



PETER KUBICZEK

406-4000
RE/MAX ELITE
the place to be

DIRECT LINE 456-6300

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

BRINTNELL \$ 369,900



PERFECT FIRST HOME STARTER, 3 SPACIOUS
BEDROOMS, UPSTAIRS LAUNDRY, LAMINATE
FLOORING, FORMAL LIVINGROOM, MAPLE
KITCHEN, PANTRY, FULL MASTER ENSUITE
WALKIN CLOSET, DECK STEPS TO CONV. STORE

FRASER \$ 283,900



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, MUST BE SEEN TODAY

SIFTON PARK \$ 249,900



PRIVATE LOCATION WITHIN WALKING
DISTANCE TO SCHOOL, PARK, SHOPPING, LRT
3 BEDROOMS, DEVELOPED BASEMENT W/ BAR
NEW FURNACE, HOT WATER TANK, WINDOWS
2 BATHROOMS, LAMINATE FLOORING

EVANSDALE \$ 424,900



ELEGANT DESIGN WITH VAULTED CEILINGS
FORMAL DININGROOM, SKYLIGHT, MASTER
BEDROOM WITH FULL ENSUITE, DEVELOPED
BASEMENT, 4 BEDROOMS, 4 BATHROOMS
PRIVATE LOCATION, MANY RECENT UPGRADES

PARKDALE \$ 219,900



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.

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.

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

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

BEAUMONT \$409,900



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



EDMONTON MARKET UPDATE - MAY, 2008

Housing prices have been stable for five months, mortgage rates have dropped this year and there is overwhelming choice of homes currently available in all price ranges. All these factors add up to an ideal market place for first time or move up home buyers.

The sales-to-listing ratio in May was 42% with 4,294 homes added to inventory on the Edmonton Multiple Listing Service® and 1,821 homes sold. May sales exceeded same month sales in 2003 and 2004 but were below May sales for 2005-2007 when the market was super-heated. At the end of May there were 11,006 residential properties available on the MLS® in the Edmonton area. That is up 400 properties from a month ago and two and a half times the inventory of a year ago. At current sales volumes there is a six month supply; twice the normal supply.

Overall, the average price for all types of residential property was up 1% at \$340,499 when compared to April, and down just 4% from a year ago. Single family dwellings sold on average* for \$383,167 in May down three-quarters of a percent (\$2,866) from the previous month. Condos sold on average for \$260,837, an increase of 1.5% (\$3,890) from last month. Duplexes and rowhouses sold during May were priced 4.6% higher at \$330,451 on average.

The average days on market was just 53 days; up one from April. Total residential sales were \$620 million for the month and total year-to-date MLS® sales were \$2.98 billion after five months.

Highlights of MLS® activity

May 2008 activity	Record for the month*	% change from May 2007
Total MLS® sales this month	2,052	-36.30%
Value of total MLS® sales - month	\$715 million	-38.80%
Value of total MLS® sales - year	\$2.98 billion	-30.60%
Residential ¹ sales this month	1,821	-35.90%
Residential average price	\$340,499	-3.93%
SFD ² average selling price - month	\$383,167	-10.06%
SFD median ³ selling price	\$365,000	-8.75%
Condo average selling price	\$260,837	-1.98%

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.

IF YOU KNOW OF SOMEONE WHO WOULD APPRECIATE THIS NEWS LETTER
CALL MY OFFICE AND PROVIDE US WITH SOME BASIC INFORMATION.....THANK YOU

Municipal Taxes for 2008

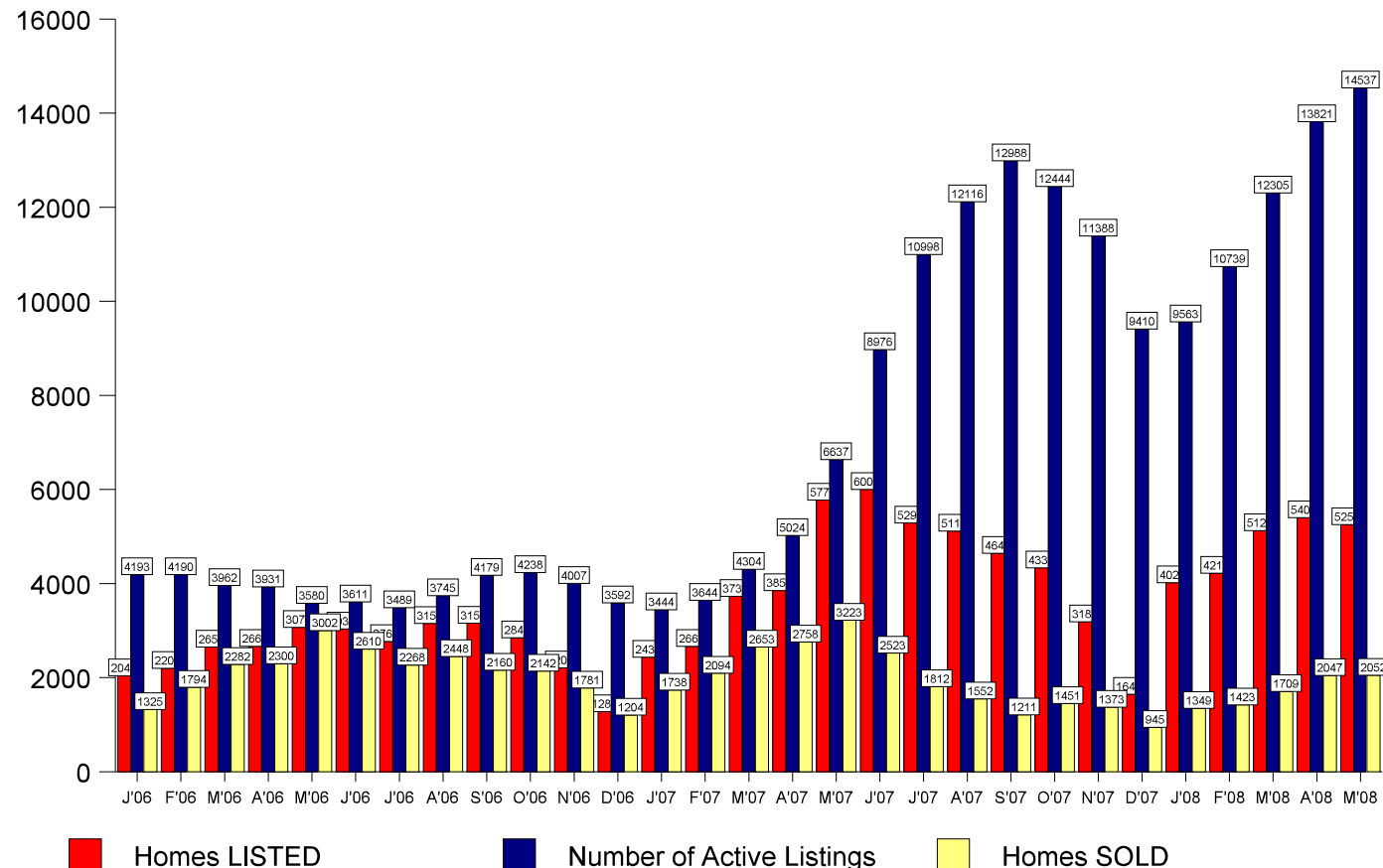
Many of you have called me regarding the tax assessment you received from the city of Edmonton for your annual taxes. Here is the scoop, taxes for 2008 have been assessed as of July 1, 2007, so they are based on the hot market conditions we experienced last year. If you purchased a property last year or had an evaluation done for refinancing, and possess a valid statement like purchase contract (If you do not have a copy of your purchase contract from last year call me and I will send you a copy) or certified appraisal of your property showing a lower value you may want to appeal your tax assessment to the city, or get more information at the following numbers;

Tax Enquiry Line at 496-6366
Contact a Tax Assessor at 496-2751

Assessment Review Board
Phone (780) 496-5026
Fax (780) 496-8199
E-Mail assessmentreviewboard@edmonton.ca



Keep in mind that you are still responsible for paying your taxes for 2008, once you have been reassessed than you will have a choice of receiving a return from the city or putting the amount as credit for next year. If you would like to get more information visit the city web site at www.edmonton.ca than click on **Home > City Government > Appeals > Assessment Review Board** To confirm your taxes you can go to <http://maps.edmonton.ca/> than goto Residential and Assessments.



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NEWS TIDBITS

Redefining the girl next DOOR

Edmonton Sun – May 25, 2008

To better understand emerging demographics in the real estate market, Royal LePage has commissioned research on various buyer segments. A recent nationwide consumer poll examined the growing trend of female home buyers in the real estate market. The Royal LePage Female Buyers Report found that just over one third (37%) of single never-before married women own their own home and that another 28% plan to purchase their next home in the next three years. A regional market analysis also showed a surge in female buyers over the past five to ten years across the country. "Today, women are driven by independence and a growing desire to set up their own place. They are more real estate savvy than in the past and they are financially stable," said Lisa da Rocha, vice president, marketing and sales, Royal LePage Real Estate Services. "An active and healthy real estate market with affordable interest rates and properties targeted specifically to women's needs are also in their favour," added da Rocha.

New to Canada and need a MORTGAGE?

Edmonton Sun – May 25, 2008

Question: We are new to Canada and we would like to buy a home to live in. What do we need to know and do in order to get a mortgage in Canada?
It's an exciting time for you and we find that due to relatively affordable prices in Edmonton, home ownership is usually within the reach of new immigrants.

1. Gather all of your documentation:
2. Contact a mortgage professional for a pre-approval.
3. Make an appointment with a licensed realtor to find your new home.

One additional comment to above. If you know of someone who is thinking of immigrating to Canada, it may be wise to talk with a mortgage broker before they move, as they may require documentation which might be difficult to provide or attain once they are here, for example International Credit Rating Report or Past Employment History.

Good news, bad NEWS; It's been an up and down week for Edmonton's housing scene

Edm Sun - May 25, 2008
With so much inventory on the market right now, Edmonton, and many other parts of the province for that matter, has become a buyers market. Statistics released last week show more people are choosing to leave Alberta than ever before. That would partly explain the increase in homes for sale, but neither that trend, nor the resulting lowering of prices, should worry current home owners - owners who bought a few years ago thinking they were in for a big pay day when it came time to sell. Pundants agree we will soon be in a situation where both sides, sellers and buyers, are still in a position to benefit - that is what you call good news for everyone - leaving prices to grow at, or near, par with inflation.