

# Steve & Jason

## Real Estate Team



#8, 5901 - 50 Street Leduc, Alberta T9E 8E3

P. 780.980.2828

F. 780.980.5115

E. [rwco@shaw.ca](mailto:rwco@shaw.ca)

[www.WeSellLeduc.com](http://www.WeSellLeduc.com)

## June Newsletter

### Edmonton Real Estate Board

#### Realtors Face Relaxed Housing Market With Stable Pricing

**June 2010** The housing market was relaxed in May with slightly lower sales than last year and prices generally stable. Despite the sales drop, the current sales figures compare favourably with levels set in 2008. "Financial incentives, changes to mortgage qualifying rules and the threat of increasing mortgage rates caused the local market to peak a little earlier this year," said Larry Westergard, president of the REALTORS® Association of Edmonton. "Many buyers exercised their options in April leaving the customer base a little leaner in May."

Single family residences in the Edmonton area rose in price by less than one percent and sold on average\* for \$390,583 in May. Condominium prices dipped just two percent to an average of \$248,526. Duplex and rowhouse prices of \$320,204 were down 2.3% from last month. Overall, the average residential price was up a quarter of a percent to \$340,192.

There were 3,670 residential listings in May with residential sales of 1,682 properties resulting in a sales-to-listing ratio of 46%. The average time to sell a home was 44 days (the same as April) and inventory at month end was 8,780 residential units (as compared to 8,056 in April). At current sales levels the inventory will last for over five months.

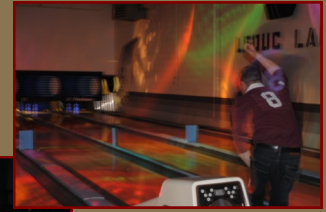
"Buyers, sellers and REALTORS® can all relax and enter a sales transaction without pressure," said Westergard. "That does not mean that you can delay making or accepting an attractive offer because 50-60 homes sell each day and you would hate to see your dream home snapped up by someone just a little more eager to live there." He emphasized that the REALTOR® can be a calming influence in a sale but can also be relied upon to provide expert advice and coaching. There were 3,174 REALTORS® operating in the Edmonton area at the end of May.

*\*This excerpt was taken from [www.ereb.com](http://www.ereb.com), please visit this website for more information on Edmonton & Area Real Estate.*

### *Our Mission Statement*

*Our unique team-approach philosophy raises the bar in the real estate industry, permitting us to prove our value as proficient, ethical and innovative individuals working collectively with the focus of ensuring our clients achieve their real estate goals. We sustain lifelong, meaningful client relationships by providing paramount representation, and support our community with dynamic contribution.*

# Thank You... to all who came out to our Bowling Bonanza! It was a HUGE success!



## Business to Business Networking Offers



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## *Website &* **facebook**

We are constantly updating our Website and Facebook Group Page to keep our clients well informed on important Real Estate Tips, Market Updates and Local Events! Pass us along to your friends too, when was the last time you received something this good for free and could brag about it?!



## *Community Events*

**Third Annual Leduc Dragon Boat Festival at Telford Lake July 17-18, 2010**

[www.leducdragonboat.com](http://www.leducdragonboat.com) / [info@leducdragonboat.com](mailto:info@leducdragonboat.com)



## *Client Referral Program*

If you refer someone during the month of June, your name will be entered to win a \$100 gift card for

**The Leduc REC!!**

You can call us at 780.980.2828 or email [rwco@shaw.ca](mailto:rwco@shaw.ca) with the Name & Number of your referral!!

**Congratulations to**

*Krista Danilak*

**our Client Referral Program winner for May.**

**Thank you to everyone for your referrals!!**

# Featured Listings

## Live On The Shores

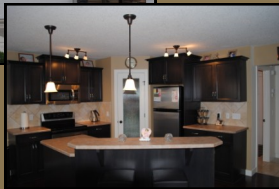
**\$499,900**



Stunning 1950sq ft. 2-storey home located on the "Shores" of Bridgeport. This quality built home has warm interior colors and is finished with the highest attention to detail. Main floor laundry, spacious entrance with wrought iron railings are just some of the perks. Massive yard and deck with loads of space to run around or plant your favorite gardening dreams. The inviting kitchen has ginger maple cabinets with under-cabinet lighting and are full length to ceiling with a matching phone desk and a raised eating bar. The living room features a grand fireplace with built in book cases, beautiful walnut hardwood floors and a huge window for natural light. A 4 piece main bathroom and 3 large bedrooms are upstairs with plush berber carpet. A 4 piece grand ensuite features a corner Jacuzzi tub and ceramic tile flooring. The oversized attached garage has roughed in heat and the west wall cabinets are included. This home is built with unmatched quality and is loaded with extras!

## Quiet Backyard With A View

**\$362,000**



Beautiful 2 story home in the desired community of Deer Valley backing onto a quiet field. This home will make you melt from the moment you walk up the front porch steps. Walk in the front door and take in the warm toned decor and paint throughout. Chocolate hardwood and matching kitchen cabinets with stainless steel appliances will "wow" you and your guests. The open floor layout of kitchen, dining room and living room makes entertaining a breeze and the mantle fireplace will keep you warm on those cold nights. Main floor laundry room with matching cabinets and countertops along with a 2 piece bathroom complete the main floor. Upstairs is the master bedroom, 5 piece ensuite with Jacuzzi tub, walk-in closet, 2 bedrooms and extra 4 piece bathroom. A double attached 20x22 garage is ready to house your favorite toys. An unfinished basement is there for you to create. The landscaped yard and deck overlook an open field, ready for your next BBQ in peace and quiet. All the perks and upgrades will wow you!

## 4 Acre Hobby Or Horse Farm

**\$449,900**



Beautiful 4 acres of treed lot close to Millet, 2 of the acres are pasture land. 2,576 sq. ft bi-level complete with 3 bedrooms upstairs and another 3 bedrooms downstairs for loads of company. Vaulted ceilings, hardwood flooring and large windows throughout are only a few of the perks this adorable home has to offer. A 4 piece bathroom is located upstairs that can be used from the master bedroom as an ensuite and downstairs is a 3 piece bathroom as well as, a laundry room that comes with a spare fridge and laundry tub next to a nice sized cold room. Wood burning stove in the basement is ready and waiting for cool nights. A large deck is ready for your next BBQ and shaded perfectly with mature trees. The out buildings include an oversized double detached garage with controls in the home to open it and access to the heated workshop. An additional single detached garage is also available to hold any extra toys or supplies. A barn for animals is equipped with electric waterers. This acreage has it all!

**Pending &  
Sold  
Listings!**



Listed at: \$399,900

Listed at: \$324,500

Listed at: \$469,900

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