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Real Estate Team



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September Newsletter

Edmonton Real Estate Board

August Housing Market Quiets

September 2010: The REALTORS® Association of Edmonton reports that the average price of single family property in the Edmonton area has softened with a small drop for the second consecutive month. Prices were plateaued at just over \$388,000 from March to June. Condominium prices have dropped steadily from their high point of \$253,000 in April and are down another 2.99%. "Despite the two month drop, single family homes are still priced a bit higher than they were at the same time last year," said Larry Westergard, president of the REALTORS® Association of Edmonton. "There may be bargains in the condominium market as prices are about \$10,000 less than a year ago, on average."

The average* priced single family property was down 1.96% and sold for \$372,253 in August. Condominiums dropped in price for the fourth consecutive month and sold on average for \$232,230 in August. The duplex/rowhouse average price was up 16.7% to \$352,662 but based on just 56 sales so the average may be skewed by the selection of properties sold. The average residential sale price (which includes all types of residential property) was \$325,588; down just 1.3% from last month. Residential sales in August were down from the previous month at 1,195 as were listings at 2,700. This sales-to-listing ratio of 44% increased the available inventory to 8,822 units at the end of the month. Sales were slower as the average days-on-market was up six at 57 days. "Although the market has quieted this summer the inventory is being constantly refreshed," said Westergard. "Our 3,200 REALTORS® are listing 50 to 100 properties every day and wide choice is available in all areas. We don't expect a big push this fall but homes are selling although the sales cycle is longer than many sellers would like."

*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!!*



*Join us in November for a
Saturday Morning Theater
Event featuring...*

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. Stay tuned for more detailed
information to come....*

Food Bank Donations excepted!

Business to Business Networking Offers

**The Medicine
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#18, 4302-50 St, Leduc, AB T9E 6J9

Phone: 780.986.7030

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Marnie Kachman

B.Sc. (Pharm), CDE

**FREE Tylenol
Extra Strength (24 Pack)**



Must Present Coupon. Leduc Location Only.



City of Leduc Food Bank Drive

Monday, October 4th from 5:30-9pm our team will be collecting in various locations around the City of Leduc. If you have anything from now until that date you would like to donate please feel free to contact us at rwco@shaw.ca or 780-980-2828 to either arrange for us to pick it up at your home or you can choose to leave your donation at our RE/MAX Office Monday to Friday 9-5pm. Let's work together to help provide for our Community and **FILL OUR TRAILER!**



Community Events



4th Annual

"Commitment to Life" Stars Fundraiser

Leduc Recreation Center, Leduc, Alberta

Saturday, September 25, 2010, 5pm

Dinner, Dance, Entertainment and Silent Auction

Email. www.tpstars.com or Phone. 780.986.4507

Client Referral Program

If you refer someone during the month of September, your name will be entered to win a **\$100 Gift Card for**



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

Congratulations to **Carrie Blumenthal**

our Client Referral Program winner for August!

Thank you to everyone for your referrals!!

Featured Listings

Exclusive Lakeside Estates

\$439,000



Gorgeous custom built, fully developed, SherBilt bungalow located in exclusive Lakeside Estates awaits you. Wake up and sip your morning coffee overlooking West Point Lake! This quality home shows pride of ownership throughout with oak wood touches in every room. The main floor hosts beautiful laminate and lino flooring, a cozy living room with large windows and a gas fireplace. The kitchen is loaded with spacious cupboards, a breakfast nook and overlooks a darling fenced, landscaped backyard with 2 garden sheds (10'x10' & 12'x8'), deck and gas BBQ outlet. The master bedroom with jacuzzi ensuite, bedroom and 4 piece bathroom complete the upstairs. The carpeted downstairs was built by the builder with 2 extra large bedrooms, a 3 piece bathroom, family room and wet bar. Extra features in this home are the oversized double attached garage, cul-de-sac location and concrete R.V. parking area. With only 1 previous owner, this home holds it's value.

Deer Valley Dream Home

\$412,000



Beautiful 2 storey Cobblestone Master Built home in Deer Valley with a double attached garage, ready to enjoy. Walk into this home and you will see every detail and upgrade was taken care of. Plush carpet, golden laminate and lino flow throughout the house. The living room boasts large windows with a view of the landscaped backyard as well as a gas fireplace for cozy evenings. Maple kitchen cabinets, vacuum kick plate, stainless steel appliances, darling breakfast nook and an open view of the main floor make meal time easy. Upstairs is the master bedroom with Jacuzzi ensuite and 2 large bedrooms as well as a laundry room, bonus room with vaulted ceilings, 4 piece bathroom and loads of cupboard space. Downstairs is fully finished by the builder with a family room, an extra bedroom, 3 piece bathroom and a storage room. The yard is beautifully landscaped and fenced as well as a deck with a gas line for your next BBQ-ready to go! This home is immaculate, in a quiet cul-de-sac, ready and waiting for you!

Millet Back Yard Paradise

\$299,900



This darling home is ready and waiting to be enjoyed. A park like setting sets this home apart from all the rest with beautiful landscaped yards, mature trees, perennials, incredible patio's, exterior lighting system for the backyard after hours, garden shed, underground sprinkler, fire pit and fencing to keep this a garden paradise. This 4 bedroom, 1000 sq ft bungalow on a massive lot is well taken care of and upgraded with vinyl windows, new fresh paint, countertops, blinds, light fixtures, bathrooms, flooring and lots of extra storage. Upstairs you'll find a living room, kitchen with dining area, three bedrooms along with a 4 piece bathroom and a 2 piece ensuite. Downstairs is a fully finished basement with a large living room area, den/exercise room, extra bedroom and 3 piece bathroom including makeup counter. A detached triple 36'x22' in-floor heated garage, a single RV pad and loads of extra parking complete this home. So many perks, you'd have to see it for yourself to believe it!

Sold Listings!

Listed at: \$169,900



Listed at: \$311,300



Listed at: \$349,000



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