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PETER KUBICZEK

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**



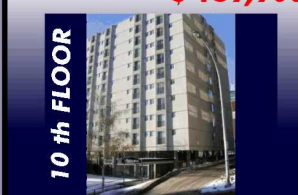
SPRING LAKE \$ 199,900



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

7010

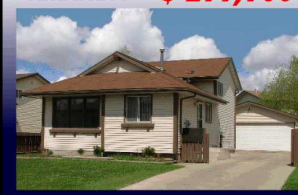
DOWNTOWN \$ 159,900



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

7008

KIRKNESS \$ 299,900



GREAT STARTER WITH 3 BEDROOMS 2 BATHS FAMILY ROOM WITH FIREPLACE, CENTRAL AIR-CONDITIONER, OAK KITCHEN, BLACK APPLIANCES, DOUBLE GARAGE W/ RADIANT HEATER, UPGRADED FURNACE & HWT, CERAMIC TILE FLOORS, WALK TO SCHOOL

7004



BULYEA HTS - SOUTH WEST



EXECUTIVE NEIGHBORHOOD, OVER 2276 FT2 4 BEDROOMS, 3 BATHROOMS, RENOV KITCHEN GRANITE COUNTERTOP, S/S APPLIANCES FINISHED BASEMENT, FENCED & LANDSCAPED 17 CEILINGS, LAUNDRY, DARK HARDWOOD MODERN COLOR SCHEME

7005

OZERNA - NORTH WEST



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

7011



THE PETER KUBICZEK REAL ESTATE TEAM



**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
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AND DIAL # 1074**

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CALL ME TO FIND OUT
IF YOUR HOME QUALIFIES
USING THE NEWEST IN
REAL ESTATE TECHNOLOGY
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 *
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- FORECLOSURES
- 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**

RE/MAX ELITE
the place to be

REAL ESTATE REVIEW

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

*A business that makes nothing but money
is a poor business.* HENRY FORD

Homebuyer confidence creates record real estate results

Edmonton, July 3, 2009: At the mid-point of the year, the REALTORS® Association of Edmonton is confident that the local real estate market has regained stability. The 9,741 sales of residential properties sold through the Multiple Listing Service® in the first six months surpassed the six month year-to-date figure for last year (9,567) and residential sales in June set a new record for the month. Residential sales in June totalled 2,552 units which surpassed the 2007 record of 2,203 units sold and was the third best month for unit sales in MLS® System history.

"Buyer confidence, especially among first time buyers, was evident in Edmonton despite lingering economic concerns in other markets," said Charlie Ponde, president of the REALTORS® Association of Edmonton. "When mortgage rates looked like they might start to rise, many potential buyers locked in lower mortgage rates and then went searching for a qualifying home."

Listing activity slowed slightly from last month (down 0.03%) with 3,179 residential listings. The strong sales drove the sales to listing ratio to 80% from 68% last month. Prices continue to climb with one month increases of 0.6% for single family dwellings and 1% increases for condominiums. The average* SFD sold for \$369,859 in June as compared to \$367,672 in May or \$351,870 on January 1. Condominiums sold for \$247,071 on average in June; up from \$244,734 in May and \$234,286 at the start of the year. At the end of 2008 Q2, SFDs sold for \$381,384 and condos sold for \$262,365.

"Last year prices fell from the high point in March. This year prices have just continued to climb," said Ponde. "Prices typically decline slightly in the second half of the year but the drop, if it occurs, will not be precipitous."

The average days on market was 60 days or more early in the year but dropped to 49 in June; another indicator of buyer enthusiasm. At the end of June there were 6,785 residential properties active on the MLS® System (2.65 month supply at current sales volumes) which offers a wide range of choice for those eager buyers.

Highlights of MLS® activity

June 2009 activity	Record for the month*	% change from July 2008
Total MLS® System sales this month	2,847	36.00%
Value of total MLS® System sales - month	\$964 million	30.60%
Value of total MLS® System sales - year	\$3.49 billion	-5.60%
Residential ¹ sales this month	2,552	37.80%
Residential average price	\$328,299	-3.80%
SFD ² average selling price - month	\$369,859	-3.00%
SFD median ³ selling price	\$349,500	-4.20%
Condo average selling price	\$247,071	-5.80%

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.

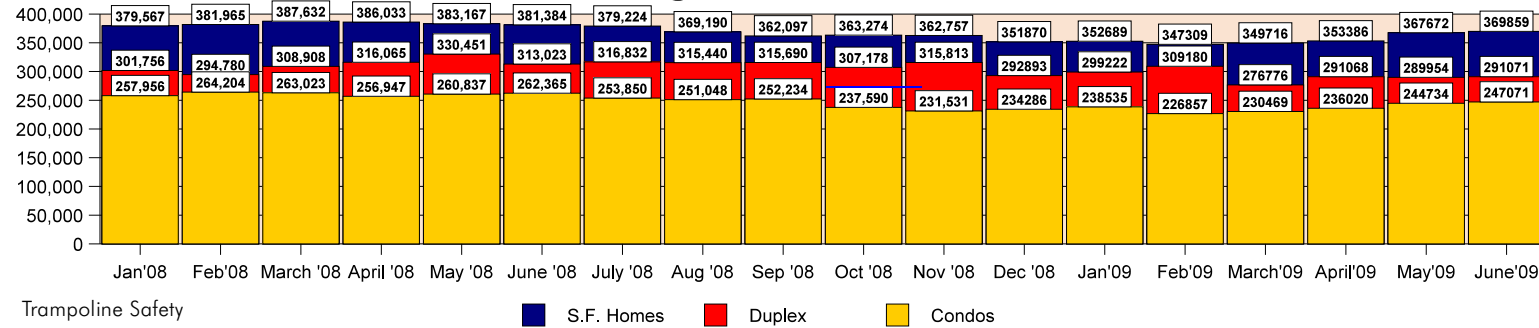
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Average Sale Price



Trampoline Safety ■ S.F. Homes ■ Duplex ■ Condos

Almost all trampoline-related injuries to children involve backyard trampolines. Many injuries occur from falls sustained on the trampoline itself or falls onto the ground or surrounding objects. Other injuries occur when there is more than one person on the trampoline at one time. Increased supervision (by adults or trained spotters), setting the trampoline at ground level, and padding the trampoline have all been ineffective in preventing injuries. The protective effect of netting has not been determined. Because of the risk of injury and the severity of injuries, trampolines should never be used in home or recreational settings.

Gen X to flex new purchasing muscle in recreational property markets across Canada, says RE/MAX

The demographic shift was noted in the 2009 RE/MAX Recreational Property Report highlighting sales, pricing, trends and developments in 50 Canadian markets. The report found demand from Gen X (those born between 1965 and 1980) has nearly doubled over one year ago. Seventy-four per cent of markets surveyed this year reported a marked trend toward thirty-something buyers snapping up affordably-priced product, ranging from waterfront cottages to resort condominiums, compared to just 40 per cent in 2008.

The time to buy has never been better. With four exceptions, recreational property prices have softened in most major markets across the country. Only on the Newfoundland Coast and in Ontario, from Innisfil to Oro, Kingston, and Beaverton, have values increased this year compared to 2008. Starting prices remain similar to one year ago and in some cases are even higher. Complete copy of this report can be downloaded at WWW.KUBICZEKTEAM.COM

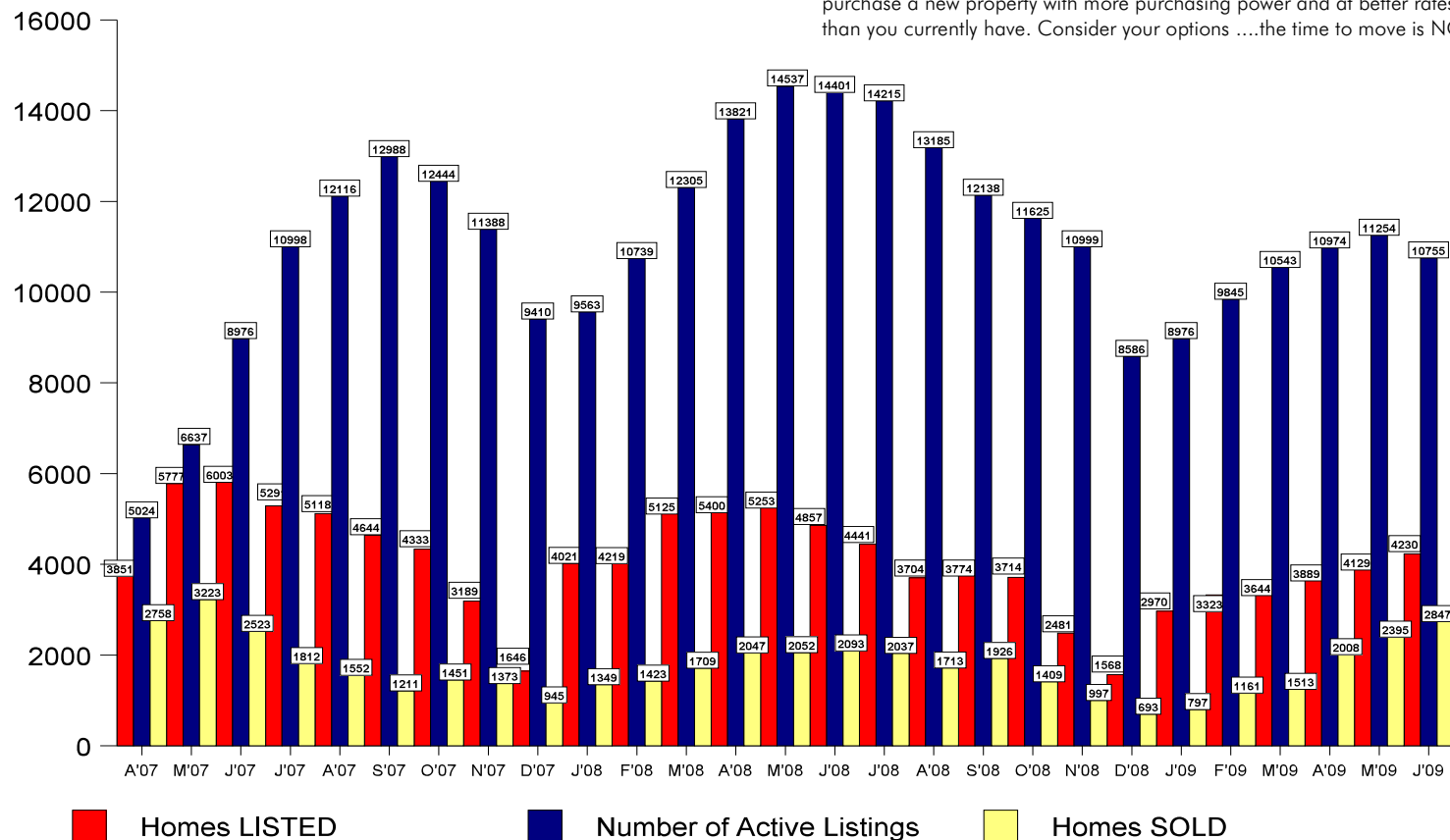
If you are considering the purchase of a recreational property, just to get away from the city on the weekends to do some fishing, boating, or just spending quiet evenings by the fire pit, I have just the property for you.

This private 2 bedroom cabin situated in expanding community of Spring Lake is ready for you this summer, with complete privacy, backing on Reserve county land, means you will enjoy all the outdoor activities and still be home in less than 30 min. Why spend money on a trailer which you have to drag around from camp site to camp site, spend a fortune on gas and pay storage over winter, invest your money safely in cottage country. For under \$ 200K



IS IT YOUR TIME TO MOVE?

Sales activity in the recent months have brought a renewed buyer interest in the market place. First time home buyers are taking advantage of the record low mortgage rates and abundance of inventory to make that leap to home ownership, but they are not the only ones. Investors are returning to purchase foreclosed properties to hold or use as rental generators. This may be your ideal time to make a change. Use the equity built over the years, and purchase a new property with more purchasing power and at better rates than you currently have. Consider your optionsthe time to move is NOW.



Sell Your Home With Strategically Placed Artwork

Taste in art is incredibly subjective. If your home even slightly resembles a museum, consider that one person's treasure can be another's trash. When getting ready to sell your home, it's important to keep the artwork simple so you can get the best selling price.

Before listing your property, consider having a candid chat with your Re/Max Real Estate sales associate, or a close friend. Both can give you a better sense of pieces destined for the Guggenheim, and those better suited for the basement. Remember, it's the walls that are for sale, not what's on them.

Remove extra pieces - Overcrowded walls can make a room feel smaller. Many people cluster together family photos and art in groups a design strategy that sings in some spaces and sinks in others. Take a critical look at the pieces in each room and consider if they add or subtract from the overall buying potential of the home.

Posters - Children typically have posters in their rooms of their favourite bands, artists or sports heroes. It's a good idea to limit the amount of posters on childrens walls to give potential buyers a better sense of the room's possibilities. You want to emphasize the versatility of each space. No matter how difficult (for you or your child), its also a good idea to remove any stickers and adhesives on the bedroom doors.



Family photos - People like to see who is living in the home—but only to an extent. Take a look in each room through the eyes of a stranger. Are the pictures from last summers sojourn in the Grand Canyon a little much?

Valuable art collections - In most cases, art is a phenomenal investment. During any open house, make sure your best pieces are featured prominently. Valuable artwork can lend an air of prestige to a home, and be a great point for discussion amongst potential buyers.

Using art to create a mood - Art sets the mood for a home. Landscapes, black and white photography, sculptures, and other tasteful pieces do wonders, but try to avoid leaving out anything that's overtly religious, sexual or controversial. Pieces of that nature can detract from the overall feel of your home and give potential buyers a reason to keep looking.

7th Annual DQ Miracle Treat Day: Place your Pre-Order Today!

On Thursday August 13, 2009, Dairy Queen will celebrate its 7th Annual Miracle Treat Day. For one day only Dairy Queen will raise funds for children's hospitals across North America through the Children's Miracle Network.



Whether you purchase one Blizzard treat or many, 100% of the proceeds will go to pediatric priorities at the Stollery Children's Hospital.

Complete the following pre-order form and submit it to your nearest DQ location; your Blizzards will be ready for pick up at your designated time on Miracle Treat Day.

<http://www.tigercreations.net/stollery/preorder2009.pdf>



How To Make Polish crepes - nalesniki
Easy Recipe Ingredients & Directions:

- 3 eggs
- 3/4 cup milk
- 2 tablespoons granulated sugar
- 1/2 teaspoon salt
- 6 to 8 tablespoons flour



Beat eggs. Mix sugar, salt and flour well together and stir quickly into the eggs. Add milk and beat hard. Have ready one or more heavy six inch crepe pans, lightly buttered and well heated.

Pour just enough batter into each to cover the bottom of the pan when it is tilted and swirled.

Shake the crepes over the fire until they are slightly browned on the bottom and firm to the touch on top. Do not turn. Put them aside to cool. This may be done several hours before serving. This recipe makes 16 to 18 crepes.

- Apple Filling for Nalesniki
- 2 large tart apples
 - 1/2 teaspoon cinnamon
 - 4 tablespoons granulated sugar
 - 1 teaspoon lemon juice
 - 1/3 cup butter
 - 1/3 cup sugar
 - 1/3 cup bread crumbs



Cook apples with sugar, cinnamon and lemon juice. Mash apples slightly until it resembles course applesauce. Cool. Fill crepes and roll up. Place on buttered baking dish and brush well with melted butter. Mix sugar with bread crumbs and butter and sprinkle over top. Bake in 350 degree F oven for 20 minutes. Serves 4. Make Polish crepes - nalesniki part of your meal today!

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ANDRE HOULE AT 780-887-6847

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Today's Prime Rate: **2.25%**

Mortgage Term	TMG Rate	Bank Rate
1 Year Open	6.55 %	7.00 %
1 Year Closed	2.75 %	3.75 %
2 Year	2.95 %	4.05 %
3 Year	3.54 %	4.65 %
4 Year	3.99 %	5.14 %
5 Year	4.14 %	5.85 %
7 Year	5.35 %	6.80 %
10 Year	5.25 %	6.90 %

TMG Best Rate: **Closed Variable Rate: P+.30%**
Open Variable Rate: P+.80%

Price Ranges of Recorded Sales for JUNE 2009

