... Kim Fox ..... RE/MAX ..... **506-7552** ..... \$525,000 ..... Highland Green Estates  
128 Weddell Crescent ..... **2:00 – 4:00 pm** ..... Kim Fox ..... RE/MAX ..... **506-7552** ..... \$675,000 ..... Westlake  
2116 Danielle Drive ..... **2:00 – 4:00 pm** ..... Jake Warkentin ..... REALTY EXECUTIVES ..... **348-9996** ..... \$199,900 ..... Davenport Place  
122 Eversole Crescent ..... **2:00 – 4:00 pm** ..... Donna Empringham ..... ROYAL LEPAGE NETWORK ..... **872-0105** ..... \$314,900 ..... Eastview Estates  
89 Lalor Drive ..... **2:00 – 4:00 pm** ..... Jan Carr ..... ROYAL LEPAGE NETWORK ..... **396-1200** ..... \$559,900 ..... Laredo  
10 Adamson Avenue ..... **2:00 – 4:00 pm** ..... Jan Carr ..... ROYAL LEPAGE NETWORK ..... **396-1200** ..... \$329,900 ..... Aspen Ridge  
5830 59A Street ..... **1:00 – 3:00 pm** ..... Gerald Dore ..... ROYAL LEPAGE NETWORK ..... **872-4505** ..... \$259,900 ..... Riverside Meadows  
57 Austin Drive ..... **2:00 – 4:00 pm** ..... Len Parsons ..... RE/MAX ..... **350-9227** ..... \$814,900 ..... Anders South  
165 Jones Crescent ..... **1:00 – 3:00 pm** ..... Debra Kerr ..... RE/MAX ..... **597-9134** ..... \$379,900 ..... Johnstone Park  
31 Irving Crescent ..... **1:30 – 4:00 pm** ..... Dale Stuart ..... COLDWELL BANKER ON TRACK ..... **302-3107** ..... \$499,900 ..... Inglewood West  
5213 61 Street #207 ..... **11 am – 1 pm** ..... Dale Russell ..... RE/MAX ..... **340-9190** ..... \$539,900 ..... Highland Green Estates  
5213 61 Street #403 ..... **11 am – 1 pm** ..... Dale Russell ..... RE/MAX ..... **340-9190** ..... \$749,900 ..... Highland Green Estates  
29 Ireland Crescent ..... **2:00 – 4:00 pm** ..... Bob Gummow ..... ROYAL LEPAGE NETWORK ..... **598-7913** ..... \$319,900 ..... Inglewood West  
150 Vanier Drive #109 ..... **2:00 – 4:00 pm** ..... Mitzi Billard ..... RE/MAX ..... **396-4005** ..... \$289,500 ..... Vanier Woods  
49 Allard Crescent ..... **2:00 – 4:00 pm** ..... Natalie Schnell ..... SUTTON LANDMARK REALTY ..... **391-6422** ..... \$649,000 ..... Anders South  
52 Clearview Drive ..... **1:00 – 3:00 pm** ..... Jennifer O'Shea ..... ROYAL CARPET REALTY ..... **342-7700** ..... \$464,900 ..... Clearview Ridge

**SUNDAY, AUGUST 19**

**OUT OF TOWN**

21 Churchill Place ..... **2:00 – 4:00 pm** ..... Alex Wilkinson ..... ROYAL LEPAGE NETWORK ..... **318-3627** ..... \$399,000 ..... Blackfalds  
142 Newton Drive ..... **1:00 – 3:00 pm** ..... Marina Kooman ..... RE/MAX ..... **341-0004** ..... \$367,900 ..... Penhold

Find your **dream house**  
this weekend!

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

# Thinking of adding a **second storey** to your home?



Building up is a great way to add value to your home without sacrificing your outdoor space. More importantly, though, this type of extension is the perfect solution if you want to increase the amount of available space in your home. You'll be able to add bedrooms, an office, another bathroom or even an apartment, which you could rent without having to move.

Most homes are able to accommodate a second storey. Of course, before beginning any work whatsoever, make sure the zoning laws in your municipality permit this type of renovation. Once you're given the green light, you'll need to choose the right contractor for your project. Ideally, you'll want to hire a professional to take care of the entire renovation from start to finish. This means

having someone on board for the consultation, evaluation, planning and construction of every little detail, such as the room layout, interior finishing and exterior siding. Having the right specialist by your side will allow you to continue living in your home without having to lift a finger during the project.

A second storey addition to your bungalow is nothing short of spectacular. It will add value to your home while making it far more spacious and visually stunning. If you want, you could even take this opportunity to redesign the ground floor to include a more functional kitchen or cathedral ceilings to maximize lighting. It'll be like moving into a brand new home without having to leave your neighbourhood.





# Advantage

21 photos of every property

## Parkland Mall, Red Deer



**Bob Wing**  
403-391-3583



**15 Inglis Crescent**  
**SUPER INGLEWOOD WALKOUT!**  
Spotless, 4 bed/3 bath, 3-sided gas fireplace, main floor laundry, 21x26 heated garage, RV parking, lots of storage, nicely fenced/landscaped.



**139 Donnelly Crescent**  
**ENERGY EFFICIENT!**  
Meticulously well maintained with 4 bedrooms, 3 baths, upgraded over the years, 24x24 garage, RV parking & beautifully landscaped.



**1310 Lucina Street**  
**PENHOLD STARTER HOME**  
Well maintained, 2 bedroom, 2 bath raised bungalow, large eat-in kitchen, jet tub, AC, big fenced yard with RV parking and more

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



## The warmth and elegance of a solarium

Whether you use it seasonally or all year long, a solarium is a great addition to any home. Using natural light to create a comforting and relaxing ambiance, a sunroom increases the square footage and value of your home. It also allows you to enjoy the health benefits of the sun and the beauty of the outdoors without being exposed to the elements.

### Three seasons or four?

Depending on your tastes and budget, you can opt for either a three-season solarium or one that can be used throughout the year. A three-season solarium is perfect for those looking to enjoy the first sun-filled days of spring to the last warm evenings of fall. This type of room is fairly easy to install since it doesn't require any foundation work. Instead, the structure is simply placed against an existing wall and equipped with single-pane windows.

A four-season solarium, on the other hand, must be placed on a solid and secure foundation. It's an aluminum, composite or wood extension of your home that must be able to support energy-efficient windows (double and triple-glazed) that are made from tempered safety glass. Ideally, your sunroom will be outfitted with a bay window to help trap heat or to keep the room cool when it's flooded by natural light. If you decide to go with a year-round solarium, buy Energy Star certified windows for superior energy efficiency.

### Plan ahead

Before beginning any work, always check with your municipality about the necessary bylaws to follow and permits to acquire. Moreover, since installing a solarium can involve some rather extensive work, it's always best to trust the services of a certified contractor when adding one to your home.

# Ask Charles

***My elderly mother passed away at home. We are now selling her home, do we have to disclose that she died in the property?***

Simply put, you are not required to disclose her death to potential buyers.

Sellers are required to disclose certain defects to potential buyers, but a death occurring in a home is not a defect.

When a death occurs in a home, the property may be considered a "stigmatized property." A stigmatized property is one that has an unfavourable quality that may make it less attractive to some buyers. That quality, though, is unrelated to the physical condition or features of the property.

As a seller, you are not required to disclose stigma to potential buyers. Stigmas are different from material latent defects, such as un-remediated hidden flood damage or mould, which sellers are required to disclose.

Some stigmas include:

- a suicide or death occurred in the property
- the property was the scene of a major crime
- the address of the property has the wrong numerals
- reports that the property is haunted

Potential buyers' different values, perceptions and backgrounds will affect the significance of a potential "stigma." Some buyers won't care about a death occurring in the property, while others may be com-



pletely put off by it.

Although you are not required to disclose stigma to potential buyers, because some buyers may have concerns about stigmas, those buyers can ask their real estate representative to ask your representative about possible stigmas. You don't have to answer their questions, but if you choose to, you must do so honestly.

If you decide not to answer, a buyer has to decide if they are comfortable proceeding without an answer. Remember that not answering may turn the buyer off of your property more than simply responding

honestly; it will depend on the specific buyer, their particular concerns, background, and perceptions.

*"Ask Charles" is a question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), [www.reca.ca](http://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](mailto:askcharles@reca.ca).*





**Len Parsons**  
**403.350.9227**  
**RE/MAX** real estate  
 central alberta  
 4440 - 49 ave., red deer • 403.343.3020



**57 Austin Drive**  
**\$814,900**  
**ANDERS ON THE LAKE!**  
 Immediate possession.  
 Spacious bungalow walk-out. Lots of renovations.  
**Your host, Len Parsons,**  
**403-350-9227**

**OPEN HOUSE SUN, AUG. 19, 2-4 PM**



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



**NEW LISTING!**  
**#66 Horizon Village | \$289,900**  
**IMMACULATE ADULT HOME IN HORIZON VILLAGE** Fully developed with so many upgrades including electrical, kitchen, bathrooms, paint, garden doors. This is one 50 plus home you must see for the price.



**NEW LISTING!**  
**27 Opal Avenue | \$394,900**  
**WOW** - totally renovated large home, fully developed, huge garage, mature yard, across from a lovely park and walking distance to schools and shopping.. It doesn't get any better than this..



**Mitzi Billard**  
 Associate  
**403.396.4005**  
 mitzibillard@remax.net



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


**325, 5433 76 STREET**



**Motivated Seller!**

**SPACIOUS D/W MOBILE IN NORMANDEAU**  
 Ready to move in 3 Bed/2 Baths, No Pet/Smoking Home, W/D Inc., Lot Rent Inc: City Fees/Cable/Internet CA0144165 **\$29,900**


**3 MUNRO CRESCENT**



**Price Reduced!**

**MOVE TO MORRISROE!**  
 Mature Trees, Corner Lot, 1,040 sqft of living space, 4 Beds/2 Bath, Bungalow with Single Det. Garage. Immediate Possession CA0140690 **\$289,500**

**48 DAINES AVENUE**



**Motivated Seller!**

**LOOKING FOR A HOME WITH A WALKOUT BASEMENT?**  
 Can't go wrong with this home, it backs onto Devonshire's Green Parks. 4 Beds/2 Baths Bi-Level. Perfect for Growing Family. CA0140496 **\$374,900**

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

## Five key elements for a practical laundry room



- 1) Decor:** Interior decorators are unanimous; it's in the smaller rooms of your home that you can allow yourself to go crazy. Go ahead and choose a theme for your laundry room that inspires you: retro, exotic, antique or romantic. Then go wild with wallpaper murals, vibrant colours and unusual accessories.
- 2) Washing:** A deep sink and an efficient washing machine are essential in a functional laundry room. The perfect sink comes equipped with a long-neck faucet that lets you be able to fill up a bucket. To prevent possible water damage, call in a professional to make sure all water inlets are watertight and that the main drain isn't clogged.
- 3) Drying:** Set up a removable

rod or, if there's not enough space, a retractable clothesline for drying delicate items. You could also install a fixed rod for hanging up your clothes to dry on hangers.

**4) Folding:** A flat, unobstructed surface is essential for folding bedding and clothing. A practical solution is to use the tops of a front load washer and dryer. You could also recycle a kitchen counter or island worktop and install it just above your appliances to keep odd socks from falling into the space between your machines.

**5) Storage:** Suspended or full-sized cabinets are great for keeping cleaning products and accessories out of sight. Installing shelves above the doors is another clever way to save space.



Lori Loney | 403.350.9700

Tim Maley | 403.550.3533

Al Sim | 403.391.1771



Real Estate Central Alberta

4440 - 49 Avenue, Red Deer  
403.343.3020



**\$154,900**  
#213 56 Carroll Crescent  
1 bed plus den 60+ condol Very safe & quiet building, many amenities, in suite laundry and large bright kitchen!  
Call Tim Maley 403-550-3533



**\$244,900** **REDUCED**  
113 Rupert Crescent  
3 bedrooms upstairs  
Detached double garage  
Call Lori Loney 403-350-9700



**\$249,500**  
48 Anders Street  
Great location in Anders! It needs some updating, but this 4 bed bungalow has double det. garage & offers great potential!  
Call Tim Maley 403-550-3533



**\$249,900**  
#201, 3615-51 Avenue  
2 Bedroom + Den, 2 Baths, close to Hospital, College, Downtown  
Call Lori Loney 403-350-9700



**\$399,900** **NEW LISTING**  
11 Fulmar Close  
4 bedroom Bungalow  
RV Parking  
Call Lori Loney 403-350-9700



**\$399,900** **NEW LISTING**  
49 Oates Green  
1344 sq foot Bi level. Fully Renovated, 6 Beds, 28x28 garage  
Call Al Sim 403-391-1771



**\$417,000**  
4746 Aspen Lakes Blvd  
Be the first to live in this brand new Eagle Ridge home in Blackfoot! 3 beds, quartz counter tops, ensuite, nice open layout  
Call Tim Maley 403-550-3533



**\$479,900** **NEW LISTING**  
97 Portway Close  
4 bedroom Walk-Out 2 Storey  
2nd floor Laundry  
Call Lori Loney 403-350-9700



**\$574,900** **REDUCED**  
203 Township Rd 384, Red Deer  
1.34 Acres,  
4 Bedrooms  
Call Al Sim 403-391-1771



**\$600,000** **REDUCED**  
86 Oaklands Crescent  
2 storey with bonus room, walk out basement.  
Call Lori Loney 403-350-9700



**\$749,900**  
6252 Cronquist Drive  
Nearly 1 acre of land backing onto Red Deer river with open concept home  
Call Tim Maley 403-550-3533



**\$849,900** **REDUCED**  
54 Veronica Close  
1760 Sq Ft Bungalow  
5 Bedrooms  
Call Al Sim 403-391-1771

# Electric or gas stove?

Some people swear by electric stoves; others prefer ones that run on gas. Here is some information to help you choose the appliance that suits you best.

## Electric stoves

There are several advantages to using an electric stove. First of all, if you're a baker, you'll certainly appreciate its very stable temperatures. Electric stoves are often less expensive than gas models, and they're easier to clean (especially the ones with smooth tops). Furthermore, electricity remains one of the greenest types of energy used for cooking.

## Gas stoves

Gas stoves allow for quick changes in temperature, which can save you time in the kitchen: not only will your food heat up lightning fast, but you'll no longer have to wait forever for your oven to preheat. Temperatures on a gas stove are also fairly stable, which facilitates cooking. Finally, gas stoves always work, even during power outages.

Before buying an appliance, make sure you know its features. Ask an expert for advice.







ROYAL LEPAGE

Royal LePage Lifestyles Realty

5820A Highway 2A, Lacombe, AB T4L 2G5  
www.familyfriendlyhomes.ca

lisasuarez@royallepage.ca | 403-782-3171

Protecting  
Your Best  
Interests

LISA SUAREZ  
Realtor®

METCALF RIDGE - LACOMBE'S NEWEST SUBDIVISION

COMMUNITY OPEN HOUSE

38 METCALF WAY



MLS #CA0137543 \$450,000

SATURDAY, AUGUST 18  
& SUNDAY AUGUST 19  
FROM 12-5 PM

FIVE BRAND NEW  
BRODER HOMES  
FOR SALE BETWEEN  
\$385,000 - \$450,000

54 METCALF WAY



MLS #CA0137553 \$450,000

42 METCALF WAY



MLS #CA0137549 \$450,000

46 METCALF WAY



MLS #CA0137554 \$409,900

50 METCALF WAY



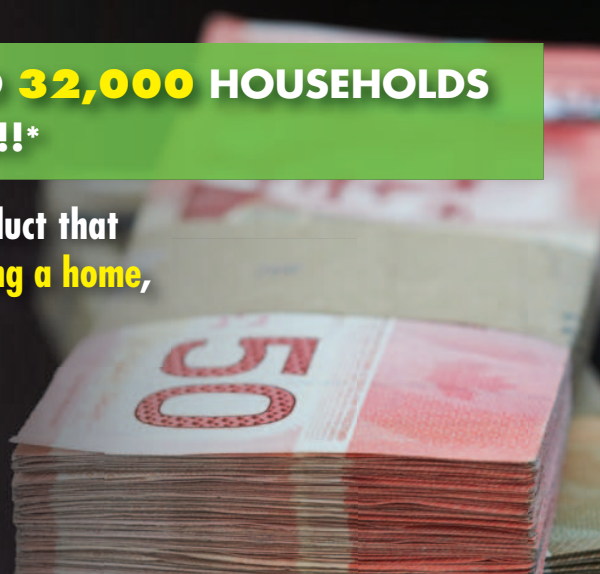
MLS #CA0137 \$385,000

# Are YOUR Advertising Dollars Getting Lost in the Shuffle...?

HAVE YOUR AD DELIVERED TO **32,000** HOUSEHOLDS EVERY WEEK FOR UNDER \$75!!\*

If your business provides a service or product that would be of value to those **buying or selling a home**, you can advertise in the

# YOUR HOUSE YOUR HOME



CALL **403.309.5451** TODAY FOR DETAILS!

\* GST not included. Some restrictions apply. Rate quoted is for 1/8 page ad.



**ROYAL LEPAGE** Royal LePage Lifestyles Realty

5820A Highway 2A, Lacombe, AB T4L 2G5  
www.familyfriendlyhomes.ca

[lisasuarez@royallepage.ca](mailto:lisasuarez@royallepage.ca)

**LISA SUAREZ**  
Realtor®

**Protecting Your Best Interests**

**403-782-3171**



*Lacombe*

261052 TWP ROAD 422

**\$1,490,000**

MLS CA#0136686



*Ponoka*

7 MORNING MEADOWS DR

**\$1,185,000**

MLS CA#0118644



*Lacombe County*

40130 RANGE ROAD 262

**\$1,099,000**

MLS #CA0140783



*18.5 Acres*

422015 RANGE ROAD 20

**\$699,000**

MLS CA#0127575



*4.52 Acres*

2 GREYSTONE WAY

**\$675,000**

MLS CA#0114562



*Ponoka County*

3 CENTRE STREET

**\$650,000**

MLS #CA0143887



*Ponoka County*

424035 RANGE ROAD 254

**\$650,000**

MLS #CA0142813



*Lacombe*

20 WESTVIEW DRIVE

**\$530,000**

MLS #CA0141108



*Gull Lake*

425065E HWY 771

**\$499,000**

MLS CA#0131920



*Wolf Creek Estates*

29 CREEK ROAD

**\$499,000**

MLS CA#0143025



*Ponoka*

4011 39 STREET

**\$459,900**

MLS CA#0120181



*Lacombe*

1 EMILY CRES

**\$429,000**

MLS #CA0137028



*Lacombe*

6 TALISMAN CLOSE

**\$384,000**

MLS CA#0110990



*Lacombe*

5214 47 AVENUE

**\$350,000**

MLS #CA0141121



*Lacombe*

5628 55 AVENUE

**\$339,000**

MLS CA#0135329



*Red Deer*

34 SPRINGFIELD AVENUE

**\$299,900**

MLS CA0140915



*Rimbey*

4906 53 AVENUE

**\$175,000**

MLS #CA0134834



*Red Deer*

63 PARKSIDE DRIVE

**\$79,000**

MLS #CA0141257



*Red Deer County*

#7 - 38138 RR 283

**\$89,900**

MLS #CA0143846



*Lacombe*

21 IRON WOLF BLVD

**\$339,900**

MLS CA#0116785