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## ***Housing Prices Remain Stable in January: Listing Activity Doubles***

**Edmonton (February 2, 2010)** - Single family homes sold through the Edmonton Multiple Listing Service® System sold on average for the same amount in January as at year-end while condominium prices dipped 2%. Month-to-month sales slowed by 6.8% as compared to December, but the number of new listings in January doubled the December numbers.

The average\* residential price was \$314,783 for January, down 1.4% from last month and down just 0.7% from a year ago. Single family home prices on average were stable, increasing minutely from \$366,761 in December to \$367,747 in January. Condominium prices dipped just 2% in the month from \$244,174 to \$239,006. Duplex and rowhouse prices were up 1.5% to \$300,563.

“There will be month-to-month fluctuations in prices for all types of properties,” said Larry Westergard, president of the REALTORS® Association of Edmonton. “We expect that the local market will continue to be robust and prices will trend upwards through the year.”

Compared to December, housing sales were down in January with 524 single family sales and 288 condominium sales. Total residential sales were 884 units—154 ahead of last January. There were 2,199 residential listings added during January resulting in a 40% sales-to-listing ratio and a month-end inventory of 4,864 homes. The average days-on-market was 57 days. Total sales (including residential, commercial and rural properties) in January were valued at \$315 million (up 19% from last year).

“While the low prices may have motivated some buyers, the continuing low interest rates are probably a bigger factor for first-time and repeat buyers,” said Westergard. “The inventory increase shows that current owners are poised to enter the market and to offer their homes for sale. Buyers and sellers should consult their REALTOR® to work out an appropriate strategy for their situation.”

*\*Average prices indicate market trends only. They do not reflect actual prices, which may vary.*

# Working By Referral

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Come join us at our very first Working By Referral Networking Breakfast! We are inviting like-minded business owners from the Leduc area to join us at Smitty's Restaurant on Thursday, March 18<sup>th</sup>.

You will have the opportunity to introduce your business, and meet other local business owners and network with them.

If you are interested in joining us for this great opportunity, please give us a call to R.S.V.P. at 780-980-2828. We look forward to seeing what you have to offer!

**Where: Smitty's Restaurant**  
(corner of 50<sup>th</sup> & 50<sup>th</sup>, Leduc)

**When: Thursday, March 18<sup>th</sup>**  
**at 8:00am**

# Skate Into Spring Client Appreciation Party

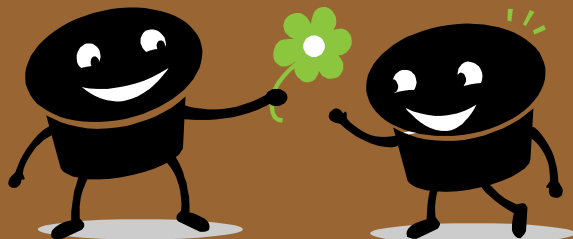
Thursday, April 1<sup>st</sup> at the Leduc Rec Centre



Free skating from 6—7pm  
Free hotdogs from 7—8pm  
Door prizes  
Check our March  
newsletter for more details

## Client Referral Program

*OH, BY THE WAY*  
*We're never too busy*  
*for your referrals*



If you refer someone during the month of February, your name will be entered to win a

***\$100 gift card for Wal-Mart***

All you have to do is contact us with the name and phone number of your referral.

You can call us at 780.980.2828 or  
email [rwco@shaw.ca](mailto:rwco@shaw.ca)

# Featured Listings

## FABULOUS OPEN CONCEPT HOME IN BRIDGEPORT



Outstanding 2-storey home located on a quiet street in popular Bridgeport. Boasting over 2,100 sq. ft. of space, this home is suited for the growing family. The inviting exterior of this home greets you as you enter from the front verandah to the spacious 2-storey front entry. Immediately to the right of the entry is a great flex area which is currently used as a formal dining space. As you walk through, the home opens up to a great room concept. The large kitchen features a large work island, ample cupboards, stainless appliances and a raised panel cabinet. The eating space is vaulted and surrounded by floor-to-ceiling south facing windows. The living room is a generous size with a cozy corner fireplace and a large south window. Completing this level is a 2-piece powder room, main floor laundry with front load washer and dryer, and access to the large attached garage. The second floor features a huge bonus room with vaulted ceilings, a huge master suite with a 4-piece ensuite and walk-in closet, 2 more bedrooms and a full bath. Off the back of the home is a great sized deck and yard. \$415,000

## BEAUTIFUL SETTING ON 6.4 ACRES



Perfect location for this wonderful nearly 1,700 sq. ft. walk-out bungalow. Just a couple kilometers from Millet on pavement and up on a hillside sits this attractive home. Wonderful views of the rolling land of this 6.4 acre property are captured from every room in this home. Many new upgrades include flooring, paint, lighting and windows. This home provides a very open layout with a galley-style kitchen being the centre of the home. Open beam vaulted ceilings throughout, sunk-in family room and fireplace leading to a deck and hot tub, and a huge front living room. Three bedrooms including a master suite with a 2-piece bath, and another 4-piece bath complete the main floor. The basement is well on it's way and provides a fourth bedroom, a family room, a games area, a huge storage/laundry space and a new bathroom, and it's all completed with walk-out access to the back yard. Double attached garage and an insulated garden shed are great features. If you're looking for country living on a larger than average size parcel for a subdivision, then this home is for you! \$409,900



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