

THE WARBURG BUGLE

Can You Help?

Sometimes, when we see a tragedy we want to help but don't know what to do. We think, oh, they probably have enough help, I'd just be in the way, or what could I really do?

Well, as of 11:30 a.m. Wednesday morning, this is the help that the family needs the most...

"In terms of any needs and concerns, we desperately need anyone with quads, sleds, or ATVs to come to our Command Centre in Devon, at the River of Hope Church at #2 Saskatchewan Ave. We have been sending search teams out all day and will continue to do so until Kathleen is found. We are also seeking absolutely everyone that is able to come search on foot. We need spotlights, flashlights, batteries for flashlights, and power banks for cell phones while searching. Anyone with horses and dogs would be greatly appreciated to aid in the search."

If you have equipment but don't have a way to get it to Devon they have contacts on their Facebook page that may be able to help.

Please spread the word to people you know with access to these items.

The Facebook page is continually being updated with information and requests to the community. You can keep up to date on the needs of the family and search at **MISSING: KATHLEEN FERRAZ**

If you're not on Facebook, but want to help, stop by the Command Centre (address above) at the River of Hope Church in Devon.

MISSING: KATHLEEN FERRAZ

DEVON, ALBERTA, CANADA



On SUN-JAN-06-2019 Kathleen's vehicle was located on the median near the Devon Bridge on HWY 60, just north of the small community of Devon, Alberta. The keys were still in the ignition but Kathleen could not be found nearby. It is believed that she may have been picked up or possibly wandered off in a disoriented state.

Kathleen is 25 years old and 5' 5" tall with a slightly plump build. She has hazel eyes and reddish-brown hair. She is believed to have been wearing the fur-trimmed parka seen in the image above.

If you live in the area please check your own property and any security, dash or trail cams in your possession for evidence of Kathleen, her vehicle or any other vehicles or persons in the area at the time she went missing.

If you have ANY information related to Kathleen's disappearance please contact DEVON RCMP at 780-987-3413 or Crime Stoppers at 1-800-222-TIPS.

The CLASSIFIEDS

FOR SALE

Premium Firewood for sale. For details and pricing call James.

780.405.0826 (1-1kr)

2015 Ford 150 Quad Cab Lariat - Fully loaded, 502 package, trailer package. Red in color, mint condition, only 20,000km. Open to offers.

Home - 780.986.1796 or Cell - 780.720.2845 (2-2)

PROFESSIONAL SERVICES

JNK Country Clean is offering cleaning services in the surrounding area! Call or follow our facebook page at JNK Country Clean.

587.987.2764 (1-1kr)

FOR RENT

4-Plex Unit in Winfield - 2 bedrooms + 1 small room downstairs, finished basement, incl. 4 major appliances. Small pets ok but no dogs. \$875 + utilities / month, \$875 damage deposit.

Phone Maria 403.606.6977 or 403.249.2708

or Marie 780.932.7177 (1-1kr)

Well kept 3 bedroom, 2 bathroom, non-smoking mobile home in Winfield. Home is situated on large lot within walking distance of the school, includes full laundry room and storage. \$850.00 per month includes water, sewer, garbage. Natural Gas and Power are tenant responsibility. No Smoking No Pets. References and DD are required. Please text 587-583-9271 or email for-rentwinfield@outlook.com for more information. Landlord will consider rental incentives for a long term lease. (1-2)

For Sale or Rent - 5004 - 53 Ave Warburg. Large 4 bedroom, 2 bathroom, newly renovated home. Laundry room, fireplace, large lot, close to school and park. Must see! \$1400/month + utilities.

780.789.0195 (1-2)

BUILDERS / RENOVATIONS / CARPENTRY

Custom Built Epoxy Countertops and Interior Renovations - are you looking to update your countertops, renovate your home or need home repairs - call Greg Sharman @ 780.898.3866 or visit www.gregsharman.com or www.counter.gregsharman.com (1-1kr)

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- drop off your ad at The Village Office
- email media@community39.com
- submit online at www.community39.com

We would like to take this opportunity to say how grateful and thankful we are to the community of Warburg & area and to the wonderful volunteers that made this another successful Christmas Elves Campaign.



Every now and then we find ourselves touched by kindness. Adèle Basheer



Thorsby and District Fish & Game Association
7th Annual Predator Hunt on
Saturday, February 9, 2019

Registration 6:00 - 7:00 a.m.
 at Warburg Legion Hall

Check-out Time is 5:30 p.m. (no later)

Cost is \$200 for a 2 person team plus a youth under the age of 16 and includes a chili supper and two tickets to the TFGA Annual Banquet held on March 30th, 2019.

Participants must be a TFGA member. Memberships available before or on the morning of the hunt.

All prizes awarded at the banquet.

Do not delay in registering, space is limited!!!

For more information please contact:

Darcy Colleton (780) 621-9497 or

Bruce (780) 621-2200

DR. JODY CARRINGTON

JANUARY 24, 2019

6:30 - 8:30PM \$20

(refreshments inc.)

Leduc Fellowship Church

- attachment
- importance of connections
- practical learnings
- lots of laughs!

JANUARY 25, 2019

9am - 4pm \$99

(lunch included)

Beaumont Community Centre

- emotional regulation
- common language
 - attachment
- importance of networks for professionals
- practical ideas



PARENT SUPERPOWERS (JAN 24)

register: <https://LEDUCjody.eventbrite.ca>

**THE POWER OF POSITIVE
RELATIONSHIPS (JAN 25)**

register: <https://BEAUMONTjody.eventbrite.ca>



michaelj@mikeshomesltd.com
mikep@mikeshomesltd.com

MICHAEL JACOB 780-991-1008
MIKE PETRACEK 780-699-3700

Community Events Page

Custom Built Homes

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“You Dream It – We Build It!”

Royal Canadian Legion Mulhurst #246, inviting new members! Next **General Meeting**: 7pm Jan. 14, 2019 **Next Bingo**: Tues. Feb. 5th @ 7pm Merry Christmas and a Happy New Year!! 780-935-6281

Community United Church – Join us for worship, programs, community outreach. Sunday worship at 10:30 AM Telfordville: 2nd Sunday of each month Warburg: remaining Sundays of each month. 780-848-2227.

Treasures Thrift Shop located in Community United Church, 5112-53 St. Warburg, is open every Wednesday from 10 am - 4 pm. Gratefully accepting donations of clean, gently used clothing and small household items on Wednesday and Friday mornings.

Thorsby Senior's Thrift Store Regular Hours Thursdays, Fridays & Saturdays 10 am - 3 pm. Donations accepted and appreciated. **Dollar Daze ON NOW.**

Crib Nights - Run every Wednesday night at Arctic Spas Recreation Complex from 6 - 9 pm. New players are always welcome!

“Sew Heavenly Quilters” meet every Thursday at the Warburg Cultural Centre, from 10:00 to 4:00. Everyone welcome to join. Call Peggy Lunde @ 780.789.2545 for more info.

FUN AND EXERCISE Sandholm Modern Square dance club welcomes NEW MEMBERS , youth, couples and singles. THURSDAYS at 7 p.m. at Sandholm Hall (10 miles south of Thorsby) First night for New Dancers FREE. For more information contact Dave 780-238-5844 or Doris 780 389-2381.

Parent Link – Stay ‘n Play held every Thursday from 9:30 am – Noon at the Warburg Village Office. Join us for some play time with your child!

Genesee Jamboree - Third Friday of every month from 7 p.m. - 10:30 p.m. Lunch served. \$5.00 / non playing attendants. Everyone welcome. 780.848.2479

Monthly Jamboree - Wilton Park Community Ctr. 4th Saturday of every month at 7:30 pm September - April (excl. Dec.) Everyone welcome! 780.985.2478

Ashland Dam Park - For reservations call Kelly

@ (780) 898-9636.

Bus Transportation To Leduc - The 1st and 3rd Thursday of each month. Departs from the Cloverleaf Manor at approx. 9:00 am, cost of \$8, call to reserve a seat: 780-848-7177 (Cloverleaf Manor - Warburg) (Pick-ups in Thorsby and Calmar).

Leduc Public Market runs every Thursday 10-3 in the City Center Mall (Ken's Furniture) 5201 50 Street. Lots of vendors with a wide variety of items. For tables or info call Jenna 780-868-7616.

Warburg Bloomin' Buddies Meetings - Please contact Linda McLaughlin @ 780 848 2916 for information re meeting dates and times.

Warburg Legion Hall is available for rent at \$75.00 for a full day, \$50.00 for 1/2 day, with a deposit of \$50 which is then refundable upon inspection. For Hall rental please contact Tina Tollenaar at 780.848.2469. For events, meetings or information, please call Max at 780 848.2923.

Warburg Museum - New members always welcome and appreciated! Susie 780.848.2507

Warburg Cultural Centre - For rentals of facility, wine glasses and/or tablecloths, phone 780.848.2944. Meetings held quarterly. Please contact 780.848.2916 for info.

Warburg Senior's Centre rentals. Call Nancy/ Allan Gruninger 780-848-7756. \$75 per rental, \$50.00 damage deposit refundable after inspection – no exceptions!

Warburg Pioneer Ag Society & Hall– hall rental \$300, phone 780-848-2841 (non-smoking, 350 capacity), Meetings 2nd Wednesday of each month.

Thorsby Senior's Supper Meetings These monthly meetings will now be held in the Senior's Centre and are on the last Wednesday of every month at 6:00 p.m. Members are requested to bring a potluck dish. Memberships are available for \$10 from Elaine Warnock at 780.221.3939.

Thorsby Senior's Birthday Parties at the Senior's Centre. Held every second Wednesday of the

Community funding available



for recreation, athletic and cultural groups

Leduc County Parks and Recreation is committed to providing funding to the region through various arts, cultural and recreation grants. Grants available for 2019 include the following:

Recreation board grants

Community recreation committees distribute grant funding to local recreation, athletic and cultural groups on behalf of Leduc County. Groups who received grant funding in 2018 included community halls, minor sports teams and community special events. *Groups are encouraged to contact Leduc County in advance of submitting their applications to determine eligibility.*

Calmar region

Calmar groups must submit their applications via email to **andrea@leduc-county.com**.

Thorsby region

Thorsby groups must submit their applications via email to **andrea@leduc-county.com**.

New Sarepta region

New Sarepta groups must submit their requests via email to **andrea@leduc-county.com**.

Warburg region

Warburg groups must submit their requests to the Warburg Village office, **attention Shelley**.

Application deadline: **Thursday, Feb. 28**

For more information or to submit an application, please visit our website at **leduc-county.com** or contact Andrea Oneski, community development coordinator, at **780-770-9264** or **andrea@leduc-county.com**.



month from 2:30 p.m. - 4:00 p.m. These parties are open to all members and their guests.

Thorsby & District Fish & Game Regular Meetings are held on the third Monday of each month @ 7:00 pm at Warburg Village Office Basement (entrance through the back). Please join us. Contact Bruce at 780-848-2242 for more information.

The Winfield Legion There will be no potluck social or Monday night cards during the summer months. Our next social will be a Hallowe'en Costume potluck supper and dance, October 25th. Card night to be announced.

Breton Golden Age Centre Rentals - \$10 / hour with \$25.00 for use of kitchen or \$15/day. Deposit of \$50 required. **Call Pat at 780.696.2056**

Breton Crib Tournaments will be held every Saturday at the **Breton Golden Age Centre** - Starting January 5th at 12:30 p.m. except July & August.

Calmar and District Senior Citizens Club Quarterly General Meetings and Birthday Celebrations will be held on the second Tuesday of March, June, September and December at 1:00 PM. A birthday cake will be provided by the club, however if you wish to bring a treat to help celebrate your birthday you are welcome to do so.

Calmar and District Senior Citizens Club 4916 - 50 Ave Calmar **hosts Music Jammers** on the fourth Tuesday of every month (except July, August and December). Cost is \$7.00 per person, a light lunch is served. (It has been rumoured that this is the best lunch in the county for this event).

Calmar and District Senior Citizens Club 4916 - 50 Ave Calmar: **hall rentals**, please contact Marg Roskewich 780-985-3221. Rental Rates: 4 hr or less \$100 and more than 4 hrs \$200.00

Weekly Bingo at Mulhurst Legion - Every Tuesday, 7:15 pm. Family Bingo! Everyone Welcome! 780-935-6281

Centrelodge Community Centre - For bookings call Caroline 780-789-3089.

Morrowdale Community Hall - For bookings call Elaine at 780-789-2104.

Mulhurst Legion Hall: For Hall Bookings call Marie: 780-361-7350

Telfordville Hall - For bookings call Tracy at 780-718-9549.

Strawberry Community Hall - Call Ollie at 780-789-2180.

Sunnybrook Hall - For bookings call Cheryl Krawiec@ 780-789-3193 or 780-920-1950. Sunnybrook Hall Meetings - 1st Tuesday of the month at 7:30 pm. Everyone welcome.

Genesee Community Hall - Rentals call Joanne Liba at 780-940-7229.

Funnell Community Hall - Christine Burton @ 780-898-6598 for bookings Hall Rent - \$50/day.

Warburg Alliance Church Fall Worship Service 11 am. Sunday School 9:45 am. (Summer Worship Service 10:30 am) (No Sunday School for the summer) Bible Studies. Do you need prayer? Please call 780-848-7577

Calmar Bingo - Every Wednesday from 7 to 9 pm at the Calmar Legion (4815-47 Street). Wheel Chair Accessible. Concession Available.

Burnt Wood "06" Metis Local hold their monthly meeting on the 3rd Tues of every month in the basement of the Moose Lodge in Wetaskiwin at 7pm. Call Rose at 780-361-6019 or Joe at 780-312-7443 for more info.

Community Bible Church - Alder Flats. Pastor Samuel Hayford 780-388-3926. Sunday Service & Sunday School at 11 am. 780-388-0018 .

Our Lady of Victory Catholic Church Thorsby Mass Every Sunday 9:00 am, Father Arun Rodrigues. For more information call 780-987-2858 or visit www.olvthorsby.wordpress.com.

Join Us In Worshipping the Lord - Faith Evangelical Covenant Church Breton- Worship Service 11:00 am, Mid Week Adult Bible Study & Youth Groups. Please Call 780-696-3669.

Telfordville Pastoral Charge of United Church of Canada - Office: phone 780-848-2227. Join us for worship, programs, community outreach. Sunday worship times: Warburg: 1st, 3rd, 4th Sundays of each month at 10:30 AM Telfordville: 2nd Sunday of each month at 10:30 AM

Seventh Day Adventist Church Sabbath School - Saturday 10:00 am, Divine Worship - Saturday 11:15 am, Information: Irene Schafer - 780-848-2346.

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Community funding available

for recreation, athletic and cultural groups



Leduc County Parks and Recreation is committed to providing funding to the region through various arts, cultural and recreation grants.

Grants available for 2019 include the following:

Arts and Culture Grant

This new initiative is dedicated to supporting arts and culture programs and events. Eligible activities include visual arts, media arts, performing arts, literacy arts, multicultural and heritage arts and educational arts.

Application deadline: **Thursday, Feb. 28**

For more information or to submit an application, please visit leduc-county.com or contact Andrea Oneski, community development coordinator, at **780-770-9264** or andrea@leduc-county.com.

Country Christmas Dinner 2018

From Linda McLaughlin

Warburg Cultural Centre - Dec. 25th, 2018

This event was a great success with 131 people sharing Christmas Dinner with each other and getting to see people they know, and making new acquaintances and friends in a warm, Country Christmas environment! I couldn't think of a better description of community! Everyone left with a smile and hopefully feeling a little more loved and warm inside.

OUR AMAZING VOLUNTEER TEAM!

Below from left to right: Twyla Daly, Ingo Kedenburg, Jan Scott, Linda McLaughlin, Terri Syniak, Sasha McLaughlin, Shannon McLaughlin, Henriette and Randy Comm, Ethan Cameron, Margot Hess, Ron & Donna Fetcko (Missing from picture are: Elaine Krukowski John McLaughlin, Wee Bourque, Kathy Paramour, Marg Soars, Jared Chamberlain & Samara Hess)

People started arriving at 1:00 p.m. and enjoyed refreshments. At 2:00 p.m. dinner was served buffet style. Dinner included, turkey, stuffing, glazed ham, mashed potatoes, gravy, pyrogies & sour cream, corn, carrots, caprese salad, cucumber salad, candied yams with apples, buns, butter and lots of dessert with whipped cream and ice cream on the side!

Following the meal everyone lined up for the Fish Pond! Each person was given two worms to fish for their gifts! It was a big hit!

So many people donated help, food, money and more. I know I may have missed some, please forgive me if I do.

2 Turkeys & 6 Hams & Gifts,

- Anonymous from Leduc

Warburg Village Market

Warburg Corner Restaurant

Wee Bourque

John & Shannon McLaughlin

Helen & Ron Spasoff

Elaine & Loren Krukowski

Natalie & Gerry Szepesy

Linda Loberg

Deb & Max Melafonte



Margot & Gerry Hess
Diane & Randy Bachand
Linda McLaughlin & Elizabeth Szepesy
Art Dear

Thanks to a newcomer to our community, Chef Levi Mass for all his very helpful pointers! To Community 39 Enterprises for donating some of the advertising.

Thank you to Treasures Thrift Shop and to all of those who donated money.

A large box of donations will be dropped off at a women's shelter.

Chef Levi's Brine for Turkey

2 Quarts water, 1 cup light brown sugar, 1 cup Kosher salt, 3 Bay leaves, a couple splashes of Lemon juice. Heat until dissolved. Cover turkey and let sit in fridge overnight. Next day, rinse, put face down in roaster, add spices (we used dried onion, dried garlic, paprika, seasoning salt and pepper). Cook half the time upside down and turn over to finish. This method keeps the turkey very moist.

**“On behalf of the
Warburg Cultural Society,
we wish you all a very
Joyous New Year, filled with good
friends, family, health
and much love!”**





Warburg School News

Submitted by Janet Sarvas

Warburg School students enjoyed a well deserved holiday break and are now back in the routine of their class schedules. As we move along through January our high school students are wrapping up Semester I classes and anticipating the final exams at the end of the month. The exam schedule is being finalized and will be published soon on our website ws.blackgold.ca

At the beginning of Semester II, January 31st, there are 90 student school days until the end of this school year! An astonishing fact to remind students to continue to be proactive with their education goals.

Tuesday, January 8th, was a special day at Warburg School as our Kindergarten to Grade 12 students enjoyed a 55 minute presentation dear to our Canadian cultural heritage. Rene Turmel, also known as The Maple Man, (pictured top right) brought his French-Canadian traditions to entertain and educate our students.

The Maple Man showed how to play the spoons and each student was given a set to play along. Step-dancing marionettes moved to the sound of the wooden spoons played by students. Traditional French-Canadian dance recreating the atmosphere of a sugaring-off party and rigadoons-which is a lively French folk dance-were played on the Maple Man's violin. With accordion accompaniment by Grade 12 student, Glenda Mueller. The audience was also shown the tradition of pulling of maple taffy on a bed of snow, and given a taste of this maple goodness.

Our staff and students enjoyed this cultural adventure with the Maple Man very much, and we are very thankful to our Parent School Council for providing us the opportunity to bring La Grande Coulee to our school.

Kindergarten Registration will be open for the 2019-2020 school year on Jan.23rd. Check our website for the link to register your Kindergarten student for next year!



Library Chatter

From Gail O'Neil

Happy New Year, 2019! We hope everyone had wonderful Christmas celebrations and blessings for a great new year!

The 2018 Christmas Draw Winners: Quilt - Jane Smyth; \$30 Chapters gift card with Library bag - Joan Sommers; \$30 Chapters gift card with Library bag - Anya Bokowski; Christmas placemats - Dean Knopp. Congratulations to the winners and everyone from the community for supporting the annual Christmas draw!

Library Board Members will be reading the surveys that were handed in, to decide what services patrons would like to see in 2019. Thank you for participating in this survey, one of the draw winners was from a survey!

Good Read Fiction: Danielle Steele's *Accidental Hero*, this books keeps the reader guessing about who the bad person is that is going to crash a plane into the Golden Gate Bridge.... and wanting to see the book end, yet not, it is that good of a read!

Good Read Non-Fiction: *Lost Connections: Uncovering the Real Causes of Depression-and the Unexpected Solutions* by Johann Hari. If you've ever had questions about depression or anxiety this book will take you through with discussions of the causes and effects, real up to date information and easy to read.

HEADS UP

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TAKE OFF POUNDS SENSIBLY

TIPS From TOPS! From P. Elson

Our meetings are designed to encourage weight loss, maintenance, to educate and to provide support. New members are welcome to attend a meeting with no obligation. Meetings are held at the Thorsby Fire Hall on Monday mornings with weigh in from 9:00 a.m. - 9:15 a.m. and the meeting following from 9:15 to 9:45 a.m. There is an annual fee to TOPS International of \$44 and a monthly fee to the Thorsby Chapter #1694 of \$5. The first month chapter fees are free. Phone Sherilyn at 780-621-3461.

Have you thought about what you'd like your New Year's resolution to be? More importantly, have you thought about how you plan to reach your goal? As the saying goes, "A goal without a plan is just a wish." Set yourself up for a successful 2019 with these tips to help you reach your goals.

Five Tips for a Successful New Year

- Identify your goal. Be sure that you make your goal specific and attainable. Trying to do too much can actually derail you.
- Move on from old goals. If you didn't achieve last year's goal, or maybe even your goal for the last several years, it's okay to forgive yourself.
- Make a plan. What are steps you can take every week to help you reach your goal? Consider setting mini weekly goals to help you reach your overall goal.
- Ignore negative thoughts. At times, you might feel like you've fallen off track. Don't beat yourself up about it. Instead, think about what you have done well so far. Just because you've had a bad day, week or month, doesn't mean you can't start fresh tomorrow.
- Get excited! Consider your goal something you want to do rather than something you

"should" do. If you want something, you generally feel more positive about working for it.



MP REPORT

from The Office of MP Jim Eglinski,
Member of Parliament for Yellowhead

Canada Summer Jobs 2019 Now Open

OTTAWA: Jim Eglinski, Member of Parliament for Yellowhead, is encouraging organizations in his riding to apply for the 2019 Canada Summer Jobs (CSJ) Program. This unique funding initiative helps employers create summer job opportunities for those between the ages of 15 and 30.

Please note that updates have been made for CSJ 2019 that will make it easier for employers to provide good quality summer jobs.

- Fewer barriers to good quality jobs: expanded eligibility to include all youth between the ages of 15-30 who are legally entitled to work in Canada – not just students.
- Updated eligibility criteria: the eligibility criteria have been changed to set out what is and isn't eligible for funding.
- Better job matching: All positions will be posted on jobbank.gc.ca and on the App, to get the word out and help match young people with employers and good quality jobs.

Everything can be submitted online through the Government Grants and Contributions Online Service. You can complete the application at your leisure and track its status once it has been submitted.

Funding is available for not-for-profit organizations and public and private sector employers with 50 or fewer employees. If you are a non-profit organization you can receive up to 100 percent of the provincial/territorial minimum hourly wage, as well as employment-related costs. Public-sector employers and small businesses can receive up to 50 percent of the provincial/territorial minimum hourly wage.

CSJ focuses on local priorities, including:

1. Organizations that provide services to, and that express an intent to hire, youth who self-identify as be-

- ing part of the groups which are underrepresented or have additional barriers to the labour market;
2. Opportunities for youth to gain work experience related to the skilled trades;
 3. Opportunities for youth in rural areas, remote communities and Official Language Minority Communities;
 4. Small businesses, in recognition of their contribution to the creation of jobs; and
 5. Organizations which deliver supports or services to seniors.

I encourage you to take advantage of this program and apply for funding **by January 25th, 2019.**

For more information on CSJ, including the eligibility criteria and application guide, visit Canada.ca/Canada-summer-jobs, a Service Canada Office or call 1-800-935-5555.

“Canada Summer Jobs is designed to focus on local priorities, while achieving tangible results for both our youth and our communities, and I know it will benefit many,” concluded MP Eglinski.

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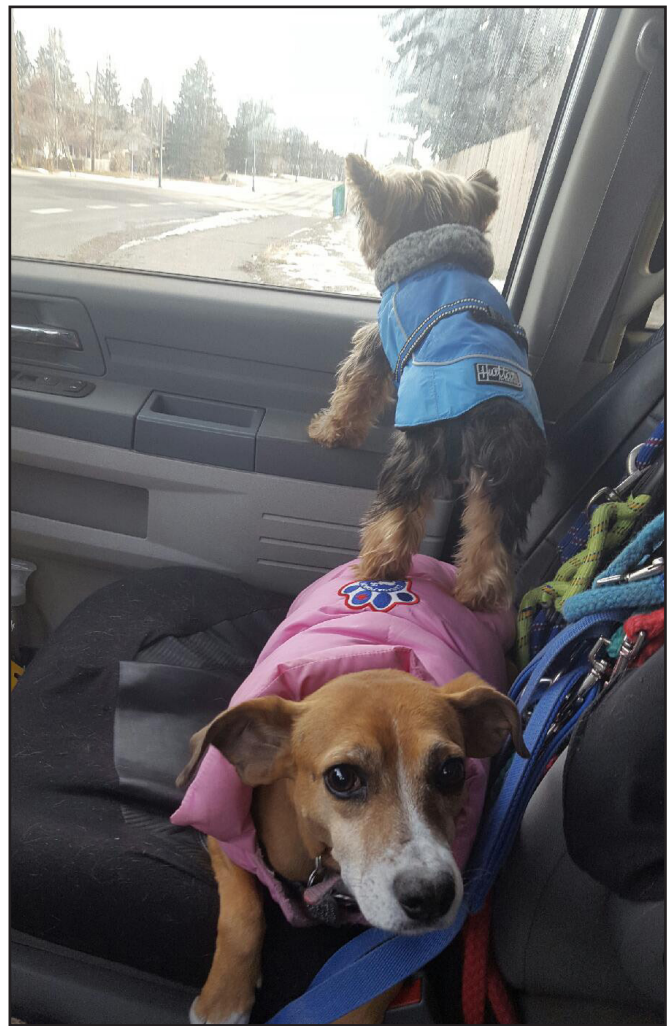


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Chilly knows sometimes we just need "a little help from our friends".

(Thanks Linda!)

Have a funny pet pic? Email it to media@community39.com

I've decided my 2019 will start on February 1st. January is a free trial month.

THE WARBURG BUGLE



Advertising Rates as of Feb. 1st, 2019

1/8 Page - \$17.50 + Gst

1/4 Page - \$25.00 + Gst

1/2 Page - \$35.00 + Gst

Full Page - \$55.00 + Gst

Classified Ads

\$5.00 for 2 weeks, up to 30 words, includes GST.

Drop-Off Point is the Warburg Village Office

The next Warburg Bugle will be published **Jan. 25, 2019.**

Deadline for The Bugle will be Jan. 23rd at Noon.

Community Events and Articles are FREE

780-887-0077

media@community39.com

www.community39.com

Community³⁹
Enterprises



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Real Estate

Independently Owned and Operated

WARBURG MOBILE

1995 Modular in Mobile Home Park. Open concept. 3 bed 2 bath. No carpet! 12x16 deck and garden shed. Lot rent \$200/mth with option for a larger yard. New siding, shingles. E4134298 \$65,000



THORSBY

Beautiful home, renovated kitchen, bathrooms, vinyl windows, hardwood floors, finished basement. Beautiful landscaping, covered deck, gazebo and hot tub! Garage is oversized. E4098322 REDUCED! \$250,000



No Condo fees! Own your new 3 bedroom, 1 and a half bath with attached garage. Spacious master with double closets. Main floor boasts open floor plan, well planned kitchen with access to deck and fenced backyard. Great for families and pets with back alley access. Very close to parks and new schools. Calmar is a great community and only 10 minutes from Leduc and airport. Starting at ~~\$250,000~~ REDUCED \$240,000

WARBURG

Backing park, addition, deck, garage. E4039942 \$140,000
~~\$130,000~~ REDUCED \$120,000



WINFIELD

Renovated 4 bedrooms, 1.5 bathrooms, gas fireplace, patio doors off master. Attached garage, Large 0.33 acre lot surrounded by mature trees. Newer metal roof, siding. E4125884 ~~\$120,000~~ REDUCED \$100,000



OWNED LOT

2009 modular, 3 bed, 2 bath, paved driveway E4042452 REDUCED ~~\$180,000~~ \$165,000



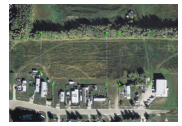
WARBURG

Own the lot, many upgrades, 2 bed, 1 bath, open concept, 2 sheds, apple tree. E4011044 \$99,000



3 ACRES IN WARBURG

Zoned Direct Control. Great for greenhouse or warehouse type business. ~~\$65,000~~ REDUCED \$45,000



CALMAR LOT

46x113' mature lot across from Community Centre. Approved for duplex. Zoned R2 E4120815 \$59,900



CALMAR LARGE LOTS

Zoned multi-family residential 170x274ft. \$225,000; 74x150ft. 175,000

THORSBY LOT

60x110' lot backing green space. \$29,900



LAND by BRETON

Mixed pasture and treed. Lease revenue. 60 Acres \$160,000 E4135308 80 Acres \$250,000 E4135314 Creek and dugout on SE corner.



WARBURG VACANT LOTS

Residential Lot 12 \$24,000 / Lots 23-25 Your choice \$45,000
Commercial Lots 19 & 20 - \$27,000 ea.
Pie Lot in Crescent \$35,000
60' x 125' Lot - \$27,500
Pie Lot In Cul de sac \$35,000



MOBILE IN WARBURG

2007 20' wide modular, 3 bedrooms, 2 bath, vaulted ceilings, covered deck and 2nd sunny deck, gardens, shed, gas BBQ hook up, fenced. Parking for 3. \$200/month lot rent! E4129096 \$119,000



SUNDANCE BEACH

Beautiful lake view w/ lake access! 3 bed., 2.5 bath. vaulted ceiling, in floor heating, dbl. attached garage, barn. E4089158 \$395,000
~~\$375,000~~ REDUCED! \$365,000



WARBURG

Well cared for. Wood burning fireplace, parquet wood floors. 2 bed, 2 baths. Main floor laundry. Many upgrades including kitchen cabinets, bathrooms, shingles, siding, some windows, water tank, patio stone sidewalks. Optional lot next door with double garage (additional \$35,000). E4135901 \$110,000



THORSBY

Renovated bungalow, 3+1 bedrooms, 2.5 bath, oversized heated garage, fenced, RV storage. E4119120 \$279,900



PRIVATE ACREAGE

1250 sq.ft. bungalow, 3+1 beds plus bonus room, 2.5 baths. Large deck with wheelchair access. double garage E4092050 ~~\$350,000~~ REDUCED \$310,000



TREED AND PRIVATE



Beautifully landscaped, trails through the forest, picturesque pond. 21' vaulted ceilings, wood burning fireplace, finished basement, heated double garage, hot tub, fire pit, large deck..must see to appreciate! E4119413 \$550,000

WARBURG



Bungalow with finished basement, 24x24 dbl. garage. 3 bed, 2 bath, upgrades - siding, vinyl windows, aluminum shingles, doors, boiler system, sec.sys., appliances and bathroom. E4114690 \$225,000

Private 1/4 with 3 bed. mobile. Great location -no exit road. About 50% treed, remainder with small hay crop, pasture, fences and corrals for horses. Ravine, yardsite has heated garage, newer well. Chicken coop includes chickens if you wish! Annual oil revenue. E4112901 \$399,000



BRETON FARM

15 ACRES by BRETON

2014 modular, open concept, vaulted ceilings. Great floor plan with bedrooms at opposite ends. 8x32' East facing deck. 30x30 shop. Hay revenue. E4135242 \$299,900



CLOSE TO DRAYTON VALLEY

55 acres with upgraded home, private trees, pasture, hay field, pole shelter. 4 bedrooms, 2 Bathrooms, finished basement. vaulted ceiling, second kitchen, Oil lease revenue. E4138711 \$349,900

