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Stability in Edmonton Housing Market Continues Through February

Edmonton (March 2010): Prices for residential property sold through the Edmonton Multiple Listing Service® changed marginally through February. Sales activity, however, was up dramatically when compared to last month or the same month last year. The average* single family dwelling price was \$369,573 for February up just 1.4% from January; 5.6% from a year ago. Condominium prices dipped 3.8% in the month from \$240,686 to \$231,530. Duplex and row-house prices were up 3.3% to \$315,390. “While prices remained stable through February the increase in sales activity indicates that there is a demand for housing in the Edmonton area,” said Larry Westergard, president of the REALTORS® Association of Edmonton. “Listings also increased in February leading to a bigger month end inventory of homes and relaxing concerns that inventory may be too low to handle the spring buying season.” In February, housing sales were up 33.9% compared to January with 1,184 residential sales. Total residential sales were also up 7.6% from last February. There were 2,505 residential listings added during the month resulting in a 47% sales-to-listing ratio and a month-end inventory of 5,449 homes. The average days-on-market was down 10 to just 47 days. Total sales through the Edmonton MLS® System (including residential, commercial and rural properties) in February were valued at \$416 million (up 10.5% from last year).

The upcoming changes to mortgage qualification rules and impending mortgage rate increases may prompt some buyers to enter the market earlier and cause some additional slow down in the third quarter,” said Westergard. “As usual, REALTORS® will be challenged to be a voice of reason in the real estate transaction and work to meet the needs of their eager clients without putting their financial health at risk. A new and improved MLS® System statistics package is available to consumers at ereb.com with year-to-year comparisons and expanded reporting of the condominium market and new sub-market reports. The public will also find median prices in addition to the typical average price statistics.

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

Our Mission Statement

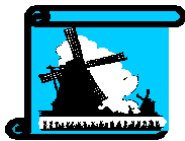
Our unique team-approach philosophy raises the bar in the real estate industry, permitting us to prove our value as proficient, ethical and innovative individuals working collectively with the focus of ensuring our clients achieve their real estate goals. We sustain lifelong, meaningful client relationships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



Working By Referral Networking Breakfast



Thank you to all who joined us at the Smitty's Restaurant for our "Working by Referral Networking Breakfast" Thursday, March 18th! It was a huge success and we appreciate all of you who attended to network with us.



Dutch-Haaven Industries Ltd.

At Dutch-Haaven Industries Ltd. we believe in protecting our environment!

Our fertilizer products are specially blended for us, and include all the essential micro-nutrients for a healthy and vibrant lawn. Our fertilizers are true liquids, requiring less product application to gain better result than inefficient granular. By creating and maintaining a healthy lawn the need for weed control products is virtually eliminated further enhancing the environment. We also sell custom blended lawn seed and landscape fabric. Our ice melt products are environmentally friendly and will not damage grass, concrete or asphalt! It is also pet friendly and non-corrosive.

Now BOOKING for Residential/Commercial Property Care!!

Weekly Mowing	\$160/Month
Fertilizer Application	\$255/Season
Spring Cleanups	\$170

Services

Flower Bed Planting/Maintenance	Post Hole Augering	Custom Fencing	Snow Removal
Roto-tilling	Commercial/Residential Cleaners	Pest/Control/Repellents	
Full Landscape Services	Grass/lawn Repair	Ice Melt Sales	Pruning

Book by April 15th and receive a 10% discount!

Call us today at 780-980-1667

A warm **WELCOME** goes out to our new Team Member, **Jocelyn Ujueta!** She is our new Administrative Assistant ready to tackle our office. Jocelyn comes with over 10 years of customer service/assistance experience and over 4 years in Real Estate so please feel free to call her with any questions or concerns you may have as our client.



YOU ARE INVITED TO...

Steve and Jason's

Skate Into Spring

Client Appreciation Party

Who: For all of our Clients, Family and Friends

Where: Leduc Rec. Centre

When: Thursday, April 1st, 2010 from 6-8pm

R.S.V.P.: by March 29th by Phone: 780-980-2828

or Email: rwco@shaw.ca

Free skating from 6—7pm / Free pizza from 7—8pm

No skates, no worries...come out and join us for food and prizes anyway!

City of Leduc Community Events

The 12th Annual Wine Fair

Leduc's Executive Royal Inn March 25th 4:30-8:30pm

Featuring over 75 wines, appetizers and prizes!!



Client Referral Program

Thank you...

Congratulations to
Chantelle Gowin,
our Client Referral Program
winner for February. Thank
you to everyone for your
referrals!!

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

\$100 gift card for Global Dreams

www.GlobalDreams.ca

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**

Featured Listings

BEAUTIFUL 4 LEVEL SPLIT HOME IN CALEDONIA

\$329,900



Walk in the door and you will be amazed with this home's warm, open concept. The new laminate flooring with new trim throughout makes each room flow in the next, showcasing the fresh, modern painted walls and new massive floor-to-ceiling windows. Put up your feet in front of the cozy, warm wood fireplace in the evening and all your winter blues will disappear. The open kitchen with sparkling new countertops flow through to the dining area. Walk out on to the back deck and take in the massive fenced yard ready to contain any child, pet or plant to your delight. Four large bedrooms and three updated bathrooms create a spa like ambience. The double attached garage finishes off this home, making it possible for you to skip the snow brush and pre-starting of your vehicle. Come and see this beautiful home today!

IMMACULATE "10 OUT OF 10" 2 STOREY IN BRIDGEPORT

\$339,900



This home boasts pride of ownership with warm, neutral colors throughout. Upon entering the home, the large foyer offers a coat closet & leads to the convenient half bath with ceramic tile flooring. Off the foyer is a good sized den for the office. The kitchen boasts beautiful maple cabinets, an island, corner pantry & stunning dark appliances. The living room offers a warm and cozy atmosphere with tons of room. Upstairs, the large master bedroom boasts a walk-in closet & a 4 piece ensuite. Two more good sized bedrooms & the main bath are also upstairs. The basement is unfinished & awaits developmental creativity. There is a brand new 22 x 22 double detached garage with rear access and a deck as well. Must see to believe! This home is 5 mins from Nisku, 15 mins to Edmonton and easy access to HWY 2.

Featured
Pending &
Sold Listings!



Listed at: \$338,500



Listed at: \$339,900



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