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P.I. \$ 1054.19/Month*

FRASER \$ 264,900



INVESTMENT PROPERTY, LONG TERM TENANTS 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
I.D.# 7003

P.I. \$ 755.72/Month*

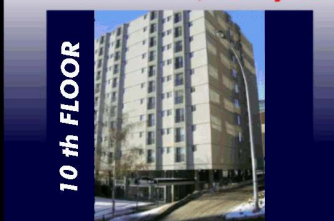
SPRING LAKE \$ 189,900



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
I.D.# 7010

P.I. \$ 636.33/Month*

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
I.D.# 7008

P.I. \$ 914.90/Month*

ATHLONE \$ 229,900



AFFORDABLE LIVING AT IT'S BEST, NO STAIRS GREAT FOR EMPTY NESTERS, WHEELCHAIR ACCESSIBLE, RECENT RENOVATIONS, NO CARPETS BRCH LAMINATE FLOOR, OPEN DESIGN, NEW KITCHEN...COUNTERTOP, CABINETS, APPLIANCES SINGLE GARAGE, FACING PARK
I.D.# 7006

P.I. \$ 2466.94/Month*

BULYEA HTS \$ 619,900



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
I.D.# 7005

P.I. \$ 1961.53/Month*

OZERNA \$ 492,900



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
I.D.# 7011

P.I. \$ 1113.88/Month*

KIRKNESS \$ 279,900



3 BEDROOM HOME WITH OVER 1000FT2 PLUS DEVELOPED BASEMENT, DOUBLE GARAGE NUMBER OF RECENT UPGRADES, LAMINATE AND CERAMIC TILE FLOORING, HIGH EFFICIENCY FURNACE, H.W.T., JACUZZI TUB, OPEN DESIGN WALK TO SCHOOL, BUS AND PARK
I.D.# 7007

P.I. \$ 676.13/Month*

ABBOTSFIELD \$ 169,900



CHEAP AS BORSCH, 4 BEDROOM TOWNHOME GREAT STARTER OR INVESTMENT PROPERTY RENOVATED WITH NEW BERBER CARPETS BIRCH LAMINATE FLOORING, CERAMIC TILES S/S STOVE AND DISHWASHER, CARPORT AND LOW CONDO FEES, GREAT DEAL
I.D.# 7009

P.I. \$ 290.11/Month*

WESTVIEW \$ 72,900



ESCAPE THE RENTAL TRAP AND START PAYING YOURSELF. IMAGINE LARGE PRIVATE BACKYARD OPEN CONCEPT WITH LARGE OAK KITCHEN BLACK APPLIANCES, LAMINATE FLOORING, 2 LARGE BEDROOMS, UPGRADED SHINGLES OWNED IT ALL FOR LESS THAN RENT
I.D.# 7013

P.I. \$ 795.52/Month*

WESTVIEW \$ 199,900



FULLY LOADED LETS YOU LIVE LIFE ON AUTO, AND CRUISE WITH THE MONEY YOU SAVED. 3 BED 2 BATH FULL ENSUITE W/ JACUZZI. OAK KITCHEN SKYLIGHTS, AIR-CONDITIONER, X-LARGE MAIN-FREE DECK, DOUBLE GARAGE HTD 220V, BUILT 2002, HANDICAPPED ACCESS.
I.D.# 7014

P.I. \$ 735.82/Month*

WESTVIEW \$ 184,900



MUST BE SEEN, THIS 3 BED, 2 BATH ON 1480 FT2 OF LIVING SPACE, PRIVATE TREETD BACKYARD, OAK KITCHEN UPGRADED FLOORING, FIREPLACE NEW 3-GLAZED WINDOWS, DOORS, SHINGLES 22X25 DOUBLE GARAGE, X-TRA LONG DRIVEWAY AIR-CONDITIONER, AND MORE...
I.D.# 7002

NO DOWN PAYMENT

NO PROBLEM!

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WANT TO BE A HOMEOWNER

HOW TO BUY A HOME

WITH ZERO MONEY DOWN

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* PAYMENTS ARE MONTHLY, BASED ON 35 YEAR AMORTIZATION @ 3.99% RATE WITH 10% DOWN, SUBJECT TO QUALIFICATION AND RATE CHANGE

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REAL ESTATE REVIEW

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

Any one can hold the helm
when the sea is calm. Publilius Syrus

Housing prices dip slightly in steady and stable market

Edmonton, September 2, 2009: Residential sales through the Edmonton and Area Multiple Listing Service® in August were lower than the number posted in July but higher than sales the previous August. There were a total of 1,673 sales last month as compared to 2,277 in July (a monthly record) and 1,541 in August 2008.

"Although sales numbers cooled a bit after record sales in June and July, we are still experiencing the strength of the market in Edmonton," said Charlie Ponde, president of the REALTORS® Association of Edmonton. "Our members continue to report high buyer interest. Although sales in the fall are slower than the spring, buyers are looking for a home and sellers can reach them through the MLS® System."

Prices for Single Family Dwellings climbed steadily all year and peaked in July at \$372,741. The average* SFD sold for \$366,788 in August, down 1.6 percent from the previous month. The current price is just \$2,400 lower than average prices in August 2008.

Condominium prices were also down in August; dropping less than one percent to \$242,035 on average in August from \$244,265 in July. By comparison, the average price for a condo in August 2008 was \$251,048. The average price has come down because of the increased amount of lower priced product that has entered the market rather than the value of a particular property being marked down.

Duplex and row house properties sold on average for \$294,007 and the combined Average Residential Price was \$318,321 in August; down 3.3% from \$329,207 in August 2008.

"Our market is operating normally," said Ponde. "There is a balance between buyers' and sellers' expectations and, while prices fluctuate seasonally, there are no major price swings. The strong inventory and activity levels result in moderation and stability."

The average days-on-market was 48 in August; up two days from July. At the end of August there were 6,445 residential properties active on the MLS® System.

Highlights of MLS® System activity

August 2009 activity

Total MLS® System sales this month

Value of total MLS® System sales - month

Value of total MLS® System sales - year

Residential¹ sales this month

Residential average price

SFD² average selling price - month

SFD median³ selling price

Condo average selling price

Record for
the month*

2,001

\$643 million

\$4.98 billion

1,673

\$318,321

\$366,788

\$350,000

\$242,035

% change from
August 2008

16.80%

12.10%

-0.40%

8.60%

-3.31%

-0.65%

-0.70%

-3.59%

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

2. Single Family Dwelling

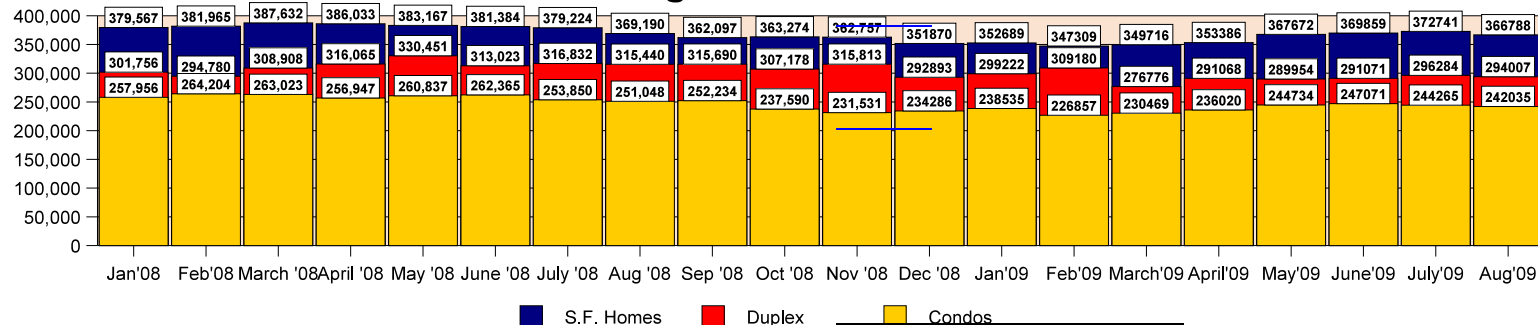
3. The middle figure in a list of all sales prices

* Average prices indicate market trends only. They do not reflect actual prices, which may vary.

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Average Sale Price



Housing Starts Increase in August

The seasonally adjusted annual rate of housing starts increased to 150,400 units in August from 134,200 units in July, according to Canada Mortgage and Housing Corporation (CMHC).

"Housing starts are trending higher, reflecting improvements in both the single and multiple segments," said Bob Dugan, Chief Economist at CMHC's Market Analysis Centre. "The improvement in housing starts is consistent with our expectation of a stronger second half for 2009."

The seasonally adjusted annual rate of urban starts increased by 14.0 per cent to 131,800 units in August. Urban multiple starts increased by 23.8 per cent to 77,600 units, while urban single starts moved up 2.5 per cent to 54,200 units in August. August's seasonally adjusted annual rate of urban starts increased by 56.0 per cent in British Columbia, by 16.1 per cent in the Prairies, by 13.8 per cent in Ontario, by 9.6 per cent in Atlantic Canada, and by 2.5 per cent in Quebec.

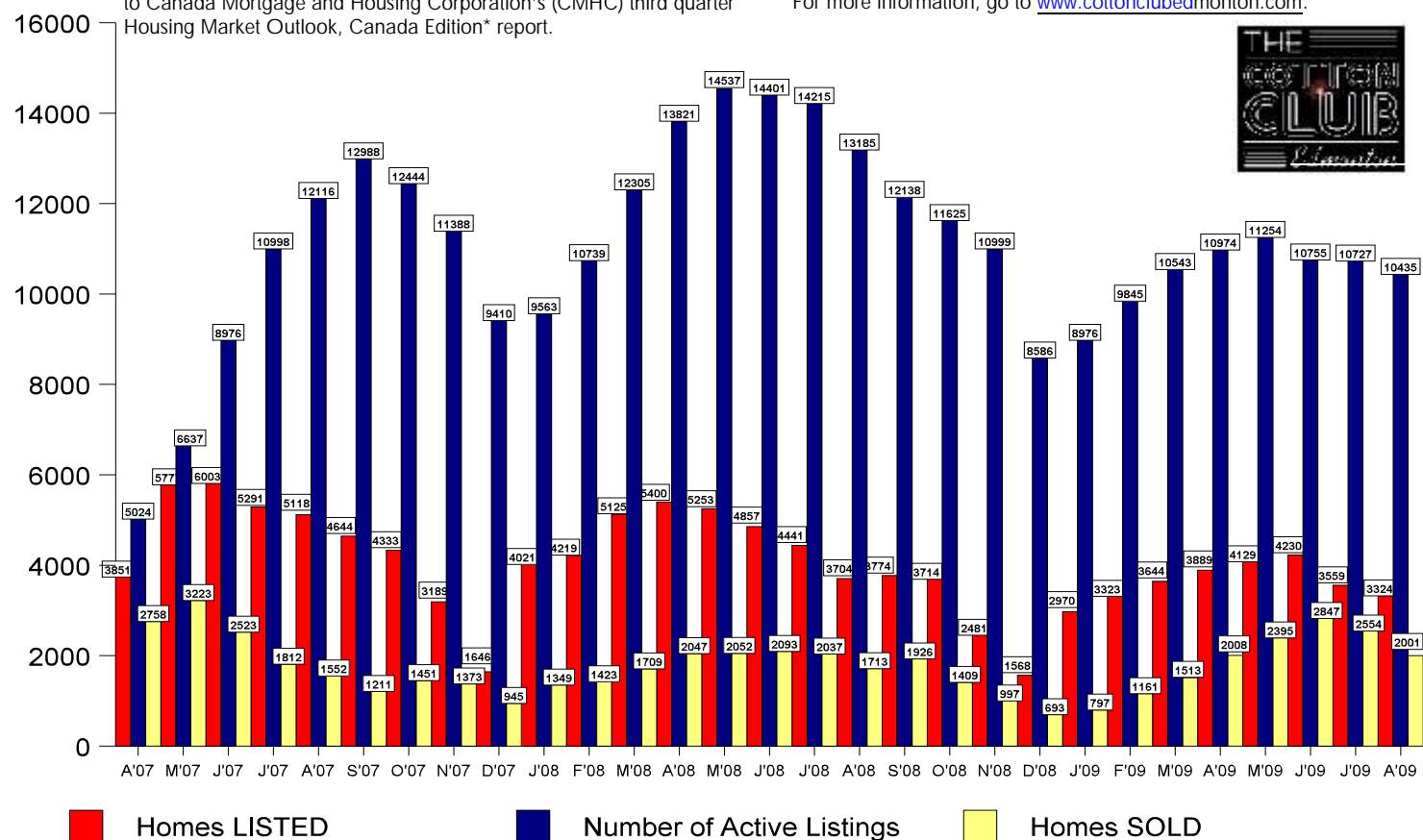
Rural starts were estimated at a seasonally adjusted annual rate of 18,600 units in August.

As Canada's national housing agency, CMHC draws on more than 60 years of experience to help Canadians access a variety of quality, environmentally sustainable and affordable homes. CMHC also provides reliable, impartial and up-to-date

housing market reports, analysis and knowledge to support and assist consumers and the housing industry in making vital decisions.

Housing Activity to Rebound in Second Half of 2009

Housing starts are expected to rebound in the second half of 2009 and will reach 141,900 for the year. Starts will increase to 150,300 for 2010, according to Canada Mortgage and Housing Corporation's (CMHC) third quarter Housing Market Outlook, Canada Edition* report.



The overall forecast totals for housing starts remain unchanged from the second quarter release.

"Economic uncertainty and lower levels of employment tempered new housing construction in the first half of this year", said Bob Dugan, Chief Economist for CMHC. "In the second half of 2009 and in 2010, we expect housing markets across Canada to strengthen."

Improving activity on the resale market and lower inventory levels in both the new and existing home markets are expected to prompt builders to increase residential construction.

Existing home sales, as measured by the Multiple Listing Service (MLS®)1, have rebounded strongly since January and will reach 420,700 units in 2009 and remain close to that level at 419,400 units in 2010. The average MLS® price is expected to moderate to \$301,400 in 2009 and to increase to \$306,300 in 2010.

2nd Annual Cotton Club event hosted by RE/MAX & Edmonton Marriott at River Cree Resort. Located in the heart of Harlem, the Cotton Club was the place to be from 1923 to 1940. You can revisit the excitement on Friday, October 9, at 6:00 p.m. at the Edmonton Marriott at River Cree Resort. You can dance all night long to live music featuring jazz, swing and pop rhythms. Complimenting the old Night Club theme, dinner will be served at action food stations while PJ Perry and his 9 piece band provide the music. There will be a silent and live auction, raising funds for Stollery Children's Hospital through Children's Miracle Network.

For tickets contact your local RE/MAX office. Dress is business formal, or themed.

For more information, go to www.cottonclubedmonton.com.



Don't Forget the Fall Fix-it Areas

Fall is the perfect time to execute important maintenance duties around your home. Make sure these areas are in working condition to help avoid future problems.

Don't think of it as extra work. Think of it as necessary maintenance on your home. After all, it's one of your biggest investments. A little time spent here and there can help you [sell your house](#) later on. Keep things in working order and avoid costly repairs with these preventative measures. Check out our comprehensive home maintenance checklist below:

Fan the fires. Even if you live in a warmer region, fall presages cooler outdoor temperatures. Your forced-air or water heating system deserves an annual checkup, and it might as well be now. Electric heating systems require only that you vacuum the baseboard units and check the thermostats. With a forced-air furnace, get a professional tune-up, replace dirty filters, and be sure that all registers and grilles are clean and clear.

Get out of the gutter. Falling leaves and evergreen needles can block downspouts and cause rainwater to overflow gutters. Come winter up north, clogged gutters can cause ice dams, which push water under shingles into your house. Clean your gutters after most of the leaves have fallen. Check for and repair any problems you find. To prevent ice dams, you may need to add insulation in the attic or apply heat tape along the roof edge above the gutters. To keep gutters clear for next fall, install mesh or perforated leaf shields.

Caulk the cracks. Caulk can help keep out dirt, moisture, sound, and radon gas, and improve the general appearance of your home. Caulk before painting for a more finished look. Caulk where masonry meets siding, where pipes or wires enter the house, around window and door frames, and at corner joints formed by siding.

Insulate and ventilate. Common sense tells us that because heat rises, insulation counts most above living spaces. Indeed, insulating attic floors and sealing air leaks will keep your house warmer in winter and cooler in summer. If there is no flooring over the ceiling joists, adding loose insulation is as easy as emptying the bags and spreading an even layer. If your attic has flooring, you may need to insulate between the roof rafters. Don't block vents in the soffit, gables, or eaves. These vents let air flow above the insulation to prevent overheating in the summer and moisture buildup and condensation in the winter.

Weather-strip doors and windows. Part of your fall buttoning-up should be checking your home's moving parts. Your goal is to make them draft free, and you do it by maintaining or upgrading your weather stripping. All sorts of do-it-yourself materials are available: felt strips, metal-back strips, self-stick foam, and plastic channels. The idea is to ensure that your windows and doors are snug but still operative.

Protect your plumbing. Even if your pipes have never frozen before, it could happen this winter after you simply lower the thermostat a few degrees or fix a dripping faucet. Inspect the hot and cold supply lines that run through exterior walls. Also note exposed pipes that run along exterior walls in an unheated basement or crawlspace. One way to safeguard them is to wrap electric heat tape around them, but keep in mind that the tape won't work during power outages. You can also wrap pipes with fiberglass insulation or ready-made pipe jackets.

Raise the roof. Inspecting the roof twice a year should become a routine. From the ground, use binoculars to look for missing, loose, or damaged shingles. Then trace any leaks from inside the attic. In fall, you may need to replace missing shingles, cement down curled edges, and recaulk where plumbing stacks, cable brackets, or antennae penetrate the roof. If you're hesitant about scaling the heights, hire a reputable roofer.

BQO Chili Pasta

Trade tried and true for something new with this spicy simmer of vegetables, ground turkey and rotini pasta in a blend of barbecue and tomato sauces and a medley of chili and Italian seasonings.

Ingredients

- 1 (8 ounce) package rotini pasta
- 1 tablespoon olive oil
- 1 onion, chopped
- 8 ounces ground turkey
- 1 green bell pepper, chopped
- 1 tablespoon chili powder
- 1 tablespoon dried oregano
- 1/2 teaspoon salt
- 1 (8 ounce) can tomato sauce
- 3/4 cup barbecue sauce
- 1 (15 ounce) can whole kernel corn, drained



Cooking Instructions

- In a large pot with boiling salted water cook rotelle pasta until al dente. Drain.
- Meanwhile, in a large non-stick skillet heat oil over medium-high heat, add onion and cook until onion for 2 minutes, or until softened. Add ground turkey and cook until no pink remains, about 3 to 4 minutes. Stir in chopped green bell pepper, corn, chili powder, dried oregano, salt, tomato sauce, and BBQ sauce. Bring mixture to a boil. Reduce heat to medium and simmer until slightly thickened, about 3 to 4 minutes, stirring occasionally.
- In a large serving bowl, combine the turkey mixture with the pasta. Serve immediately.

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Mortgage Rates	Our Rate	Bank Rate
1 Year Open	6.55 %	7.00 %
1 Year Closed	2.55 %	3.75 %
2 Year	2.89 %	4.05 %
3 Year	3.39 %	4.65 %
4 Year	3.85 %	5.14 %
5 Year	3.79 %	5.85 %
7 Year	5.34 %	6.80 %
10 Year	5.45 %	6.90 %

Closed Variable Rate: P-.10%
Open Variable Rate: P+.80%
Today's Bank of Canada Prime Rate: 2.25%
Finally! - a variable rate below prime again!! If I can be of any assistance to you or your clients - please do not hesitate to call.

Price Ranges of Recorded Sales for August 2009

