

# 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)**

## May Newsletter

### Edmonton Real Estate Board

#### Mortgage Changes Do Not Dramatically Affect Local Housing Market

**May 2010** is the start of the busy second quarter for real estate, and resale housing sales were down over the same month last year according to a report issued by the REALTORS® Association of Edmonton. Average\* prices of single family houses moved down compared to a month ago but were up by 8.2% from last year. Condominium average prices moved up from last month and were up 7.0% from April 2009.

“There were three increases to interest rates and changes to mortgage qualifying conditions in April; none of which seemed to slow down the Edmonton housing market,” said Larry Westergard, president of the REALTORS® Association of Edmonton. “Despite the upward movement, mortgage rates are still close to the 10-year average and not out of reach of most homebuyers. In many cases it is a matter of the REALTOR® lowering expectations rather than crushing hopes and dreams.”

Single family residences in the Edmonton area sold on average for \$385,359 in April and condominium prices rose to \$253,788. Duplex and rowhouse prices of \$322,127 were up from last month and the average residential price remained stable at \$374,085. There were 3,884 residential listings in April with residential sales of 1,740 properties resulting in a sales-to-listing ratio of 45%. Days-on-market rang-in at 40 days and inventory at month end was 8,056 residential units.

“It is pretty clear that the costs of home ownership will increase as our economy improves relative to the US and other world economies,” said Westergard. “Only a REALTOR® has access to the latest and most detailed market figures and their experience and objective viewpoint will help the buyer and seller come to realistic expectations in their home search or sale.” At the end of the annual membership renewal period there were 3,133 REALTORS® on the Association rolls as compared to 3,027 at the same time in 2009.

*\*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.*



*Thank you to all who've joined together to support the Ross Family!! It is great to see the Community come together during this critical time to help. Please continue to think of Denny & Megan Ross and Family.*

*Just a new tidbit of information on the Ross Family's behalf if you are thinking of donating, their 2 daughters are 4 and 8. Congratulations to Denny and Megan who now have the addition of a new baby boy to add to their beautiful family.*

*Any donations you wish to send can be made out to: Megan Ross and sent to our office, deliveries will be made on a regular basis.*

## *Business to Business Networking Offers*

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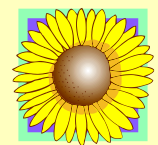
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## 10 % OFF

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**\*\* Please Provide a minimum of 2 weeks notice\*\***



## Client Appreciation Party



# Steve & Jason

Real Estate Team

3rd Annual

## Bowling Bonanza!

**Who:** For all of our Clients, Family and Friends

**When:** Saturday, May 29th, 2010 from 1-3pm

**Where:** Leduc Lanes Bowling Alley, 6609 - 45th Street, Leduc, Alberta

**R.S.V.P:** by May24th by Phone: 780.980.2828 or Email: [rwco@shaw.ca](mailto:rwco@shaw.ca)

Come join us for bowling, pizza and prizes for all ages!!



*Don't forget to bring in your donations for the Food Bank, we'll have a box on site to remind us to think of our Leduc Families in need!*

## Client Referral Program

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

**\$100 gift card for**

**Canadian Tire**



**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)

**Congratulations to**

**KAY ANGUS**

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

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

# Featured Listings

## SHOW HOME QUALITY IN SOUTH FORK

**\$324,500**



Gorgeous 2 Storey home in South Fork. This home stands apart from the others with it's open layout and curb appeal. A veranda off the front of the home is there to welcome you and your guests home. Laminate, carpet and linoleum flow through the house nicely. Hunter Douglas window coverings, dark modern cabinets, new appliances and countertops are a must to show off to your guests. A large deck off the kitchen allows room for back yard events and enough space is in the back of the home for a garage. This spotless home is the perfect, complete package, come see for yourself!

## 34 ACRES JUST OUT OF LEDUC!

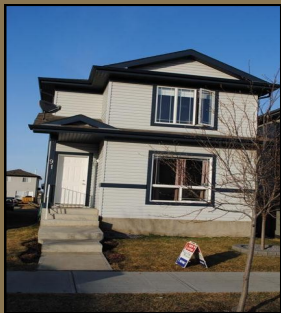
**\$565,000**



Looking for acreage living? Come check out this 34 acre lot 12 minutes south of Leduc. Pasture land for animals, a 34x48 ft shop with 220v, 80x30 ft hay shelter, 52x31 ft Quonset, and a double attached garage. This warm and ranch style bungalow is 2000 sq ft with 3 bedrooms (could turn into 4) and 2.5 bathrooms. The property also has a pad set for a modular/mobile home with running water line to the pad, work shop and corral. It's a beautiful acreage with loads of space including a secluded fire pit area for those camping nights. Come on out and bring your s'mores!

## DREAMY 2 STOREY HOME IN BRIDGEPORT

**\$319,900**



Adorable 3 bedroom, 1.5 bath home in Bridgeport is ready and waiting for you! This home shows beautifully from the moment you walk up the front porch steps. Plush carpet and linoleum throughout, along with all the modern fixtures, cabinets and appliances. A classy kitchen, open dining room and huge back deck make your next BBQ a dream. Enjoy the landscaped backyard and plant your garden dreams. A 24x24 detached garage is there to hold the toys. The basement is unfinished and ready for your final touches. Let this home "wow" you, you won't be disappointed.

*Featured  
Pending &  
Sold Listings!*



Listed at: \$399,900

Listed at: \$329,900



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