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Real Estate Team



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October Newsletter

Edmonton Real Estate Board

Lack Of Consumer Activity Holds Housing Market Steady

October 2010: Housing prices in the Edmonton area remained stable as we enter the final quarter of the year. Single family dwelling prices in September mirrored prices in August and condo prices rose slightly after four months of decline. Both listings and sales declined in September as compared to a month ago. "The market seems to be resting," said Larry Westergard, president of the REALTORS® Association of Edmonton. "After the turmoil of the past couple of years and the rush to buy in the early part of the year, it seems that consumers are just sitting back and waiting to see what comes up next." There are still over 8,600 residential properties in the local inventory and buyers have lots of choice.

The average* price of a single family property was up \$472 and sold for \$370,653 in September. Condominiums, which have dropped in price for four consecutive months, rallied and sold on average for \$238,822 last month. The slightly less than 1% price increase did not reverse drops from a high of \$252,728 in April. The duplex/rowhouse average price was down 11% to \$313,462 but tends to vary widely from month to month. The residential sale price (which includes all types of residential property) was \$326,499; down less than a quarter of a percent from last month.

Residential sales in September were down from the previous month at 1,187 as were listings at 2,668. This sales-to-listing ratio was 47% and the average days-on-market was unchanged at 57 days. "The third quarter activity was identical to the first quarter this year," said Westergard. "Typically we see sales dropping from Q2 to Q3 but remaining higher than Q1. This reflects a very active market in the first part of the year which was spurred on by financial incentives and the threat of increasing interest rates."

*This excerpt was taken from 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.

Coming Soon To A "Client Appreciation Party" Near You!!



Harry Potter

And The Deathly Hallows Part 1.

A Client Appreciation gift from our Team to our Clients! A "Thank You" for your business, your referrals and your friendship.

When: Saturday, November 20th, 2010

8:30am: Complimentary Breakfast

9:30am: Complimentary Harry Potter Movie

Where: Leduc Cinemas

4702 - 50th Street, Leduc

RSVP: rwco@shaw.ca or [980.2828](tel:980.2828)

Before November 17th!

Food Bank Donations accepted!

Community Events



Our team has a booth at the Leduc Chamber Home & Leisure Expo at the Leduc Recreation Centre October 22-24, feel free to stop in to say "Hello", we'd love to see you there!

Business To Business Networking Offers

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Book before October 31st and receive a 10% discount!

Call us today at 780-980-1667

Client Referral Program

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

\$100 Gift Card for

RONA

You can call us at 780.980.2828 or email rwco@shaw.ca with the Name & Number of your referral!!

Congratulations to

Allison Turner

our Client Referral Program winner for September!

Thank you to everyone for your referrals!!

Featured Listings

Edmonton Modern Living

\$319,900



Adorable and immaculate 4 level split in Wildrose waiting for you! This 1,805 sqft. home is sparkling from top to bottom and full of life in every room with fresh paint colors to fulfill all your dreams. Three bedrooms are located on the top floor that include the master bedroom with walk-in closet and 4 piece bathroom. The kitchen, living room and dining room make up the main floor with large open rooms, modern paint themes and plush carpet. The lower level is complete with a large living room area, wet bar, 2 piece bathroom, furnace room and extra bedroom. A warm gas fireplace, wall art and ceiling fixtures will astound you. A huge fenced backyard, with low maintenance landscaping, patio area and garden shed await your next backyard event. Back lane and parking pad in the back. A security system needs only hook up, no installation fees apply. Every bit of space in this home and lot has been extremely well taken care of and is in perfect condition.

Leduc South Telford

\$269,900



Beautiful bungalow across the street from Telford Lake! This home is virtually brand new with all it's renovations, it will astound you! Ceramic tile, laminate flooring and berber carpet flow through the home along with in-floor heating in the basement to keep you warm at night. New modern wall paint, baseboards, stainless steel appliances and repainted cabinetry make the kitchen sparkle. Two bedrooms upstairs and two bedrooms downstairs provides alot of room for a big family or guests. A new fully finished basement is ready to enjoy including a Pool Table and a new renovated bathroom. Upgrades include shingles with re-sheeting, exterior doors, furnace, alarm system, windows and more. The back yard is large with a patio and garden area. A double detached garage is loaded with space. Walk to the lake and enjoy the view, or stroll along Leduc's quiet neighborhood of South Telford. This home is a must see!

Coal Lake Storybook Acreage

\$529,000



Beautiful 2 storey 1616 sq ft storybook home just East of Coal Lake nestled on 80 acres of land. The main floor is open with 9 foot ceilings, hardwood, carpet, ceramic tile flooring, a cozy family room with wood burning fireplace, living room, dining room, kitchen with walk-in pantry with loads of cupboard space. Also on the main floor is a breakfast nook, den and 2 piece bathroom. Upstairs is the master bedroom and 2 large sized bedrooms alongside a 4 piece bathroom. Downstairs is another bedroom, family room, 3 piece bathroom, laundry room and storage room with a deep freezer. Outdoors is a veranda in the front, brick patio and deck in the back with flowered and treed landscaping to view. A garden spot is ready for picking. There's a triple heated detached 32x24 garage, barn and heated cattle water system. Upgrades are new 40-year shingles on the house, warm toned siding, dark wood open beams and molding throughout. Character and charm await you!

Sold Listings!

Listed at: \$439,900

Listed at: \$349,900

Listed at: \$412,000



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