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Call me right now!  
780.456.6300



THE PETER  
**KUBICZEK**  
REAL ESTATE TEAM

RE/MAX ELITE

Personal Service... Professional Results



**EVANSDALE \$ 389,900**



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 \$ 199,500**



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.

**MATT BERRY \$ 399,900**



OVER 2120FT<sup>2</sup>, 3 BED, 3 BATH, OPEN & BRIGHT  
DESIGN, AIR-CONDITIONER, JACUZZI TUB  
U/G SPRINKLER, SPRINKLER, HUGE MASTER  
FAMILYROOM W/ FIREPLACE & WETBAR  
FULLY FENCED & LANDSCAPED PRICED TO SELL



**HOLLUCK K. \$ 469,900**



BRAND NEW NEVER LIVED IN 2 STOREY  
2100 FT<sup>2</sup>, VAULTED CEILING BONUS ROOM  
KING SIZE MASTER WITH JACUZZI ENSUITE  
MAIN FLOOR LAUNDRY, OFFICE OR DEN  
CHARCOAL HARDWOOD FLOORS, CALL NOW

**CENTRAL \$ 209,500**



GREAT INCOME PRODUCING RENTAL  
PROPERTY, WITH LONG TERM TENANTS  
3 BEDROOMS, SINGLE GARAGE WITH CARPORT  
QUICK ACCESS TO DOWNTOWN  
UPGRADED SHINGLE ON HOUSE AND GARAGE

**BRINTNELL \$ 469,900**



2006 BUILT, 3 BEDROOM, BILEVEL  
VAULTED CEILINGS, HONEY OAK HARDWOOD  
S/S APPLIANCES, ARCHES, OVER 1770 FT<sup>2</sup>  
PRIVATE MASTER, FULLEN SUITE, WALKIN CLOSET  
DIRECT ACCESS TO GARAGE FROM BASEMENT

**FRASER \$ 249,900**



1980 BUILT 2 BED 2 BATH WITH OVER 1000 FT<sup>2</sup>  
OF LIVING SPACE, CERAMIC TILE FLOORS, PATIO  
DOORS, UPGRADED WINDOWS, FRESHLY  
PAINTED, 22X24 GARAGE WITH O/H RADIANT  
HEATER AND 220V POWER. F-FIN BASEMENT

**BRINTNELL \$ 344,900**



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

**RICHFORD \$ 488,500**



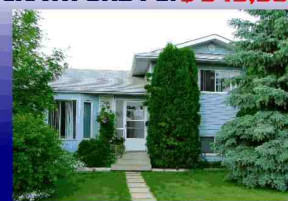
2002 BUILT, 3 BEDROOM, 2 STOREY  
BONUS ROOM, HARDWOOD FLOORS  
MAIN FLOOR LOUNDRY, JUST REPAINTED  
2100 FT<sup>2</sup>, OPEN CONCEPT, JACUZZI ENSUITE  
IMMEDIATE POSSESSION AVAILABLE

**SIFTON PARK \$ 237,900**



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

**CRAWFORD PL. \$ 349,900**



COMPLETELY RENOVATED, 4 BEDROOMS  
3 BATHROOMS, AMAZING LANDSCAPING  
24x26 HEATED GARAGE/SHOP, OAK KITCHEN  
LARGE PRIVATE DECK, QUIET LOCATION,  
VAULTED CEILINGS AND MUCH MORE!

**CHIP LAKE \$ 400,000**



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

**GLENGARRY \$ 249,900**



STOP RENTING, TIME TO BUILT EQUITY  
2 MASSIVE BEDROOMS, ENSUITE, WALK-IN  
CLOSET, RENOVATED BATH, KITCHEN, NEW  
LAMINATE FLOORING, SUPER PARTY BALCONY  
REPAINTED, QUICK ACCESS TO SHOPPING & BUS

**CALDER \$ 164,900**



CUTE 675 FT<sup>2</sup> BUNGALOW, 2 BEDROOM  
LARGE FRONT PORCH, SINGLE GARAGE  
COMPLETELY RENOVATED NEW LAMINATE  
NEW KITCHEN, SHINGLES, SIDING, NEW BATH  
MOVE-IN CONDITION, IMMEDIATE POSSESSION

**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

RE/MAX ELITE  
the place to be

REAL ESTATE REVIEW

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

Edmonton, September 3, 2008:

In August, homebuyers are distracted by warm weather, vacations and back-to-school preparations. Never-the-less, the REALTORS® Association of Edmonton reports that residential sales were up 18.6% in August as compared to August 2007. New listings were down for the month compared to last year resulting in a net drop of 889 properties available on the Multiple Listing Service® (MLS®) dropping below the 10,000 mark for the first time since March. There were just 9,612 residential properties in the inventory on August 31 as compared to 10,501 at the beginning of the month.

“Sales, compared month to month, were stronger than last year for the second consecutive month,” said Marc Perras, president of the REALTORS® Association of Edmonton. “New home sales are down dramatically partially because of the wide selection of homes available through the MLS® but buyers are demonstrating their confidence in this market and are not afraid to purchase.”

Average prices\* for all types of homes were down slightly from the previous month. Single family detached homes were off 2.65% to \$369,190; the lowest price in 18 months. Condominium prices were down just 1.1% to \$251,048 in August after a 3.25% slide in July. Duplex and rowhouse prices were down less than half a percent. Overall, the average residential price (which includes all types of residential property) was \$329,207 (off 1.8%: the same as the month previous).

Days-on-market rose from 55 to 63 days. The sales-to-listing ratio was 51% in August. Total MLS® sales for the month were up as a result of the increased sales volume to \$574 million with total sales for the year reaching just under \$5 billion.

“Housing prices typically rise slightly through the fall,” said Perras. “We expect that the strong sales this quarter will support rising prices as we approach year-end. Once again, I encourage buyers and sellers to maintain contact with their REALTORS® to ensure they are up-to-date on the day-to-day changes in this dynamic market.”

Highlights of MLS® activity

August 2008 activity	Record for the month*	% change from August 2007
Total MLS sales this month	1,713	10.37%
Value of total MLS sales – month	\$574 million	2.94%
Value of total MLS sales – year	\$4.99 billion	-22.45%
Residential <sup>1</sup> sales this month	1,541	18.63%
Residential average price	\$329,207	-4.52%
SFD <sup>2</sup> average selling price – month	\$369,190	-8.56%
SFD median <sup>3</sup> selling price	\$352,500	-7.24%
Condo average selling price	\$251,048	-6.72%

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> 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.

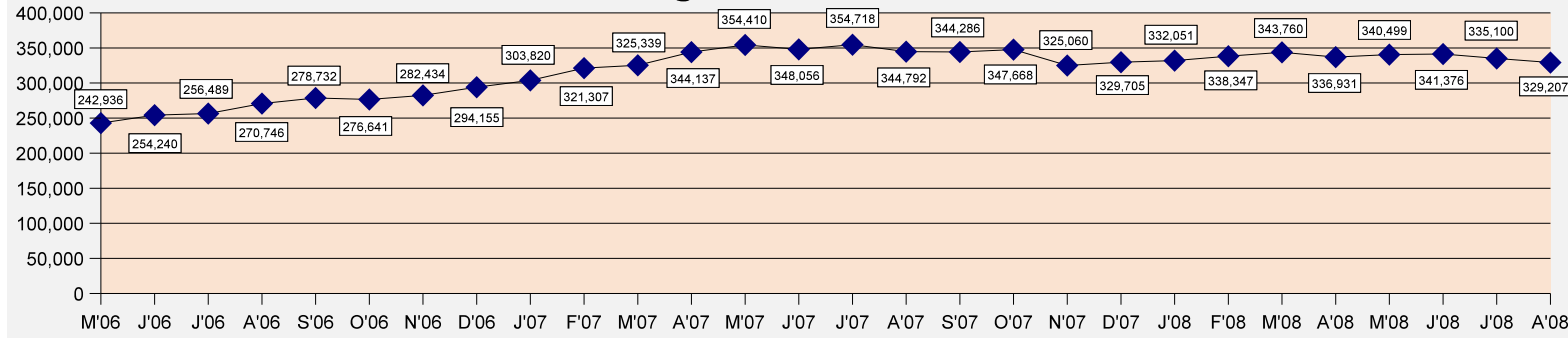
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THE CHILDREN'S MIRACLE NETWORK

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**Average Sale Price**

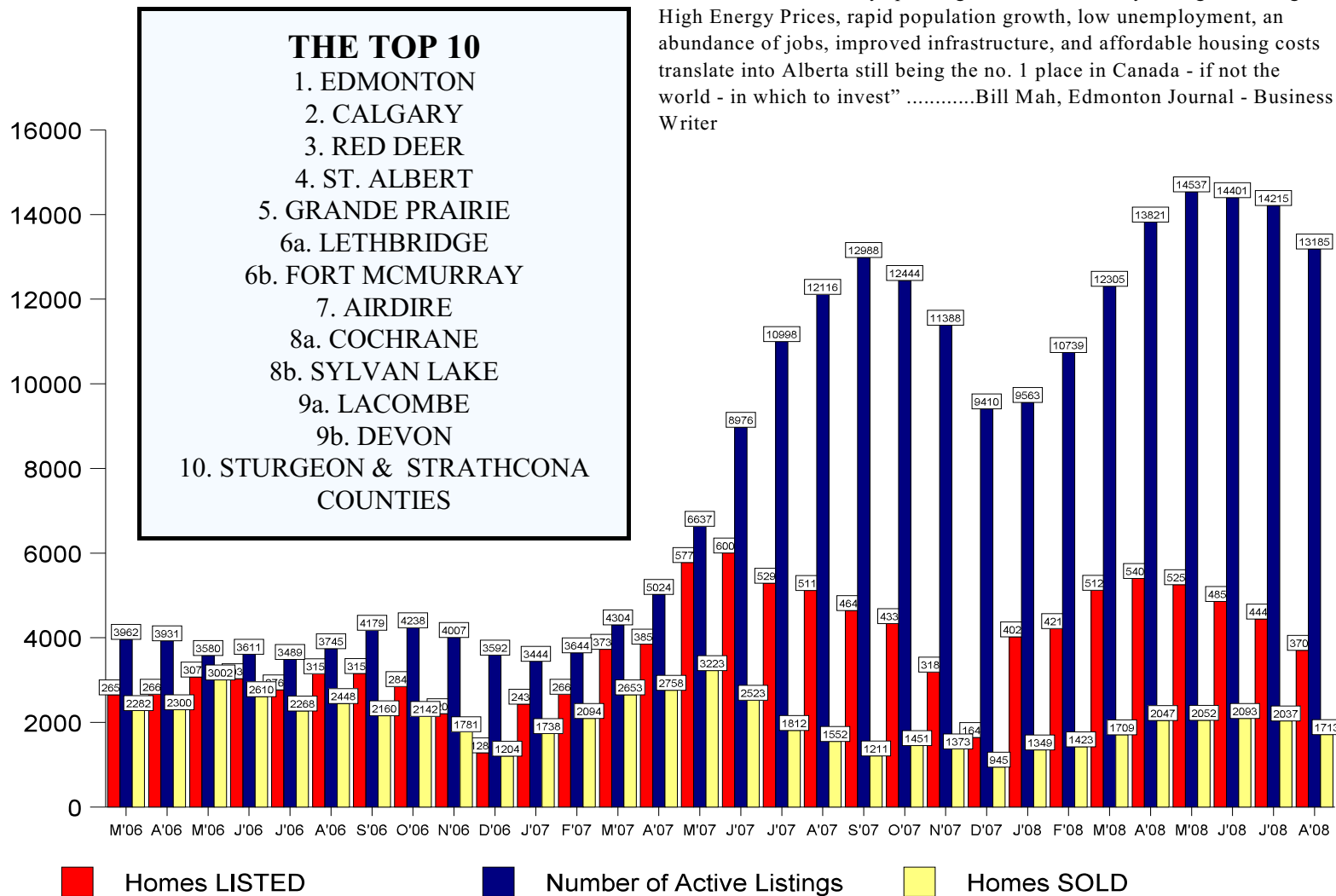


**City Real Estate No. 1**

Report cites real-estate investment performance in resale, rental market

Looking for the best place in the world to invest in real estate? If you live in Edmonton you don't have to go far, says a new report Top Ten Towns in Alberta, released today by a real estate author and analyst. Edmonton tops the list and four of its neighbouring communities follow close behind - St. Albert at fourth, Devon tied at ninth, and Sturgeon and Strathcona counties tied at 10<sup>th</sup> of the best places in Alberta to make money in residential real estate based on a long-term potential. The top ten list actually has 13 areas. Calgary trailed Edmonton in second place. The list is compiled from a survey of statistical and demographic data from sources such as Statistics Canada, Canadian Mortgage and Housing Corporation, Multiple Listing Services, government and economic development offices. Despite a cooled-down real estate market, strong economic fundamentals keep Edmonton in the top spot that it's held for six consecutive reports. The good news is that Edmonton's historic norms will be at, or near the top of performance for all of Canada both economically and in the real estate and rental housing sectors. Economic diversity provides economic stability, meaning Edmonton is no longer prone to major upward or downward economic swings; this type of stability is what long-term investors are seeking. The report is equally effusive in praising the province for its real estate investment

climate. "Fundamentally speaking Alberta's economy is as good as it gets. High Energy Prices, rapid population growth, low unemployment, an abundance of jobs, improved infrastructure, and affordable housing costs translate into Alberta still being the no. 1 place in Canada - if not the world - in which to invest" .....Bill Mah, Edmonton Journal - Business Writer



**The Condo Board VS. The Cat**

Most condo bylaws speak to whether animals are allowed to be kept by unit owners. If your condo board specifically forbids keeping four-legged creatures in its bylaws, can the rules be bent? In a 1999 Ontario case of a condo board against a condo unit owner, a novel argument was used by the animal lover: the condo bylaw rule was not "reasonable!" Does it matter if a rule is reasonable if, in fact, the bylaws were passed by the unit owners? Can an arbitrary rule be upheld if its violation does not cause any actual interference with other unit owners? Because of the presumption of validity of bylaws and weight of case law upholding pet prohibitions in bylaws, courts generally hesitate to exercise judicial discretion to dismiss a condo board's enforcement of a bylaw solely on the basis that the bylaw is "unreasonable." In this case, however, the condo board lost... but on other grounds. In this case, the court considered additional defences other than "reasonableness" to come to its conclusion. Inconsistency of the enforcement of the bylaw forbidding pets was the one justification for the court ruling in favour of the cat. The legal question was, "What was the law where the delay in the enforcement of the bylaw or acquiescence in the presence of pets, or both, emanated not from the developer, but from the condo's Board of Directors?" It was clear from the affidavit of other unit owners and the minutes of the Board of Directors that there had been cats in the condominium over the years. The Board knew about the cats for a number of years and yet delayed enforcement of the "no pet" provisions of the condo bylaws. In so doing, they implicitly acquiesced to the presence of cats in the building. That is, the condo corporation could not "sleep on its rights" and then enforce them against people who relied on the non-enforcement to put themselves in a position of disadvantage they would not have put themselves in had the provisions been enforced uniformly and in a timely manner. The decisive factor in the case may not have been the acquiescence of the condo Board at all, however. The cat owner suffered from depression and had medical expert testimony to the effect that if the cat were removed, her condition would worsen. Thus, the Human Rights Code, came into effect whereby "every person has a right to equal treatment with respect to the occupancy of accommodation, without discrimination because of ... handicap..." That is, to remove the cat was to deprive the unit owner of her "therapy" or treatment for her handicap. Lesson: warm, quiet, fuzzy, cute, non-dangerous four-legged creatures may be safe from condo bylaw enforcement if the bylaw was not previously enforced. In addition, it wouldn't hurt if you were a depressed hermit. Your pet alligator would not likely engender the same degree of judicial mercy, however.

**Bank of Canada keeps overnight rate target at 3 per cent**

OTTAWA, Sept. 3 - The Bank of Canada today announced that it is maintaining its target for the overnight rate at 3 per cent. The operating band for the overnight rate is unchanged, and the Bank Rate remains at 3 1/4 per cent.

The three global developments highlighted in the July Monetary Policy Report Update continue to have a major influence on the Canadian economy. Two of them - the course of the U.S. economy and the ongoing turbulence in global financial markets - have evolved broadly in line with the Bank's expectations. However, there is an increased risk of a more pronounced interplay between weakness in the U.S. economy and tightness in credit conditions that could affect the U.S. outlook for 2009. With respect to the third highlighted development, the sharp increases in commodity prices, the risk identified in July that these prices could be weaker than assumed has materialized. This has been largely due to the impact of slower global growth on the demand for energy. Given tight inventories, commodity prices can be expected to remain volatile. The reduction in commodity prices has been a significant factor in the decline of the Canadian dollar against the U.S. dollar. The weaker global growth and the decline of the Canadian dollar will have opposing effects on the demand for Canadian goods and services. In Canada, domestic demand has slowed modestly but remains strong. It continues to be supported by financial conditions that remain significantly better than those in most other major economies and by income gains stemming from past improvements in the terms of trade. Overall, the level of economic activity is slightly lower than expected in July but still close to the economy's production capacity. Global inflationary pressures remain elevated, with potential implications for import prices and the dynamics of inflation in Canada. While total CPI inflation has moved above 3 per cent, core inflation has stayed at 1.5 per cent as expected. The temporary factors affecting both of these measures should dissipate over the coming quarters, and the Bank continues to expect that total and core inflation will converge on 2 per cent in the second half of 2009. However, the recent decline in both spot and futures prices for energy means that the spike in total CPI inflation expected between now and the first quarter of 2009 will be lower than projected in July. Given these developments, the Bank judges that the current level of the target for the overnight rate remains appropriately accommodative. The Bank will continue to monitor carefully economic and financial developments in the Canadian and global economies, together with the evolution of risks, and set monetary policy consistent with achieving the 2 per cent inflation target over the medium term.

**MORTGAGE INTEREST RATES (Effective August 6, 2008)**

	Our Best Rates	Bank Rates	** PROMOTIONAL RATES
1 YEAR CLOSED	4.80 %	7.15 %	
2 YEAR CLOSED	5.09 %	7.20 %	
3 YEAR CLOSED	5.14 %	7.20 %	
4 YEAR CLOSED	5.25 %	7.04 %	
5 YEAR CLOSED	5.25 % **	7.19 %	
7 YEAR CLOSED	5.55 %	7.55 %	
10 YEAR CLOSED	5.55 %	7.90 %	
V.R.M. CLOSED	3.95 %	4.75 %	
V.R.M. OPEN	4.75 %	4.75 %	

THIS INFORMATION IS PROVIDED COMPLIMENTS OF **ROGER BOUW 780-984-5808** (ROGERBOUW@TELUS.NET)