

YOUR HOUSE YOUR HOME

YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

FEBRUARY 15, 2019

Central Alberta's
OPEN HOUSE LISTINGS
inside



Lisa Suarez
403-782-3171



Royal LePage
Lifestyles Realty

See page 15 for more details

**25 MORNING MEADOWS DRIVE,
PONOKA COUNTY**

HOBBY ACREAGE!

Within quick commuting distance to Red Deer, Lacombe, Ponoka and Edmonton! 2059 sq. ft. bungalow on 5.39 acres, fully fenced with 60x30 shop!

\$550,000

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Network Realty Corp. 403-346-8900

3608-50 Ave www.networkrealtycorp.ca



NORM JENSEN
403.346.8900



Commercial Land for Sale

130 acres. Ideal property for various types of industries requiring rail service.



Large Walkout Bungalow

Former showhome with impressive finishes & walnut floors throughout. 4 beds, 3 baths.



OPEN HOUSE: SUNDAY, FEB. 17, 1-3 PM
4 MACKENZIE CRESCENT

Renovated From The Studs In!

Everything is new! 5 bedroom Bungalow in Morrisroe! A must see home!



Les Anderson
403.350.1932



HUGE PRICE REDUCTION!

PARKVALE - HUGE LOT (75X128)

Can be subdivided into 2 lots & build 2 single family homes. On a dead end street, only steps away from Barrett Park. Nice home on the property with a 28'x28' garage. **\$309,900**



Stunning top floor condo over 1,700 sq. ft. overlooking the City! This has it all! Bright, open & spacious! 3 bedrooms, 3 full baths, great kitchen, granite counter tops, island & lots of cabinets. 2 decks to enjoy the outstanding view. **\$399,900**



INCREDIBLE VALUE!

Assessed at over \$172,000 and now on the market at only **\$119,900!** Concrete building, 2 bdms, lots of upgrades. Great investment! Call Les at 403-350-1932

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

TAKE THE 3D TOUR OF MY PROPERTIES AT www.geraldlore.ca or call me at 403-872-4505



Gerald Doré
403.872.4505



MORRISROE ON A PARK

151 METCALF AVENUE
4 beds, 2 baths. MLS#CA0156713
\$324,900!

112 DANIEL CRES.
Bungalow, 4 beds, 3 baths.
MLS# CA0154546
\$419,900!

CONDO ON PARK
103 5110 36 ST
MLS# CA0154027
\$229,900!

BUNGALOW
19 VOISIN CLOSE
MLS# CA0153944
\$674,900!

RIVERFRONT
4756 56 STREET
MLS# CA0153943
\$949,900!

HUGE YARD
84 KERSHAW CLOSE
MLS# CA0153356
\$484,900!

SIERRA GRAND
418 4805 45 STREET
Facing south, 1100 sq. ft.,
2 beds, 2 baths, 4th fl.
MLS# CA0157045

1444 SQ. FT. BUNGALOW
#36 - 173 AUSTIN DR.
Adult, luxury, Lakeside
Villas! MLS# CA0152296
\$574,900!

NEAR RIVER TRAILS
74 WILTSHIRE BLVD
MLS# CA0156712
\$474,900!

NEW LISTING
23 JENNER CRESCENT
Stunning newer bi-level, 4 beds,
3 baths. MLS#CA0156534
\$409,900!

CONDO
56 CARROLL CRES #315
2 bed, 2 bath condo!
MLS# CA0152387
\$209,900!



Doug Wagar
403.304.2747



JUST LISTED! BLACKFALDS!
Wonderful location, super value! Lovely fully dev. bi-level, 4 beds, 3 full baths. Double att. garage! Will not last! **\$340,000**



JUST LISTED!
Incredible location, fully dev. 2 storey, open plan, 5 beds, 4 baths, great room and double attached garage! **\$425,000**



BEAUTIFUL BOWER HOME
4 bedrooms, 3 baths, fireplace, large yard and double garage. **\$319,900**



JUST LISTED! PENHOLD!
Gorgeous duplex on a cul-de-sac, 3 beds, 2 full baths & super 24x24 fully finished garage. Drive a little, save a lot! **\$255,500**



ADULT CONDO!
Condominium with 3 bedrooms, office, 2 baths and a single garage! **\$205,000**

FOR A FREE MARKET EVALUATION, CALL DOUG WAGAR AT 403.304.2747



Alex Wilkinson
Followor contact me on
f 403-318-3627 t



206 - 28470 HWY 592
Fabulous updated acreage just minutes to Red Deer on pavement! 4 bdms, 4 baths with double attached garage situated on 1.6 acres. **Call Alex to view!**



REDUCED! \$239,000
120 HENDERSON CRESCENT
PENHOLD!
Awesome 3 bdrm fully finished townhome. Yard is fully fenced with 2 car parking pad. Upgraded flooring and stainless appliances! **Call Alex**



JUST \$319,900!
23 STEWART STREET
Location is fabulous for this fully finished Sunnybrook home just steps to the local school and parks. Home comes with detached double garage!



OPEN HOUSE
SATURDAY, FEB. 16, 2-4 PM
4812 56 AVE, INNISFAIL
Over 2100 sq ft fully developed up & down with 4 bedrooms and 2 bathrooms. Huge Double Detached Garage. **Call Alex!**

YOUR HOUSE YOUR HOME



5211 56 St, Innisfail

Stunning 2 storey, overlooks Dodd's Lake.
MLS #CA0149555.
\$669,900



#13, 1 Avenue, Joffre

3 bed home on 3 lots. Low property taxes, close to Red Deer.
MLS #CA0145640.
\$194,900



#13 North Loop, Joffre

Spacious mobile, recently renovated!
MLS #CA0151471.
\$72,500



5112 64 Ave, Ponoka

Modern mobile with lot. Priced reduced!
MLS #CA0148937.
\$157,900



2017 25 Ave, Delburne

Great starter home or revenue property. Recently renovated!
MLS #CA0153982.
\$120,000

Call Michael at 403.350.5579 | michaelholmes@royallepage.ca



The Durling Group

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\$259,900 OR TRADE

LIBERTY LANDING, GASOLINE ALLEY, RED DEER COUNTY

- Brand new 2 storey townhouse, Latoria Court
- 1177 sq. ft., 3 bedrooms, 3 baths
- Modern amenities throughout
- Gorgeous laminate flooring on main floor
- Kitchen feat. modern cabinetry, tile backsplash & island
- Landscaped, partially fenced yard, paved alley, backing onto walking path/green space
- NO condo fees



\$449,900 OR TRADE

IRONSTONE

- Beautiful 1.5 storey one owner home
- 1882 sq. ft., 3 bedrooms, 4 baths
- Open concept main floor with main flr den
- 2 massive bedrooms on upper floor with their own bathrooms
- A/C, wine cellar, media room, lots of storage
- On quiet close, fully fenced & landscaped



TEXT CODE TO 555-0000 FOR PHOTOS & DETAILS



Kevin Durling
Agent

\$344,900 OR TRADE

BLACKFALDS

- Bi-level, 1169 sq. ft., 2 beds, 2 baths
- Vaulted ceilings adorn main living space
- Open concept with large living room
- Gorgeous dark stained cabinetry, stainless appliances
- Huge master with walk-in closet, 3 pc ensuite
- Immediate possession



\$649,900 OR TRADE

SYLVAN LAKE

- Beautiful 2 storey in desirable Vista area
- 2266 sq. ft., 5 bedrooms, 4 baths
- Huge entrance into open concept main flr
- Massive bonus room on upper floor
- Master is complete with 5 pc ensuite
- Loads of upgrades throughout, huge backyard



Jamie Berg
Agent



Deanna Zunti
Agent

\$234,900 OR TRADE

SYLVAN LAKE

- New 2 storey townhouse, 1190 sq. ft., 3 bedrooms, 3 baths
- Modern colors and features throughout
- Partially fenced yard, fully landscaped
- No condo fees



\$439,900 OR TRADE

SYLVAN LAKE

- Stunning new 2 storey, close to parks & walking paths
- Mix of modern & country style & design
- Gorgeous veranda with side door leading to large foyer
- Open concept floor plan with sliding glass patio door to west facing backyard.



Debby Wells
Office Administrator



403-346-8900

* Some conditions apply



YOUR HOUSE YOUR HOME

The art of **buying art** for your home



Designing a home's interior can be fun. Whether furnishing a first apartment or a newly purchased family home, many people feel that the art they put on the walls of their homes is an expression of their individuality, and that a home isn't truly a home until its interior reflects their personalities.

Furnishing a home with art can be intimidating, especially for people doing so for the first time. But a few tricks of the trade can help men and women turn the interiors of their homes into spaces that reflect who they are.

- **Embrace your personal taste.** Don't hesitate to decorate your walls with art you like. When buying furniture for a home, it can make sense to follow certain rules. For example, parents of young children might want to purchase dark-colored furnishings that can hide stains. But no

such rules should govern your choices of artwork. Art reflects the person who made it, but it also reflects the person who buys it, so buyers should embrace their personal taste when furnishing their homes with art.

- **Shop around.** Thanks to the internet, billions of pieces of art, from tapestries to photographs to paintings, are at your fingertips. Comparison shopping can be fun and help novices discover their personal tastes. It also can be a great way to support artists. For example, 90 percent of all image royalties on art purchased from YourArtGallery.com goes directly to the artist, ensuring much of buyers' money is going toward supporting the people responsible for the art they plan to hang in their homes. That can give people a greater sense of pride in their home's decor.

• **Seek inspiration.** If you're unfamiliar with art, don't hesitate to seek inspiration. Art is everywhere, from the hotels you stay in while traveling to the billboards you pass while driving to work to the local art museum near your home. If you're uncertain of what you like, make a concerted effort to recognize the art you see but may not stop to notice each day. As you expose yourself to more and more art, you will gain a greater knowledge of what you like and dislike. Use that knowledge to inform your decisions when buying

art for your home.

• **Switch things up.** Your entire home does not need to follow a theme. If your taste in art is eclectic, embrace that and have different rooms throughout your home reflect your different tastes. This can give each room its own unique feel and make for a colorful home.

The art people hang in their homes is a personal choice, and the process of finding that art can be fun and eye-opening.



6 ways to make bathrooms a safer place



Homes should be safe havens. But each year injuries in and around the home contribute to millions of medical visits and many fatalities each year.

Although anywhere in a home can be the scene of an accident, bathrooms tend to be the most dangerous room in the house. Slippery tile, the presence of water, stockpiled medications, and many sharp and hard edges in a small space pose several different hazards in the bathroom, particularly for young children and people age 65 and up. The Centers for Disease Control and Prevention says falls, which can result in serious injuries like hip fractures and head trauma, are the cause of 80 percent of all bathroom accidents.

Many bathroom accidents are preventable with some easy modifications.

1. Reduce slippery surfaces. Wet tile is a recipe for slick conditions. Bath rugs with rubber backing can provide traction in the bathroom, as can nonslip mats placed on the floor of the bathtub or shower enclosure. Water-resistant flooring made from recycled rubber is another option. It is softer, less slippery and more forgiving than traditional tile flooring.

2. Install lever-style fixtures. Round knobs in the bathroom can be difficult to grasp, especially for the elderly or those with arthritis. Lever-style fixtures are easier to maneuver and can help alleviate scalding from not being able

to adequately adjust the water temperature.

3. Utilize transfer benches and shower seats. A transfer bench can help reduce injuries that occur when trying to climb over a tub wall. Benches are placed outside of the tub and a person sits and then swings his legs over the ledge. Transfer benches also can be used in conjunction with shower seats. This is a chair or bench that allows people to sit while they shower.

4. Discard old medications. Clean out the medicine cabinet of old or expired medications, including both prescription and over-the-counter drugs. This reduces the likelihood of medication confusion, and does not put potentially harmful pills and syrups into the hands of children.

5. Install grab bars. Properly installed grab bars around the shower and toilet area can provide leverage and stability. AARP says many injuries to seniors occur when they are attempting to sit or get up from the toilet. Grab bars or an elevated toilet seat can help.

6. Install motion-detecting lights. These lights turn on automatically upon detecting movement, making them beneficial for people who routinely visit the bathroom in the middle of the night. Adequate illumination also can help reduce fall risk.

Bathroom safety should be made a priority. Various modifications can make bathrooms safer for people of all ages.

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BANKER**

OnTrack Realty

ONTRACK REALTY

UNIT G, 2085—50TH AVE, RED DEER

www.coldwellbankereddeer.ca

343-3344

**COLDWELL
BANKER**

OnTrack Realty



**Dale
Stuart**

403-302-3107

#36 369 INGLEWOOD DRIVE \$244,900



A well priced and great starter or empty nester home. This immaculate two storey condo offers 3 bdrms (large master with walk-in closet and vaulted ceiling), 1&1/2 bathrooms, hardwood flooring, an open floor plan, 2 assigned parking stalls.

**"DALE OFFERS YOU QUALITY SERVICE AND A VERY COMPETITIVE COMMISSION RATE"
Call Dale Stuart at 403-302-3107**

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CENTRAL ALBERTA REAL ESTATE



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Cabinets | Complete Renovations**



Update your bedroom with new curtains and bedding



Does your bedroom need an upgrade? Change the look of the room with new curtains and sheets. Here's how to choose the perfect new linens for your room.

Curtains

When selecting curtains, think about the look you want in the room and then find a fabric that corresponds. Linen and cotton blends are more casual and cheerful, while silk and velvet are refined and regal.

Next, think about the colour and pattern you'd like. You can match your curtains to the colour of the wall and use pattern and texture to make them stand out. Alternatively, you could hang a multi-

coloured pattern and make them a focal point.

Bedding

You don't need to match your bedding to your curtains but they should co-ordinate. You can pull a colour from the pattern on your curtains or use a contrasting colour. If you'd like to use different patterns for your curtains and bedding, stay in the same colour palette.

When buying your sheets, invest in high-quality, natural fabrics. Egyptian cotton is classic and comfortable, while silk feels luxurious and has the added bonus of being gentle on your hair and skin.

By changing the linens in your bedroom, you'll wake up feeling like you're somewhere new.

OPEN HOUSE

CENTRAL ALBERTA'S OPEN HOUSE LISTINGS

SATURDAY, FEBRUARY 16

RED DEER

32 Valley Green..... **1:00 - 3:00 pm** Tony Sankovic..... REMAX REAL ESTATE CENTRAL ALBERTA ... **391-4236**..... \$749,900..... Vanier East
 68 Carter Close **1:00 - 3:00 pm** Kim Fox REMAX REAL ESTATE CENTRAL ALBERTA ... **506-7552**..... \$625,000..... Clearview Ridge
 167 Wiley Crescent..... **2:00 - 4:00 pm** Mitzi Billard..... REMAX REAL ESTATE CENTRAL ALBERTA ... **396-4005**..... \$334,900..... Westlake
 #804, 339 Viscount Dr **2:00 - 4:00 pm** Mitzi Billard..... REMAX REAL ESTATE CENTRAL ALBERTA ... **396-4005**..... \$234,900..... Vanier East

SATURDAY, FEBRUARY 16

OUT OF TOWN

4812 56 Avenue **2:00 - 4:00 pm** Alex Wilkinson ROYAL LEPAGE NETWORK REALTY ... **318-3627**..... \$324,500..... Innisfail

SUNDAY, FEBRUARY 17

RED DEER

198 Lalor Drive **1:00 - 3:00 pm** Nadine Marchand ROYAL CARPET REALTY..... **342-7700**..... \$534,900..... Laredo
 185 Jennings Crescent... **1:00 - 3:00 pm** Tim Maley..... REMAX REAL ESTATE CENTRAL ALBERTA ... **550-3533**..... \$239,500..... Johnstone Park
 33 Ireland Crescent..... **1:00 - 3:00 pm** Tony Sankovic..... REMAX REAL ESTATE CENTRAL ALBERTA ... **391-4236**..... \$312,500..... Inglewood
 4 Mackenzie Crescent **1:00 - 3:00 pm** Norm Jensen..... ROYAL LEPAGE NETWORK REALTY ... **346-8900**..... Morrisroe
 187 Loughheed Close..... **2:00 - 4:00 pm** Allan Melbourne..... REMAX REAL ESTATE CENTRAL ALBERTA ... **304-8993**..... \$429,900..... Lancaster Green

SUNDAY, FEBRUARY 17

OUT OF TOWN

54 McDougall Close..... **2:00 - 4:00 pm** Mitzi Billard..... REMAX REAL ESTATE CENTRAL ALBERTA ... **396-4005**..... \$292,000..... Penhold

YOUR HOUSE YOUR HOME



Find your **dream house** this weekend!

View our complete publication ONLINE at www.yourhouseyourhome.ca



**BOB
WING**

403-391-3583

CENTURY 21 Advantage

21 photos of every property

Parkland Mall,
Red Deer



\$379,900

65 LAUREL CLOSE, BLACKFALDS

GREAT VALUE IN BLACKFALDS!

Excellent, 1500 sq. ft. bungalow on a large pie lot, in a quiet close! Open design, vaulted ceilings, renovated kitchen with soft close cabs, granite counter tops, multi RV parking, AC, gas FP, 4 bed/3 bath and near QE II.



NOW \$249,900!

6312 - 61 AVENUE

ATTENTION INVESTORS - PRICE REDUCED!

Raised bungalow with a large legal suite, 3 + 1 bd rms, 24x30 garage, fenced yard and close to the Dawe Centre. Upgrades include windows, shingles, both kitchens and bathrooms, furnace, water tank & separate power meters.

FOR DETAILS - CALL OR TEXT BOB WING TODAY! 403-391-3583



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YOUR WEEKLY GUIDE TO CENTRAL ALBERTA REAL ESTATE

**CALL 403-314-4357 OR EMAIL sales@yourhouseyourhome.ca
FOR MORE INFORMATION OR TO BOOK YOUR ADS.**

How to choose the perfect paint for your walls



Are you thinking of giving your walls a fresh coat of paint this spring? Having a hard time deciding what colours to choose? Here are some tips for selecting the perfect shades.

Decide on the room's entire look before selecting your paint. This will allow you to really pull the room together with colour.

Once you've settled on the design of a room and chosen the furniture and accessories, take inspiration from a colour featured in a favourite area rug or throw. This will ensure your room looks pulled together.

If you're painting rooms that open into each other,

make the transition seamless by choosing colours that are two or three shades apart on the same paint chip.

Choose a neutral paint for rooms where something else is the focal point. Bold hues work best in rooms where everything else is understated.

A tiny paint chip isn't enough to let you know if the colour will work in a given room. Instead, buy a sample and paint a small area so you can see the colour during different times of the day.

No matter your style, following these tips will help you find the perfect new colour for your walls.

Five fun and affordable ways to revitalize your home



Does your home need an update? If a full renovation isn't in the cards this spring, here are five fun and inexpensive makeover tips for reinvigorating your home.

1. New accessories

Inexpensive upgrades such as new throw pillows on the couch, a fresh tablecloth in the dining room or a chic frame for a painting or photo will help revitalize your home.

2. Rearrange your furniture

Sometimes changing the layout of a room is all you need to do to make it come alive again. Move your bed to the other side of the room or switch the living room furniture around.

3. Update your bathroom

Replacing accessories like the soap dish, shower curtain and hand towels can make your bathroom feel brand new.

4. Switch up your lighting

A lamp for your bedroom or a new fixture in the dining room will shed new light on a room that's lost its sparkle.

5. DIY upgrades

If you want new cabinets in your kitchen, try painting the ones you have for a cost-effective alternative. Consider a DIY approach to other desired upgrades for your home.

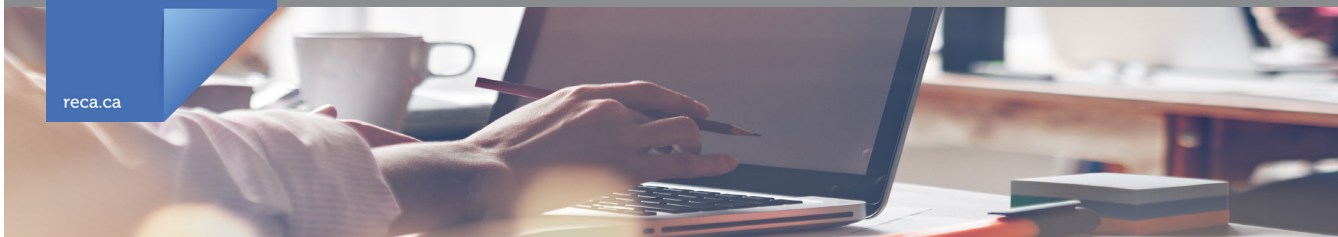
These simple and affordable changes can make you fall in love with your home all over again. So which ones will you undertake this spring?

Real
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reca.ca



I want to hire a real estate agent and I've noticed some have designations after their name, such as Accredited Buyer Representative or Certified Condominium Specialist. Are these important?

Whether or not they are important is up to you. Usually, designations after a real estate agent's name indicate additional education or experience in a particular area that resulted in a designation or certification from an industry body. If you are in the market for a condominium, maybe hiring someone who has a Certified Condominium Specialist designation will make you more comfortable. It's entirely up to you.

Typically, to receive these types of designations, a real estate agent will have to complete additional education and/or attain a certain level of experience. For example, the National Association of REALTORS®, an industry trade association, offers an education program to attain an Accredited Buyer's Representative (ABR) designation.

In addition to formal designations from industry trade associations, some real estate professionals may also claim particular expertise or experience. That expertise or experience may relate to a geographical area (for example, they'll call themselves "Downtown Neighbourhood Specialist"), or in a type of property (for example, "Your Farm and Ranch Specialist").

When making these claims, a real estate agent needs to ensure they can demonstrate the qualification or experience they are claiming. If an industry professional advertises particular qualifications or expertise, the Courts and RECA will typically hold them to a higher standard. That means if a real estate agent has never assisted a buyer or seller with a condominium, they shouldn't call themselves a condominium specialist. But, if they do, and RECA receives a complaint about their conduct when assisting a condominium buyer or seller, RECA will hold them to a higher standard than someone who does not call themselves an "expert" or "specialist."

At the end of the day, what you think is important when hiring a real estate agent is up to you. If a real estate agent you're talking to has an additional industry designation, ask them about it. Find out what it took to attain it, and how they keep their designation current. If you're seeking a specific type of property or have a desire to stay in a specific area, you may want to seek out a real estate agent who indicates – and can prove – extensive experience and expertise in that area. In all cases, though, ask questions to figure out what is important to you, and who you're comfortable working with.

"Ask Charles" is a monthly question and answer column by Charles Stevenson, Director of Professional Standards with the Real Estate Council of Alberta (RECA), www.reca.ca. RECA is the independent, non-government agency responsible for the regulation of Alberta's real estate industry. We license, govern, and set the standards of practice for all real estate, mortgage brokerage, and real estate appraisal professionals in Alberta. To submit a question, email askcharles@reca.ca.

Operation clean air: five ways to get rid of indoor air pollution



Spring cleaning may make you think of washing windows and laundering curtains, but what about the air inside your home? In some residences, the air indoors can be more polluted than the air outside. And unfortunately, dust and dirt can make respiratory issues like asthma worse. Here are five strategies to help you breathe easier.

Keep your floors clean: make sure people take their shoes off at the door and to vacuum with a high efficiency particulate air (HEPA) filter. This way, you'll reduce allergens and harmful chemicals that can get into your home.

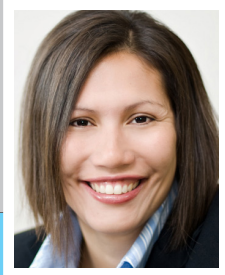
Don't let it get too humid: excess humidity attracts mould, dust mites and other allergens. Use a dehumidifier or an air conditioner to keep humidity levels low.

Get some houseplants: not only do plants help filter the air in your home, they can also boost your mood. Peace lilies and rubber plants make great air purifiers and are easy to take care of.

Have your ducts cleaned: think of air ducts as the lungs of your home; all the air from your heating and cooling systems flow through them. If you can't remember the last time you had them professionally cleaned, now's the time.

Change your filters: your air conditioner, furnace, dryer and range hood all have filters that should be changed regularly to keep them working efficiently and the air in your home clean.

This spring, breathe easier by adding the above five items to your spring cleaning to-do list.



LISA SUAREZ
Realtor®



ROYAL LEPAGE Royal LePage Lifestyles Realty

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

lisasuarez@royallepage.ca

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#1 - 3903 45 STREET, PONOKA



\$199,900
MLS #CA0147728

131 McLEVIN CRESCENT, RED DEER



\$370,000
MLS #CA0146576

9 PARKLAND ACRES, LACOMBE



\$109,000
MLS #CA0149546

4719 50 AVENUE, CLIVE



\$199,900
MLS #CA0156293

25 MORNING MEADOWS DR, PONOKA COUNTY



\$550,000
MLS #CA0154444

4719 47 AVENUE, LACOMBE



\$289,900
MLS #CA0151497

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403.342.7700

www.RCRRealEstate.com



Brad Granlund
Broker



Nadine Marchand
Associate



Nicole Dushanek
Associate



\$229,900

PENHOLD

No Condo Fees

in this fully finished 3 bdrm, 2 bath townhome. Fenced yard, immediate possession, value priced!

CALL BRAD 342-7700



\$298,500

RED DEER

Reduced!

Fantastic price! Get a cute 2 bdrm home in Vanier Woods, with fenced yard & DOUBLE DET. GARAGE + 6 appliances! Quick possession!

CALL NICOLE 342-7700



\$319,900

RED DEER

Brand New Duplex in Eastview!

Buy 1 side or both! Built by Asset Builders, this 1490 sqft, 3 bdrm, 3 bath 1/2 duplexes come with 6 appliances, fenced yard, & south facing deck! Immediate possession!

CALL NICOLE 342-7700



\$449,900

RED DEER

Fully Finished

4 bdrm, 3 bath 1560 sq. ft. modified bilevel with a 23x25 garage backing onto green and blocks from all amenities in Clearview Market. Immediate possession available.

CALL BRAD 342-7700



\$474,900

RED DEER

Brand New 3 bed, 3 bath 2 Storey with vinyl plank flooring, quartz counters in kitchen, fireplace, stainless appliances.

CALL BRAD 342-7700



OPEN HOUSE SUN, 1-3 PM | 198 LALOR DRIVE

\$534,900

RED DEER

Brand New Edge Home

2 storey, 3 bdrms/3baths with lots of windows, a gorgeous kitchen, bonus room, micro office, mudroom, tons of upgrades, RV parking & across the street from a playground.

CALL NADINE 342-7700



\$559,900

RED DEER

DEVELOPER PROMO! \$15,000 REBATE - LIMITED TIME. CALL FOR DETAILS

EDGEhomes Showhome

Stunning 1545 sq. ft. modified bilevel, open floor plan with 3 bdrms, 2 baths, micro office, gorgeous kitchen, custom shower, covered deck, heated garage & more!

CALL NADINE 342-7700



\$584,900

RED DEER

Showhome! 3bdrm/3 bath + bonus room. Quartz countertops, amazing kitchen w/butlers pantry, mudroom, 5pce ensuite, 24x24 garage, so many extras!!! Laredo.

CALL BRAD 342-7700



\$624,900

RED DEER

DEVELOPER PROMO! \$15,000 REBATE - LIMITED TIME. CALL FOR DETAILS

Best Lot in Laredo!

Stunning new beauty, 3 bdrm, 3 bath family home with so many extras, windows & a view you will love!

CALL NICOLE 342-7700



\$634,900

RED DEER

DEVELOPER PROMO! \$15,000 REBATE - LIMITED TIME. CALL FOR DETAILS

Family 1st Showhome!

Perfect space for the whole family, 2199 sq. ft., 2 storey with 4 bdrms, 3 full baths, micro office, walk-thru pantry, fireplace, bonus room, spacious garage, extras galore, all backing onto walking trail & pond in Laredo!

CALL NICOLE 342-7700



\$729,900

RED DEER

Carriage House with this beautiful 3bdrm/3 bath 2 storey. Flexible living arrangements or income generating with 1 bdrm legal suite.

CALL NADINE 342-7700



\$1,350,000

RED DEER COUNTY

80 Acres

5 mins South of Red Deer. Beautiful bungalow w/loft Att'd 26x26 garage & a 30x36 shop. Lease income yearly, 63 acres cultivated, 10 acres pasture. Easy Hwy access.

CALL NADINE 342-7700