

\* EACH RE/MAX OFFICE IS INDEPENDENTLY OWNED AND OPERATED



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**REAL ESTATE TEAM**

*Personal Service... Professional Results*



RE/MAX ELITE

**LISTEN TO A RECORDED MESSAGE FOR EACH PROPERTY**

**BY CALLING 1-877-396-5200 AND DIAL THE CORRESPONDING ID NUMBER**

**P.I. \$ 1070.64/Month\***

**P.I. \$ 807.93/Month\***

**P.I. \$ 646.26/Month\***

**P.I. \$ 929.18/Month\***

**FRASER \$ 264,900**



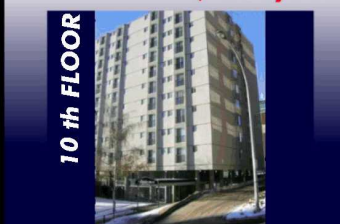
INVESTMENT PROPERTY, LONG TERM TENANTS RENOVATED 3 BEDROOM DUPLEX WITH NEW WARM TONE PAINT, DARK LAMINATE, MODERN LIGHT FIXTURES, RENOVATED KITCHEN & BATH FEATURES 2 BAY WINDOWS, TWO-TIER DECK, DOUBLE GARAGE PAD  
**I.D. # 7003**

**SPRING LAKE \$ 199,900**



LOOKING FOR A PLACE TO RELAX, ENJOY THE OUTDOORS, GO FISHING OR TAKE A HIKE. PRIVATE LOCATION FOR THIS 2 BEDROOM HOME BACKING ON RESERVE LAND, LAMINATE FLOORS UPGRADED SHINGLES, FURNACE, LARGE FIREPIT AREA FOR SUMMER EVENINGS  
**I.D. # 7010**

**DOWNTOWN \$ 159,900**



10th FLOOR INVESTORS DREAM NO HEADACHE NO HASSLE UNIT IS PART OF RENTAL POOL, HARDWOOD FLOORS, MAPLE CABINETS, CERAMIC TILE INSUITE LAUNDRY, 5 APPLIANCES, GREAT LOCATION CLOSE TO U of A, LRT, MacEWAN RIVER VALLEY AND SHOPPING  
**I.D. # 7008**

**ATHLONE \$ 229,900**



AFFORDABLE LIVING AT IT'S BEST, NO STAIRS GREAT FOR EMPTY NESTERS, WHEELCHAIR ACCESSIBLE, RECENT RENOVATIONS, NO CARPETS BIRCH LAMINATE FLOOR, OPEN DESIGN, NEW KITCHEN...COUNTERTOP, CABINETS, APPLIANCES SINGLE GARAGE, FACING PARK  
**I.D. # 7006**

**P.I. \$ 2545.87/Month\***

**P.I. \$ 1992.15/Month\***

**P.I. \$ 1131.27/Month\***

**P.I. \$ 686.68/Month\***

**BULYEA HTS \$ 629,900**



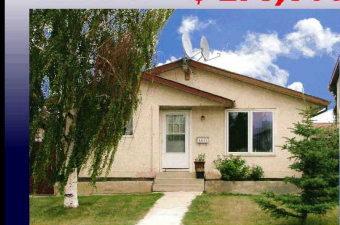
EXECUTIVE NEIGHBORHOOD, OVER 2276 FT<sup>2</sup> 4 BEDROOMS, 3 BATHROOMS, RENOV KITCHEN GRANITE COUNTERTOP, S/S APPLIANCES FINISHED BASEMENT, FENCED & LANDSCAPED 17' CEILINGS, LAUNDRY, DARK HARDWOOD MODERN COLOR SCHEME  
**I.D. # 7005**

**OZERNA \$ 492,900**



TOP QUALITY IS EVIDENT IN THIS 2004 BUILT BILEVEL, HARDWOOD FLOORS, JACUZZI ENSUITE VAULTED CEILINGS, OPEN CONCEPT, F-FINISH BASEMENT SUITE W/ SEPERATE ENTRANCE, 6 BEDROOMS, 3 FULL BATHROOMS, DECK BACKING ON WALKING TRAIL  
**I.D. # 7011**

**KIRKNESS \$ 279,900**



3 BEDROOM HOME WITH OVER 1000FT<sup>2</sup> PLUS DEVELOPED BASEMENT, DOUBLE GARAGE NUMBER OF RECENT UPGRADES, LAMINATE AND CERAMIC TILE FLOORING, HIGH EFFICIENCY FURNACE, H.W.T., JACUZZI TUB, OPEN DESIGN WALK TO SCHOOL, BUS AND PARK  
**I.D. # 7007**

**ABBOTTSFIELD \$ 169,900**



CHEAP AS BORSCH, 4 BEDROOM TOWNHOME GREAT STARTER OR INVESTMENT PROPERTY RENOVATED WITH NEW BERBER CARPETS BIRCH LAMINATE FLOORING, CERAMIC TILES S/S STOVE AND DISHWASHER, CARPORT AND LOW CONDO FEES, GREAT DEAL  
**I.D. # 7009**

\* PAYMENTS ARE MONTHLY, BASED ON 35 YEAR AMORTIZATION @ 4.14% RATE WITH 10% DOWN, SUBJECT TO QUALIFICATION AND RATE CHANGE

**NO DOWN PAYMENT NO PROBLEM!**  
STILL RENTING? WANT TO BE A HOMEOWNER  
**HOW TO BUY A HOME WITH ZERO MONEY DOWN**  
SPECIAL FIRST TIME BUYER FINANCING STILL AVAILABLE DO YOU QUALIFY?  
CALL FOR A LIST OF QUALIFYING PROPERTIES WITH PICTURES  
TOLL FREE 1-877-396-5200 AND DIAL # 1074

**YOUR HOME ADVERTISED ON RADIO, INTERNET AND PRINTED MEDIA**  
24 HRS A DAY, 7 DAYS A WEEK ARE YOU THINKING OF SELLING?  
CALL FOR A FREE MARKET EVALUATION OF YOUR HOME AND RECEIVE A FREE DVD  
**IS YOUR HOME "FIT TO SELL"**  
HOW TO SELL YOUR HOME FASTER AND FOR MORE MONEY

**\*TRADE-UP PROGRAM\***  
READY FOR A CHANGE? DO YOU HAVE EQUITY LOCKED IN YOUR HOME AND WISH TO UPGRADE OR JUST CHANGE  
I HAVE AN EVER GROWING LIST OF HOMEOWNERS WHO WISH TO MOVE, BUT WANT TO FIND A SUITABLE HOME BEFORE SELLING  
DO YOU QUALIFY FOR THE TRADE-UP PROGRAM.  
CALL MY INFORMATION HOTLINE AND REGISTER  
CALL 1-877-396-5200 AND DIAL ID #1007

**\* REVENUE PROPERTIES \* \* LOW MONEY DOWN \***  
CALL FOR A LIST OF  
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- ESTATE SALES  
- DIVORCE SALES  
- JUDICIAL LISTINGS  
- HANDYMAN SPECIALS  
- RENTAL POOL SALES  
CALL TODAY TO RECEIVE YOUR LIST BY E-MAIL OR SEARCH BY YOURSELF AT WWW.GREATDEAL.CA

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the place to be

**REAL ESTATE REVIEW**

**THE PETER KUBICZEK REAL ESTATE TEAM**  
*Personal Service... Professional Results*

*Men take only their needs into consideration, never their abilities.* Napoleon Bonaparte

**Record housing sales for second month in a row**

Edmonton, August 5, 2009: The REALTORS® Association of Edmonton reported a record number of single month sales of residential properties for the second month in a row. Buyers who created record sales in June carried through for a record in July as well. Although sales were off almost 11% from June the total number of July sales was 2,277, creating a new July record.

"The market is stable and strong sales and market activity are not driving prices up dramatically," said Charlie Ponde, president of the REALTORS® Association of Edmonton. "Attractive mortgage rates and consumer confidence are powering the local market and sellers are being realistic about their pricing."

The average\* SFD sold for \$372,741 in July as compared to \$369,859 in June (up ¾ of a percent). Condominium prices were down one percent at \$244,265 on average in July from \$247,071 in June. Duplex and rowhouse prices were up 1.8% from a month ago to \$296,284. The average residential prices was down just over 1% to \$324,847. Average prices in all categories in July were down from the same month last year.

"The total value of residential sales for the year have surpassed what they were last year at the same time," said Ponde. "REALTORS® have sold \$3.845 billion worth of residential property so far as compared to \$3.842 billion last year at the end of July." Listing activity was down with just 2,764 properties listed as compared to 3,179 last month and 3,582 in July 2008.

The average days-on-market was 46 in July; down three days from June. At the end of July there were 6,592 residential properties active on the MLS® System down by just 107 properties from June. Total sales through the MLS® System are worth \$4.42 billion after just seven months of business.

Highlights of MLS® System activity

July 2009 activity	Record for the month*	% change from July 2008
Total MLS® System sales this month	2,554	25.40%
Value of total MLS® System sales - month	\$836 million	19.10%
Value of total MLS® System sales - year	\$4.33 billion	-2.01%
Residential <sup>1</sup> sales this month	2,277*	27.60%
Residential average price	\$324,847	-3.06%
SFD <sup>2</sup> average selling price - month	\$372,741	-1.71%
SFD median <sup>3</sup> selling price	\$350,000	-3.30%
Condo average selling price	\$244,265	-3.78%

1. Residential includes SFD, condos and duplex/row houses.

2. Single Family Dwelling

3. The middle figure in a list of all sales prices

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

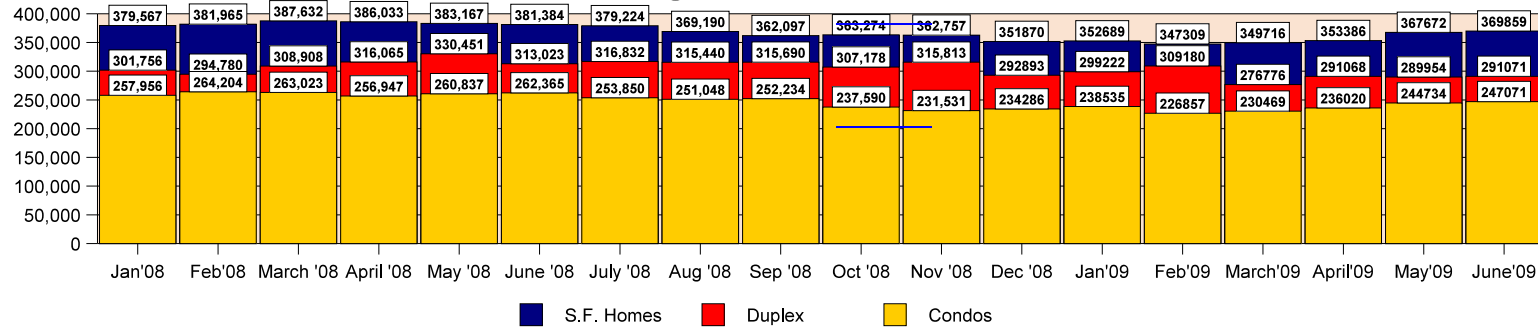
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**Average Sale Price**



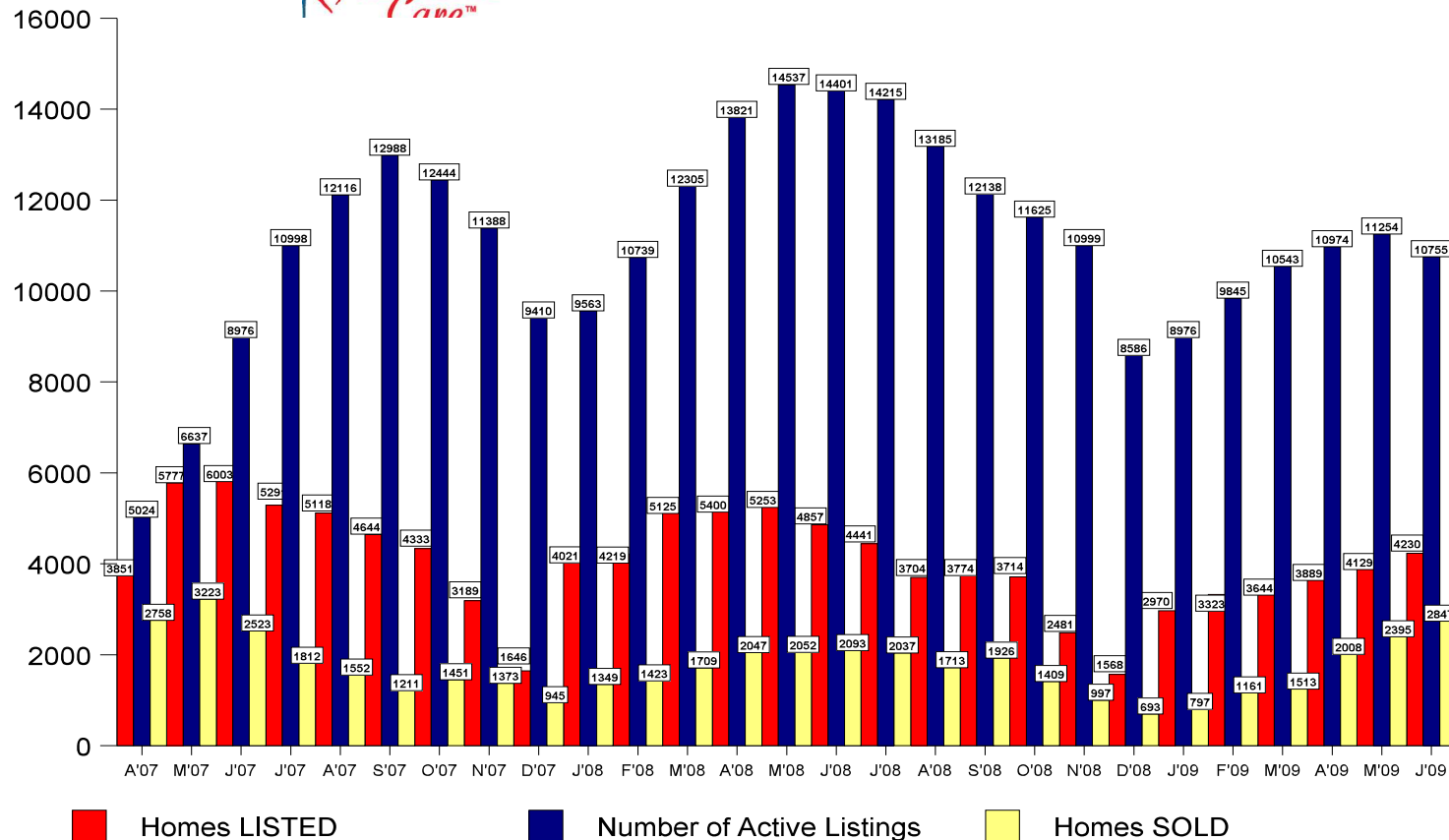
**Will the Bank of Canada Raise Interest Rates Early?**  
Financial Post

As the economy begins to creep out of its economic rut, the market has begun to speculate on when interest rates will rise. The Bank of Canada pledged in April to hold interest rates at 0.25% until the end of June, 2010. The move was designed to ease credit pressures on financial institutions and consumers as the recession intensified. However, the pledge -- an unconventional monetary policy tool used to keep short-term interest rates and mortgage rates low -- came with an exit clause. If price inflation begins to threaten the economy, the central bank could raise interest rates earlier. But will they?

2nd Annual Cotton Club event hosted by RE/MAX & Edmonton Marriott at River Cree Resort. Located in the heart of Harlem, the Cotton Club was the place to be from 1923 to 1940. You can revisit the excitement on Friday, October 9, at 6:00 p.m. at the Edmonton Marriott at River Cree Resort. You can dance all night long to live music featuring jazz, swing and pop rhythms.

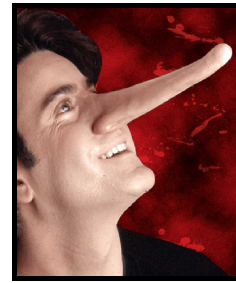


Complimenting the old Night Club theme, dinner will be served at action food stations while PJ Perry and his 9 piece band provide the music. There will be a silent and live auction, raising funds for Stollery Children's Hospital through Children's Miracle Network. For tickets contact your local RE/MAX office. Dress is business formal, or themed. For more information, go to [www.cottonclubedmonton.com](http://www.cottonclubedmonton.com).



**Did you know?**

- \* The sense of smell works 24 hours a day and is the one human sense that cannot be 'switched off'.
- \* The human sense of smell affects 75% of daily emotions and plays an important role in memory.
- \* The human nose is believed to be able to detect up to 350,000 chemicals.
- \* Emotion can be communicated by smell. There are suggestions that smell can influence mood, memory, emotions, mate choice, immune system and hormones.
- \* Scenting does not impact on judgement and has been tested to prove that it cannot cause obsessive behaviour. Academics and researchers agree that scents are effective simply because they create a mood which validates intentions.
- \* Smell amplifies the sense of taste. Try this... if peeled pieces of apple are placed in one bowl, and peeled pieces of potato in another, and then the nostrils are held completed closed while a piece from one bowl is sampled, the two tastes are indistinguishable. That's why a rotten head-cold severely impacts your appetite and sense of taste.



**Does Your Entrance Say Welcome or Walk Away?**

From the moment a potential buyer steps through the threshold of your home, they've got a pretty good idea of what's inside. From the grass lawn care, to the paint on the door, to the smell of fresh cut flowers in the foyer -- everything adds up. With a little effort, you can create a home viewing experience buyers won't soon forget.



It's all about the entrance

To a buyer, little things go a long way. Adding a dash of color to the front door, replacing the hall mat, baking before an open house and making sure the floor, walls and mirrors are spotless will all ensure your home gets off on the right foot with potential buyers.

Every room counts

When you walk into your home, you can probably see more than just the entranceway. If you have an airy and open space, consider adding common elements that will draw the viewer's attention from one room to the next -- a great way to give your home added continuity.

Clear the clutter

Coat racks are a staple in most homes. Doesn't mean you want to show yours off during an open house. To add size to the front area, lose the hats, shoes, coats and jackets. For furniture, make sure it fits in the space and is more than a great aid for tying hard-to-reach shoelaces.

Make flooring your forte

Is the laminate in your 70-year-old bungalow a turn-off? Sellers should strive to make the entrance as welcoming as possible--that includes getting rid of any flooring or materials that dramatically dates your décor. Before listing a property, you should consider making some minor remodel upgrades. Because the front hall is normally a smaller space, it may be a good place to invest some extra effort and give it a more modern appeal.

Get a handle on it

What's the first thing people touch when walking into your home? If your door handle is in need of a polish or needs to be changed, it may be worth hiring a handyman to install a quality piece of hardware. If the door jams or squeaks, give it some TLC before you throw the welcome sign on the front lawn. There is nothing more embarrassing than a home in disrepair.

Mirrors and artwork

If the entrance is small, a mirror can create a trick of the eye and expand the space. A powerful piece of contemporary art can also create a memorable entrance for a purchaser. Whichever you choose, remember the first impression is the one that lasts. Take the time to ensure that every potential home buyer feels welcomed when walking in.

**IF YOU KNOW OF SOMEONE WHO IS THINKING OF SELLING THEIR HOME PLEASE CALL ME AT 780-456-6300 MOST IMPORTANT AND VALUED PART OF MY BUSINESS ARE REFERRALS FROM PAST**

**Peach BBQ Chicken**

Use skinless boneless chicken in this delicious recipe for Peach BBQ Chicken --it's not only lower in fat, but the tasty marinade easily flavors the skinless meat. Use assorted pieces -- breasts, thighs and drumsticks -- so everyone gets their pick! Ingredients



- juice of 2 limes (cut in half and squeeze)
- 1 tbsp (15 mL) olive oil
- 1 tbsp (15 mL) soy sauce
- 1 tsp (5 mL) finely chopped garlic
- 1/2 tsp (3 mL) dried thyme or 2 tsp. (10 mL) fresh
- 1/4 tsp (1 mL) salt
- 1/8 tsp (.5 mL) black pepper
- 2-1/2 lb (1.25 kg) skinless, boneless (except bone-in skinless drumsticks) chicken pieces
- 1/3 cup (75 mL) peach jam (or apricot)
- 2 tsp (10 mL) balsamic vinegar

**Cooking Instructions**

- To make marinade, mix the first seven ingredients (lime juice to black pepper, inclusive) in a small bowl.
- Place chicken in a non-metal baking dish just large enough to hold pieces in a single layer.
- Pour marinade over and turn chicken to coat. Cover with plastic wrap and chill several hours or overnight, if you have time.
- Just before cooking, make glaze by mixing peach (or apricot) jam with balsamic vinegar. Set aside.
- Cook chicken on hot barbecue until done and juices run clear. Remember breasts cook faster than thighs and drumsticks.
- Near end of grilling time, brush chicken pieces generously with glaze.
- Close BBQ lid for 30 seconds to warm glaze. Serve immediately.

Servings: Makes 2 adult and 2 child servings.

**FOR MORE INFORMATION ON REAL ESTATE FINANCING CONTACT ANDRE HOULE AT 780-887-6847 MORTGAGE PROFESSIONAL FROM TMG MORTGAGE GROUP**

Rates last updated Friday, August 14, 2009

Mortgage Term	TMG Rate	Bank Rate
1 Year Open	6.55 %	7.00 %
1 Year Closed	2.65 %	3.75 %
2 Year	2.90 %	4.05 %
3 Year	3.54 %	4.65 %
4 Year	3.89 %	5.14 %
5 Year	4.09 %	5.85 %
7 Year	5.34 %	6.80 %
10 Year	5.25 %	6.90 %

TMG Best Rate: **Closed Variable Rate: P+.15%  
Open Variable Rate: P+.80%**

**Price Ranges of Recorded Sales for July 2009**

