



PETER KUBICZEK

DIRECT LINE 456-6300



Personal Service
PROFESSIONAL RESULTS

FREE MARKET EVALUATIONS



CUMBERLAND \$ 424,900



4 BEDROOM 4 LEVEL SPLIT, OVER 1950 FT2
3 FULL BATHS, HARDWOOD FLOORS, FIREPLACE
VAULTED CEILINGS WITH OPEN BALCONY
FROM SECOND FLOOR, LARGE KITCHEN,
STEPS AWAY FROM PLAYGROUND AND LAKE

HAZELDEAN \$ 334,900



CHARACTER HOME ON A TREELINED STREET
ATTACHED GARAGE, WORKSHOP, X-LARGE LOT
DEVELOPED BASEMENT, 5 BEDROOMS
UPGRADED WINDOWS, FURNACE, WATER TANK
SEPERATE ENT. TO TOP LEVEL, INCOME POSS.

CANON RIDGE \$ 209,900



2003 BUILT, 1 BEDROOM, ADULT ONLY
INSUITE LAUNDRY, AIR-CONDITIONER
\$ 159 CONDO FEE INC. HEAT AND WATER
COVERED PARKING STALL
IMMEDIATE POSSESSION AVAILABLE

ORMSBY PL \$ 279,900



COMPLETELY RENOVATED, 3 BEDROOM
OVER 1087 FT2, GRANITE BATH VANITY
NEW LAMINATE FLOORING, NEW KITCHEN
STONE FIREPLACE, ATTACHED CARPORT
CERAMIC TILE FLOORS, QUIET LOCATION

BEAUMONT \$429,900



REDUCED TO SELL
BEST DEAL IN BEAUMONT, MUST BE SEEN
OVER 1756 FT2 PLUS DEVELOPED BASEMENT
3 SPACIOUS BEDROOMS, LARGE BONUS ROOM
FULLY FENCED AND LANDSCAPED WITH DECK
OAK PACKAGE, MAIN FLOOR LAUNDRY

STRATHCONA \$ 469,900



OVER 1500FT2 OPEN CONCEPT APARTMENT
2 LARGE BEDROOMS, MASSIVE WALKIN CLOSET
HIGH END HIRISE WITH ALL AMENITIES
POOL, SAUNA, EXERCISE ROOM
CENTRAL TO UNIVERSITY AND DOWNTOWN

WESTMOUNT \$ 399,500



CHARACTER AND CHARM, W/ BASEMENT SUITE
ORIGINAL HARDWOOD FLOORS, OVER 1389 FT2
4 BEDROOM, RECENTLY UPGRADED
MASTER W/ GAS FIREPLACE, ENSUITE, LAUNDRY
100 AMP POWER, FURNACE, SHINGLES

Beacon Hts \$ 449,900



NEED MORE ROOM ? HOW ABOUT 2500 FT2 +
TOTAL OF 6 BEDROOMS, MOTHER IN LAW SUITE
OPEN CONCEPT DESIGN W/ VAULTED CEILINGS
HARDWOOD AND CERAMIC FLOORINGS
5 PCE ENSUITE, TOTAL OF 3 FULL BATHS

Beacon Hts \$ 399,200



REBUILT IN 1992, OVER 1440 FT SQ.
OAK KITCHEN, 5 BEDROOMS, 18'X16' DECK
4 PCE ENSUITE W/ JACUZZI, O/S MASTER
FINISHED BASEMENT, 3 FULL BATHS
24X26 GARAGE IN 99', HARDWOOD/CERAMIC

JAMIESON PL \$ 330,000



MORE THAN MEETS THE EYE, 4 BEDROOMS
COMPLETELY RENOVATED, NEW CARPETS,
EURO KITCHEN, REPAINTED, LAMINATE FLOOR
2 FULL BATHS, LOADED WITH STORAGE,
MOVE-IN CONDITION, IMMEDIATE POSSESSION

BISSET \$ 264,900



EXECUTIVE CONDOS FOR ACTIVE LIFESTYLE
2003 BUILT, 2 STOREY 2 LARGE BEDROOMS
2 BATH, OPEN CONCEPT, BALCONY, FIREPLACE
LARGE KITCHEN WITH CERAMIC TILE FLOORS
OVER 1179 FT2, CHEAP CONDO FEE \$95

CAENARVON \$ 364,900



QUIET STREET WITH 4 BEDROOMS 2 FIREPLACES
SHOCKING HICKORY KITCHEN, UPGRADED
BATH W/ JACUZZI TUB, ENSUITE, BERBER
CARPETS, DOUBLE GARAGE, FRENCH DOORS,
LARGE STORAGE, NEW HWT & FURNACE

CANON RIDGE \$ 279,900



STRESS FREE LIFESTYLE IN THIS 18+ BUILDING
FULL VIEW OF THE RIVER VALLEY,
TAKE RELAXING WALKS IN HERMITAGE PARK
2004 BUILT, 1 BEDROOM PLUS A DEN, 2 STALLS
BALCONY, AIR CONDITIONER, CARWASH

PARKDALE \$ 249,900



HANDYMAN SPECIAL, GREAT FUTURE POTENTIAL
SWEAT EQUITY NEEDED, 2 BEDROOM, BATH
FULL BASEMENT, LARGE YARD, SHED/GARAGE
CONVENIENT CENTRAL LOCATION
UPGRADED FURNACE AND H.W.T.

RE/MAX ELITE
the place to be

MONTHLY REAL ESTATE
NEWS LETTER



EDMONTON MARKET UPDATE - APRIL, 2008

The REALTORS® Association of Edmonton reported that the average price for single family homes dropped less than half a percent after three months of small increases. April sales of all types of residential property through the Multiple Listing Service® were lower than the two previous years at 1,823 units but higher than the more typical years of 2004 and 2005. "The Edmonton housing market is stable and buyers and sellers seem to be coming to a realistic view of housing prices, in this market, with a very high inventory, pricing is a key component of a successful sale." While the typical sale is completed at 97% of the asking price many sellers have had to reduce their price to find the level that would attract a buyer. **Single family dwellings sold on average** * for \$386,033 in April just 0.4% down from the previous month. SFD prices are still 6.6% lower than April 2007. **Condos sold on average for \$256,947, a decrease of 2.3% from last month.** On the other hand, **duplexes and rowhouses sold during April were priced 2.3% higher at \$316,065 on average.** Overall, the average price for all types of residential property was down 2% at \$336,931 when compared to March and down just 2.1% from a year ago. There are 10,606 residential properties currently available on the MLS® (up 12% from last month's record inventory). The average days on market was just 52 days; up one from March. **There were 4,471 residential listings during the month and the sales to listing ratio is a low 41%.** Total residential sales were \$1.99 billion and total MLS® sales were \$2.3 billion.

Highlights of MLS® activity

April 2008 activity	Record for the month*	% change from April 2007
Total MLSSales this month	2,047	-25.80%
Value of total MLSSales – month	\$699 million	-28.80%
Value of total MLSSales – year	\$2.27 billion	-27.50%
Residential ¹ sales this month	1,823	-25.30%
Residential average price	\$336,931	-2.10%
SFD ² average selling price – month	\$386,033	-6.60%
SFD median ³ selling price	\$372,500	-6.60%
Condo average selling price	\$256,947	-1.60%

1. Residential includes SFD, condos and duplex/row houses.
2. Single Family Dwelling
3. The middle figure in a list of all sales price



INTERNET PROPERTY EXPOSURE MAXIMIZED

I am committed to finding new ways to reach buyers for my listings, below are the links to websites which I use to advertise.

- WWW.GREATDEAL.CA
- WWW.EDMONTONBEE.COM
- WWW.REMAX-WESTERN.CA
- WWW.USEDEDMONTON.COM

- WWW.HOMEBASE.CA
- WWW.HOMESANDLAND.COM
- HTTP://PETERKUBICZEK.POINT2AGENT.COM
- WWW.MLS.CA

WWW.PETERKUBICZEK.COM PETERKUBICZEK@SHAW.CA

WWW.PETERKUBICZEK.COM PETERKUBICZEK@SHAW.CA

HAVE YOU EVER WONDERED HOW YOUR CREDIT SCORE IS DETERMINED?

Credit Scoring

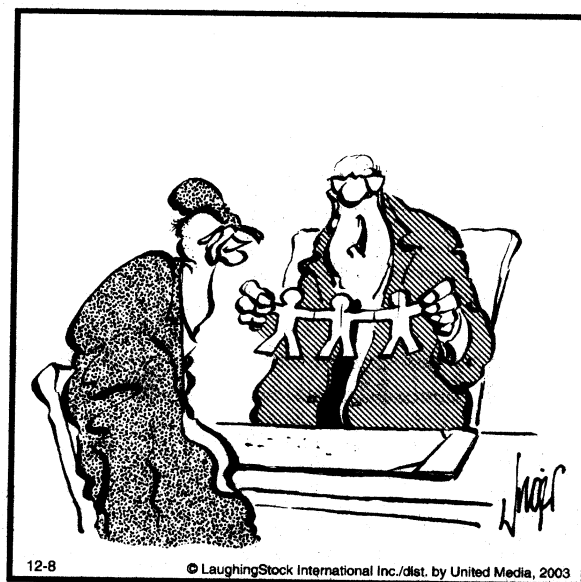
The credit score, also referred to as a “FICO score,” is a mathematical formula created by Fair, Issac and Company. The credit score is used by most companies to decide if the applicant is a good credit risk or not. Equifax and Trans Union will calculate the numbers from the credit report and generate a number between 300 and 900. A low score indicates a bad risk. A score of 680 or more puts the applicant in the lenders good books.

How scores are calculated:

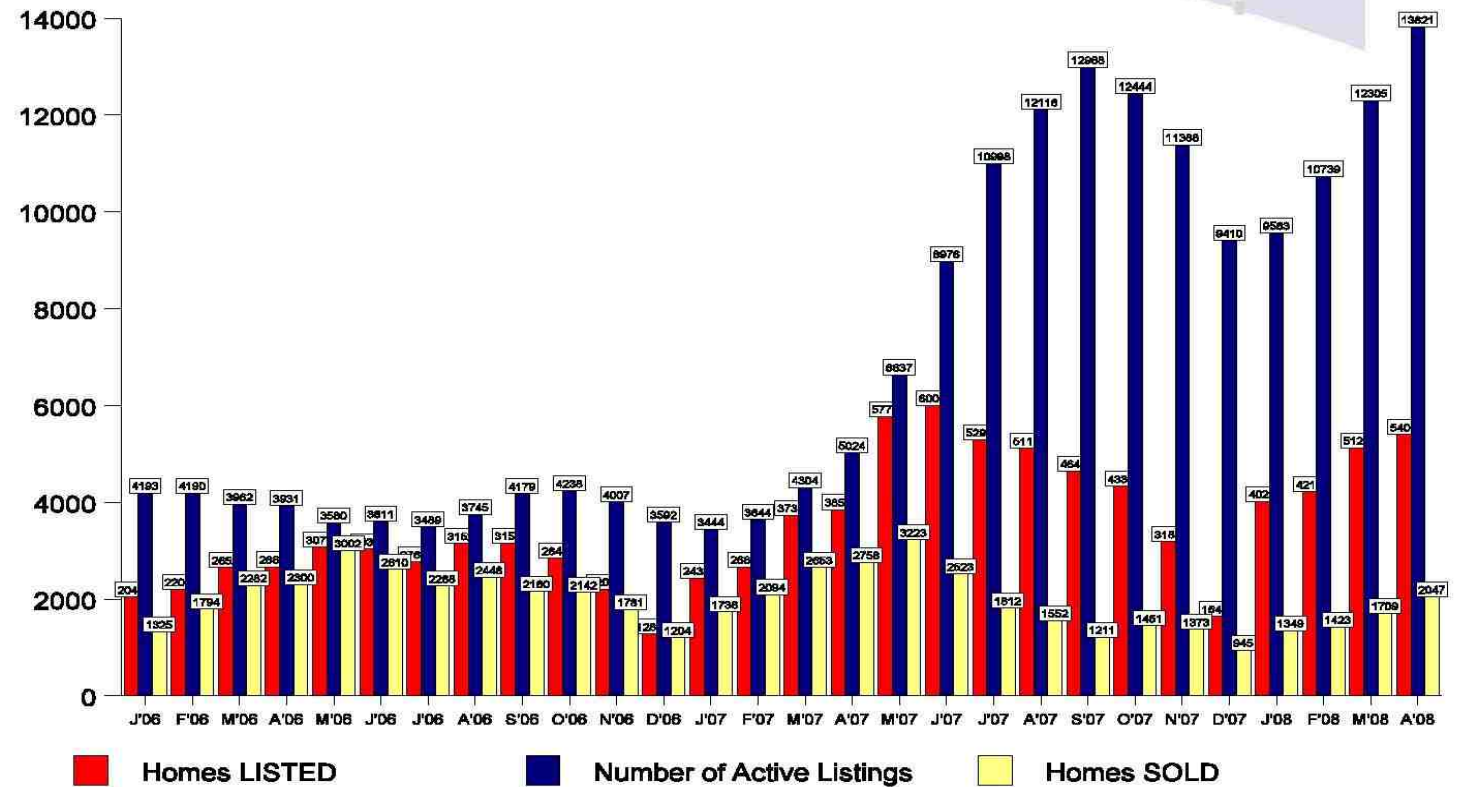
FACTOR	WEIGHT	POINTS
Payment History		
Bankruptcies, late payments, past due accounts and wage attachments collections, judgements	35%	315
Amount Owed		
Amount owed on accounts, proportion of balance to total credit limit	30%	270
Length of Credit History		
Time since account opened, time since account activity	15%	135
New Credit		
Number of recent credit Enquiries, number of recently opened accounts	10%	90
Types of Credit		
Number of various types of accounts (Credit Cards, Retail Cards, Mortgage)	10%	90
POTENTIAL POINTS	100%	900

How clients can improve their credit score

- 1) Order a copy of your credit report, review it carefully and correct any significant errors.
- 2) Pay bills on time.
- 3) If there is a questionable credit history, they can open new accounts use them responsibly by paying them of on time.
- 4) Avoid opening accounts without intension of using them. Having five or six of the same credit card types(e.g. Visa) is not favourable.
- 5) Having a credit card or installment loan can help boost a credit score, as long as the balance is not too high.
- 6) Keep balance low in relation to available credit. If the credit limit is \$ 10,000, keep the balance bellow \$ 2500 or bellow 25% of the limit. Balance of more than \$ 7500 or 75% will decrease the score. Going over the limit has even more negative impact.
- 7) Pay off credit card debt instead of moving it around to lower rate cards. Moving balance to other credit cards (i.e. “Balance transfer”) and closing an old account can hurt the score.



“This is your loan application back from our head office.”



NEWS TIDBITS

Rent hikes on the way; But slightly softer housing market will ease increases: report
Edmonton Journal - April 24, 2008

Edmonton renters will again pay double-digit increases this year, says the 2008 first-quarter multi-family report by real estate company Cushman & Wakefield. It will be the 13th year in a row that rents have gone up. But the good news is that the projected average hike of 14.6 per cent won't sting quite as badly as last year when the average rent jumped 18.2 per cent, the report said. "As rents increase, there's always the balance between what rent payment is and a mortgage payment is and there's a lot of existing condominiums from the conversion market last year that are priced within (that) range." The report cites competition by tenants for rental units and increased operating costs for rising rents. The report predicts the vacancy rate will remain relatively unchanged in 2008.

How low can interest rates go?
Toronto Star – April 24, 2008

Consumers are starting to see savings on loans after bold moves by the Bank of Canada to stimulate a flagging economy. Loan charges that vary with changes in the prime lending rate, such as mortgages and personal lines of credit with variable rates, have started to fall. They are down about 1.5 percentage points from last summer, and some economists expect further large cuts in light of the central bank's pessimistic remarks when it cut its bellwether overnight lending rate half of a percentage point to 3 per cent Tuesday. Economists at TD Bank Financial Group are predicting the steepest cuts: half a percentage point in June and another half in July, with no increases until late next year. Richard Kelly, a senior economist with TD, said he expects the central bank would then hold rates steady for a year or more.