



BELVEDERE \$ 164,900



GREAT RENTAL UNIT
READY FOR IMMEDIATE POSSESSION AND IN MOVE-IN CONDITION, NEW PAINT, CARPETS, CASINGS, LARGE WEST FACING BALCONY, INSUITE STORAGE, WALK TO LRT SCHOOLS AND LONDONDERRY MALL

CHIP LAKE \$ 400,000



FISHING, HUNTING OR SKIDDING
93.5 ACRES LAKE FRONT ACCESS, ALL SERVICES, GREAT FUTURE BUILDING SITE SEVERAL LARGE CLEARINGS, WALKING TRAILS

**FREE MARKET EVALUATIONS
CALL TODAY FOR YOUR
PERSONAL CONSULTATION**

**BUY AN OF THESE HOMES
WITH \$0 NO MONEY DOWN**

Personal Service
PROFESSIONAL RESULTS



DOWNTOWN \$ 79,900



JUGO JUICE
REFRESHING EXPERIENCE
ONE OF ONLY 2 LOCATIONS IN EDMONTON LOCATED DOWNTOWN ON JASPER AVENUE DIRECT ACCESS TO CLUBFIT, STEADY CLIENTELE FLEXIBLE HOURS, 1 OR 2 PERSON OPERATION WWW.JUGOJUICE.COM

CANON RIDGE \$ 209,900



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

STRATHCONA \$ 469,900



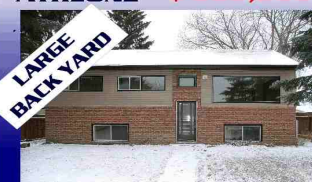
REDUCED TO SELL
OVER 1500FT2 OPEN CONCEPT APARTMENT 2 LARGE BEDROOMS, MASSIVE WALKIN CLOSET HIGH END HIRISE WITH ALL AMENITIES POOL, SAUNA, EXERCISE ROOM CENTRAL TO UNIVERSITY AND DOWNTOWN

ST. ALBERT \$ 175,000



EXTREME PITA
CELEBRATING 10 YEARS
TURN-KEY BUSINESS, READY FOR NEW OWNER FRANCHISE BASED, STEADY INCOME GROWTH LONG TERM LEASE, GREAT LOCATION ONLY STEPS FROM WAL-MART, GREAT FAMILY RUN BUSINESS

ATHLONE \$ 329,900



LARGE BACK YARD
GREAT INVESTMENT OPPORTUNITY 4 BEDROOM BILEVEL HUGE BACKYARD FENCE FRONT YARD, NEW SHINGLES PRIVATE LOCATION FACING A GREENSPACE IMMEDIATE POSSESSION IS AVAILABLE

LORELEI \$ 259,888



SOLD
3 BEDROOM TOWNHOME, MANY UPGRADES OPEN DEVELOPED BASEMENT, NEW FLOORING MAPLE KITCHEN, BLACK APPLIANCES NEW WINDOWS & DOORS, FRESHLY PAINTED GRANITE VANITIES, BERBER CARPETS PRIVATE LOCATION, FEE INC. HEAT AND WATER

BEAUMONT \$ 469,900



IMMEDIATE POSSESSION
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

WESTMOUNT \$ 422,500



BASEMENT SUITE
APARTMENT RA7 ZONING GREAT MONEY MAKER OR HOLDING PROPERTY BASEMENT SUITE, OVER 1389 FT2, 4 BEDROOM RECENTLY UPGRADED, 100 AMP POWER FURNACE, SHINGLES, HARDWOOD FLOORS

CALDER \$ 229,900



CHEAPER THAN RENT
CUTE 675 FT2 BUNGALOW, 2 BEDROOM LARGE FRONT PORCH, SINGLE GARAGE COMPLETELY RENOVATED NEW LAMINATE NEW KITCHEN, SHINGLES, SIDING, NEW BATH MOVE-IN CONDITION, IMMEDIATE POSSESSION

CUMBERLAND \$ 429,900



CLOSE TO A LAKE
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

DOWNTOWN \$ 319,900



GREAT FIRST STARTER
BEST BUY
EXECUTIVE ONE BEDROOM UNIT, MANY UPGRADES INC. HARDWOOD FLOORS CERAMIC TILES, PLUSH CARPETING FEATURES: CENTRAL AIR, BALCONY, HEATED STORAGE, INSUITE LAUNDRY

BEAUMARIS \$ 444,900



2800 SQ FT LIVING SPACE
LARGE 4 LEVEL SPLIT, WITH 5 BEDROOMS FIREPLACE, AIR-CONDITIONER, HARDWOOD FLOORS, NEW WINDOWS, FRONT PORCH LARGE OAK KITCHEN, BERBER CARPETS PLAYHOUSE AND SHED ON PRIVATE YARD

SIFTON PARK \$ 249,777



SOLD
3 BEDROOM, LARGE MASTER BEDROOM WALKING DISTANCE TO SCHOOL, PARK SHOPPING, LRT AND WALKING TRAILS, REPAINTED, NEW KITCHEN, FURNACE, HWT 5 APPLIANCES, LAMINATE, LOW CONDO FEE

Beacon Hts \$ 449,900



ACROSS FROM HOCKEY RINK
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 \$ 409,900



COMPLETELY RENOVATED
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

DUNLUCE \$ 349,900



BACKING TO TREED PARK
OVER 1550 FT2, 3 BEDROOM TOWNHOME SINGLE ATTACHED GARAGE, FIREPLACE VAULTED CEILINGS, WRAP AROUND DECK MASTER WITH ENSUITE, AND WALK-IN CLOSET END UNIT, IMMEDIATE POSSESSION

Edmonton, February 5, 2008: Resale housing sales in January were almost record setting. The previous record was set at the height of the real estate frenzy in January 2007. The REALTORS® Association of Edmonton reported that 1,227 residential sales were notched last month as compared to 1,175 units in January 2006 and 1,554 units last year.

1. "Near record January sales indicate that housing sales will remain strong in the Edmonton area as buyers and sellers adjust to the new pricing levels," said Marc Perras, president of the REALTORS® Association of Edmonton. "Prices are stable and are not expected to drop sharply despite the large inventory." There were 7,352 residential properties listed on the MLS® at the end of January. The previous January high was 5,490 available properties in January 1996. There were 7,094 properties in inventory at the end of December 2007 and almost 10,000 properties at the peak last September.

3,417 new residential listings were added in January with 1,227 sales resulting in a 36% sales-to-listing ratio (down from 62% in December). The average days-on-market rose to 61 days from 56 in December. REALTORS® reported that interest from buyers and activity through their offices picked up in January as total MLS® sales for the month reached \$460 million.

The average* price for a single family dwelling dropped marginally (0.6%) from December to \$379,567. Condo prices rose 1.9% on average* to \$257,956 and duplex/rowhouse prices were down 1.7% at \$301,756. The overall residential price was up 0.7% to \$332,051. The average residential price is up 9.3% from last January.

"Buyers now have a wide choice of properties to choose from and prices are stable," said Perras. "It's a good time to get into the market as a first time buyer or someone moving up or down."

Total MLS® sales (including rural and commercial) were 1,349, also the second best January in local history.

Highlights of MLS® activity

January 2008 activity	Record for the month*	% change from January 2007
Total MLS® sales this month	1,349	-22.40%
Value of total MLS® sales – month	\$460 million	-17.20%
Value of total MLS® sales – year	\$460 million	-17.20%
Residential ¹ sales this month	1,227	-21.00%
Residential average price	\$332,051*	9.30%
SFD ² average selling price – month	\$379,567*	6.20%
SFD median ³ selling price	\$364,000*	4.00%
Condo average selling price	\$257,956*	10.60%

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

² Single Family Dwelling

³ The middle figure in a list of all sales prices