

THE WARBURG BUGLE



Municipalities Battle it Out at the Track

From Mayor Kevin Maine

On July 6th representatives from 10 municipalities met at the Rotax Kart Track run by the Edmonton & District Kart Racing Association. This kart track association is the largest family-orientated association in Canada, and a long time hidden gem in the Village of Warburg. The event was a challenge put out by Mayor Kevin Maine of Warburg to other mayors and councillors in Leduc County, Brazeau County and all municipalities within their boundaries.

Earl Wong, President of the Edmonton Kart Racing Association and his highly experienced staff showed great patience with 20 plus inexperienced kart racing politicians. With a short video and some kart track basics they were set loose three at a time onto the 1.1 km track. Speeds varied from just over a minute to well past two minutes. When the track averages for the regular experienced kart track racers is between 45 to 50 seconds, I can only imagine that this was like watching paint dry for Earl and his staff. Times were recorded and Councillor Wheeler from Drayton Valley was crowned champion and received a bronze car from the kart track. Councillor Gilbert from Thorsby came in second, even after crashing and taking out one of his opponents in the pre trials. Councillor Mayr from Warburg trailed in third, even after using one of the faster karts for his trial times. Mayor Young from the City of Leduc clocked one of the pre trials fastest times; officials found out later, in the pits, that his throttle had stuck. With a few spin outs and only one crash there were no injuries. It was an experience that all will remember for a long time. A bbq was supplied by the Village of Warburg with salads supplied by the Cloverleaf Manor. Spectators are always welcome at no charge to watch the races at this hidden gem in the Village of Warburg. If you wish to find out more information, go to www.edkra.ca.



The CLASSIFIEDS

HELP WANTED

AJ's Trading Post is now hiring a cashier. Full time July & August. Must be available to work evenings and weekends. Apply in person to Ann. Highway 778 & 616X. 780.389.3797 (1-1)

Janitorial Personel - We are now hiring janitorial staff in an industrial setting. Must be available Mon-Fri. Please call to apply.

780.982.7701 (1-1)

FOR SALE

Premium Firewood for sale. For details and pricing call James. 780.405.0826 (2-2kr)

Three (3) West Steel 2100 bushel hopper bottoms. \$5000 Each. FIRM.

780.314.8035 (1-1)

Lazy Boy Chair - Brown lift chair with in-chair vibrator and heat. Excellent condition.

780.848.2643 or 780.848.7672 (1-2)

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. \$825 + utilities / month, \$825 damage deposit. Phone Maria 403.606.6977 or 403.249.2708

or Marie 780.932.7177 (2-2kr)

GARAGE SALES

Avon Garage Sale - August 3rd & 4th 9 am - 4 pm. Mulhurst Bay Legion Hall. Something for everyone! (1-1)

PAINTING SERVICES

4 THE LOVE OF PAINTING - Interior/Exterior, no job too big or small. Very professional & reliable. Call for your FREE estimate. **Senior's Discounts.**

Rick 780.289.1020 (2-2kr)

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Chris Feist - Re/Max - 780.916.9530 chrisfeist@remax.net www.chrisfeist.remax.ca

Kaylea Westling, Associate - Re/Max 780.898.3270 kayleawestling@remax.net

NOTICE

Change of Contact Information for Div. 6 Leduc County Councillor

Glenn Belozer

As of July 27th you will no longer be able to reach me at 780.848.7660

NEW CONTACT INFO

To reach me for **Leduc County business** please call me at

780.920.0676

or email me at

glennb@leduc-county.com

For other (non Leduc County) business please call me at
780.996.2791

TENDERS WANTED

**The Warburg Post Office
is now accepting tenders for
Snow Removal Contract
from November 1, 2019 - April 30, 2020.**

**You must supply your own
snow removal equipment and salt.**

**Copies of the contract are available
at the Post Office.**

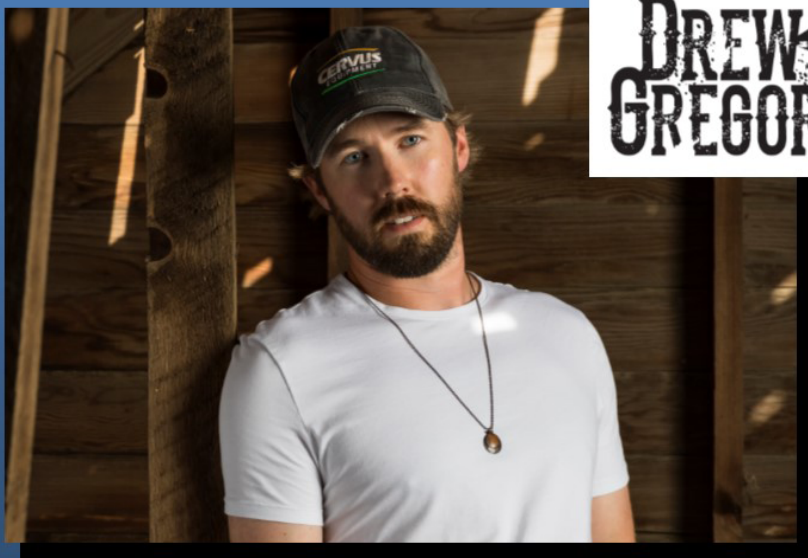
Only serious bids need to apply.

Deadline: August 31, 2019



CONCERT IN THE PARK

Friday, July 26, 2019



DREW
GREGORY

Warburg Community Park

Park opens at 7pm

Show at 7:30pm

Admission: \$15 in advance

\$20 at the park

Date night price: \$35 / couple
includes food & admission

\$5.00 Chili, Caesar Salad & a bun

\$5.00 Beer & Coolers

50/50 tickets

18+ event

Enjoy a night outdoors with live music, delicious food & a great time with friends
Door prizes | Bring your blanket & lawn chairs

Tickets available at the Warburg Village Office 780-848-2841

2019 Summer Series Save the date! August 23: TBA



Wilf Brandt Trucking Ltd. is seeking **Class 1 Tank Truck Drivers**, for Year Round Production Fluid Hauling in the Warburg, Thorsby, Leduc, Rimbey and Drayton Valley areas.

Current Oilfield Safety Tickets are a definite asset and willingness to work shift cycle a must. Successful candidates can expect year round work and excellent wages.

Pre-Employment Screening is a pre-requisite to hire.

Please email resume along with a current drivers abstract to resumeswbt@gmail.com



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POSITION AVAILABLE IN RURAL ALBERTA

Job Summary

The George Spady Centre presently has openings for a Casual Support Workers with our Cloverleaf Program located in **Warburg, AB.** Warburg is a 40 min. commute from Drayton Valley & Leduc.

The Support Workers will work all shifts as required. Their role will involve ensuring the basic rules are followed and the building is a safe, secure environment. The Support Workers will follow the policies and procedures and will follow the direction of the Program Manager.

This position involves direct client contact in our Cloverleaf Program located in **Warburg, AB.** The successful candidate will possess a caring non-judgmental attitude, some experience in working with complex life circumstances associated with substance-related disorders, mental health issues, mobility issues and homelessness. Position involves night shift work and some personal care for clients.

Required Education, Skills and Qualifications

The successful candidates will ideally have a degree or diploma in a Human Services field with a minimum of 1 year of direct experience in working in a residential setting. A combination of education and experience will be considered.

Basic understanding of harm reduction principles based on dignity, hope and healing as individuals move forward towards improved health and well-being.
Demonstrates understanding of the addictions field. Knowledge of referrals resources.

Please forward your cover letter and resume to

Mr. John Norton, Program Manager, at JohnN@gspady.ab.ca

For more information about the George Spady Society, please visit www.gspady.org



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Job Title: Production Team Member

Starting Comensation: Up to \$18.50 hourly

Summary:

Working in the production facility assembling Arctic Spa Hot Tubs.

Required Skills:

Unskilled and Skilled positions available. Experience working with air tools, hand tools would be an asset.

Key responsibilities:

- Reporting daily to the Production Manager and Supervisors to be informed of daily tasks.
- Meet the scheduled build demands as set by daily, weekly, monthly orders.

Physical Demands Required:

Able to be on your feet 8 hours per day. Able to work in a warm environment. Have no issues with adjusting personal schedule to work overtime hours when required.

PPE:

Safety glasses and steel-toe boots required, any further PPE required will be provided.

This is not a complete statement of all duties and responsibilities of this position. The position holder may be required to carry out any other duties as directed by their Manager.

Please submit resume in person or via email to Jason Walker Human Recourses Manager at Blue Falls Manufacturing.
4549-52st Thorsby Alberta T0C 2P0 or jwalker@goarctic.com

The best kind of produce:

FROM THE GARDEN TO YOUR TABLE

Join Leduc County for a **farm to table dinner** with family activities, local food vendors and live entertainment!

TICKETS: \$30 per adult, \$12 per child (children 6 and under are free)



JULY 27 | GLEN PARK HALL | 4 to 8 p.m.
For more information, call 780-770-9262



Farm Freedom and Safety Act Consultations

Join the Honourable Devin Dreeshen, Minister of Agriculture and Forestry and MLA Mark Smith in a grassroots conversation about the unique economic situation of farming balanced with common sense farm safety legislation.

Consultation discussions will include employment standards, workers' compensation, occupational health and safety, and labour relations.

Wednesday | August 7, 2019
10:30AM-12:30PM | Drayton Valley, AB
Clean Energy Technology Centre
5400-22 Avenue

alberta.ca/farm-safety-engagement
310-FARM



— OPEN HOUSE —

Join Us

You're invited to celebrate our 30th anniversary!

We are so proud to have the chance to appreciate our clients on this very special day!

Join us at any time during the day for tours, workshops, meals and refreshments.

JULY 26, 2019 | 10:00AM - 10:00PM
20/20 Seed Labs Office | 507 - 11 Avenue | Nisku, AB



michaelj@mikeshomesltd.com
mikep@mikeshomesltd.com

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

Community Events Page

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Looking for volunteers and interested persons who may be interested in volunteering for brief shifts during Mulhurst Daze Parade, children’s activities, security, & car show are a few areas that you can help out if you wish. We also need personal to walk beside some floats handing out candy, will supply candy. Call Richard at 780-975-3448 or Ellis Gilles at 780-238-0006 if you can help out or want more info.

ROYAL CANADIAN LEGION #246 MULHURST inviting new members ... now at 1/2 price for registration!! Seeking veterans in the community. Family Bingo every Tue. at 7pm. Next Community Social: July 26 @7:30 pm. PANCAKE BREAKFAST: Sunday Aug. 4 at Mulhurst Community Hall (8:30 - 11am) \$7.00 a person. Next General Meeting: Sept. 9 at 7pm. Call Marion: 780-935-6281

Golden Spur Gymkhana Dates for 2019 are as follows: July 28, August 11 & 25, September 8. If you need any information please call Jenn @ 780-246-2377, Jodi @ 780-514-8336 or Donna @ 780-554-4714 or check out our facebook page @ Golden Spur Gymkhana

Winfield Public Market: Winfield Hall. Come have a coffee, eat at the concession & visit with our great vendors! Call or text Carla 780-621-1285 for more info. Follow us on Facebook for up to the minute details! Upcoming Markets: July 28th 11am - 2pm, Saturday, August 10th for Uketuk Days 10am-2pm, and August 25th 11am - 2 pm.

PANCAKE BREAKFASTS at SANDHOLM HALL (10 miles south of Thorsby) will be held on Sunday, July 28th and Sunday, August 25th, 2019 8 am to noon. EVERYONE WELCOME

Community United Church – summer worship schedule: Sunday mornings @ 10:30 AM. NO WORSHIP ON LONG WEEKENDS: August 4, September 1. Telfordville Services: August 11, September 8. Warburg Services: July 28, August 18, 25, September 15, 22, 29

Thorsby Bingo Bingo is held every Thursday

evening at the Senior’s Centre. Regular Bingo starts at 7:15 p.m. Early Bird is at 7:00 p.m. Loonie Pots and Progressive Bingos. Bingo will be over for the season on June 27th and resume September 3rd. Have a great summer!

2019 Stars of Alberta Volunteer Awards. Deadline for nominations is September 20, 2019. For more information and nomination form, see www.alberta.ca/stars-awards .

Centreldodge Community Centre presents thier Autumn Supper. September 28th from 6-8 pm Presale tickets only. All members have tickets or you can call Carolyn at 780.789.3089. Everyone Welcome. We will also be drawing the winners for our Cash Prize Raffle. 6 mi South of Thorsby and 1 1/2 mi East.

Breton Women’s Wellness Day – Save the Date for our next Women’s Wellness Day – Saturday, October 19th. We are currently in the planning stages and look forward to having you join us. If you would like to be a vendor in our trade show area, please email bfcss@telus.net for more information.

Warburg RV Park open May - September. \$30 RV with services: 50 amp power, water & sewer. Weekly rate \$150. Tenting rates, RV dump, & firewood available. Warburg Village 780-848-2841

The Winfield Legion will not have a monthly meeting JULY OR AUGUST, 2019. See you this fall and have a great summer!

Mulhurst Bay Farmers Market runs Thursdays from 4-6 at the Mulhurst Bay Community Hall until July 4- Aug 29

St. Matthew’s Lutheran Church - Sunday Worship @10:30 a.m., Holy Communion on the first Sunday of the month; Bible study 1,3,5, sundays of the month. Pastor Ron Flamand, interim pastor. Call 780-789-3873

Thorsby Senior’s Thrift Store Bag Sale - Fill a large bag for \$15 or a small one for \$5! Regular Hours Thursdays, Fridays & Saturdays 10 am - 3 pm. Donations accepted and appreciated during store hours **only** or call Vera to arrange drop off at 780.789.3197.

Supporting Active Aging Today, Tomorrow and Beyond

2019 Conference

Join Leduc County FCSS and City of Leduc FCSS for the first ever **Supporting Active Aging Conference**, featuring keynote speakers Bob Layton and Julie Matthews.

- Date:** August 30, 2019
Time: 8:30 a.m. to 3 p.m.
Place: Leduc Fellowship Church: 4404 Rollyview Road
Ages: 50+
Tickets: \$20 per person, available in early July. Tickets include hot lunch and entry to a vendor fair with information from more than 20 organizations.

To purchase your ticket before the **August 19** deadline, please contact Carla (Leduc County FCSS) at [780-955-4554](tel:780-955-4554) or visit leduc.ca/supporting-active-aging. Please note, bus transportation is available from Warburg, Thorsby, Calmar and New Sarepta free-of-charge. Please contact Carla to book a spot. Limited seats are available.



Bob Layton: "Welcome to Radio!"

Sit back, relax, and take in Bob Layton sharing the story of his life in broadcasting. Perhaps become inspired to write your own life story! His latest book will be available for purchase, with all proceeds going to a local shelter.



Julie Matthews:

"How to be your own Troubleshooter"

Former Global TV Troubleshooter turned Consumer protection expert, Julie Matthews shares personal stories along with tips and tricks to help protect yourself, your friends, and family.





4812 - 51 Street Thorsby (south of Esso)

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.

Warburg Museum - We are now making homemade pies every Saturday from 1:00 p.m. - 4 p.m. New members always welcome and appreciated! Susie 780.848.2507

Thorsby Senior's Soup & Sandwich Day at the Senior's Centre is on the second Wednesday of every month. Five dollars will buy you a bowl of soup, a sandwich, a coffee, tea, or juice. Enjoy all this between 11:30-1:30 pm. Birthday Party follows at 1:30 pm. Everyone Welcome!

Winfield Legion is available to rent. Keep eyes open for a list of upcoming social events. Rental Inquiries - Call Gordon 780-542-1243 Or Mona 780-682-3905

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

Ashland Dam Park - For reservations call Bruce @ (780) 898-9636.

Breton Community Center- To rent the community center please visit our website www.bretonagsociety.com, call 780-696-3561 and leave a message or email

us at bretonagsociety@gmail.com

Camp Barvnok - For bookings, call Walter 7807172432, or Jason 7809904043, or email bookings@barvnok.com

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/full day and \$50.00/half day with a deposit of \$50.00 that is refundable upon inspection. For Hall rental, please contact Deb/Max 780 848 2923 or (780) 264 9217 or Nancy/Allan 780 848 7756.

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.

Royal Canadian Legion #246 Mulhurst hall rental: Call Marie @ 780-362-7350

Thorsby Senior's Centre rentals. Call Cathy Kuzio 780-789-2423 / 780-719-7124.

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

Community Events are placed FREE of charge, thanks to the community commitment of





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Mulhurst Legion Hosts the Motorcycles Ride Against Cancer

On July 20th, the Royal Canadian Legion #246 Mulhurst had the pleasure of hosting a campfire chili lunch for 81 participants of the 2019 Motorcycles Ride Against Cancer.

The members, comprised of the Building Trades of Alberta, raised a total of \$56,286 for the Patient Financial Assistance Program at the Cross Cancer Institute.

During their run, the 70 motorcycles stopped at Legion's in St. Albert, Devon, Mulhurst, Wetaskiwin and Leduc.



Members of 'Motorcycle Ride Against Cancer' arrive at the Royal Canadian Legion, Mulhurst.



Event Organizer, Ray MacNeil and Mulhurst Legion President Randal Kay, congratulating each other for a "job well done".

Community³⁹ Enterprises

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Farm Freedom and Safety Act

Have your say on farm and ranch safety and workplace legislation.

Our government has initiated comprehensive consultations with farmers, ranchers, agriculture workers, and others as we move forward with the new proposed Farm Freedom and Safety Act.

The new legislation will address:

- Ensuring basic safety standards.
- Recognizing that a farm is unlike other businesses, and that farmers and ranchers require flexibility in meeting workplace standards.
- Minimizing red tape and the regulatory burden on farmers and ranchers.
- Requiring employers to have workplace insurance, but allowing a choice of market insurance or the Workers' Compensation Board (WCB) as long as basic standards of coverage are met.
- Exempting small farms from employment standards legislation.

We are committed to restoring balance, fairness and common sense to the regulation of Alberta's agriculture sector. Farm and ranch operations have unique needs that are unlike other industries. We need legislation that balances the unique economic pressures of farming with the need for common sense, flexible farm safety and employment legislation.

Alberta Agriculture and Forestry is leading a range of stakeholder consultation opportunities throughout the summer. Watch for Agri-

culture and Forestry Minister Devin Dreeshen at events in our community, and take that opportunity to connect with him and share your opinion.

A survey on Farm Freedom and Safety is available online at Alberta.ca until the end of the summer and I encourage you to provide your input. The survey is online at alberta.ca/farm-safety-engagement.

If you have any questions or would like to provide input into this important legislation, feel free to contact me at the Drayton Valley constituency office, 5136B – 52 Ave, 780-542-3355, or email: draytonvalley.devon@assembly.ab.ca

I appreciate your support as we move forward with another government promise that is meaningful and essential to so many of our friends and neighbours.

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CALMAR BI-LEVEL

2007 1283 square foot bi-level located in a quiet cul-de-sac in Calmar. Features include vaulted ceilings, 3 bedrooms, 2 bathrooms, deck, double attached garage, fully fenced and landscape yard with fire pit. Close to schools, parks and shopping. \$283,000 MLS# 4128921



AFFORDABLE COUNTRY LIVING

8.25 acres not in subdivision with 1480 square foot bungalow, with upgrades. The yard has had substantial ground work done for a shop pad, and is fenced on two sides and partially fenced on the other two. \$249,900 MLS# 4150879



WARBURG MOBILE

Well cared for 2007 1480 square foot mobile home in Warburg boasts vaulted ceilings, open floor plan, three bedrooms, two bathrooms, master bedroom with walk-in closet and soaker tub. All appliances and storage shed included. \$99,900 MLS# 4143413



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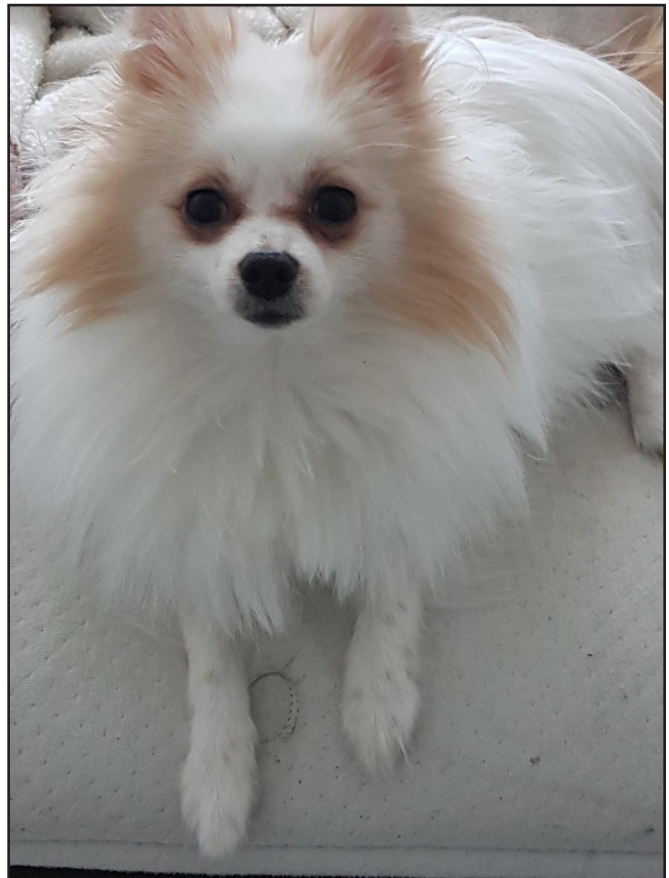
Don't wash your hair in the shower

(It's so good to finally get a health warning that is useful)

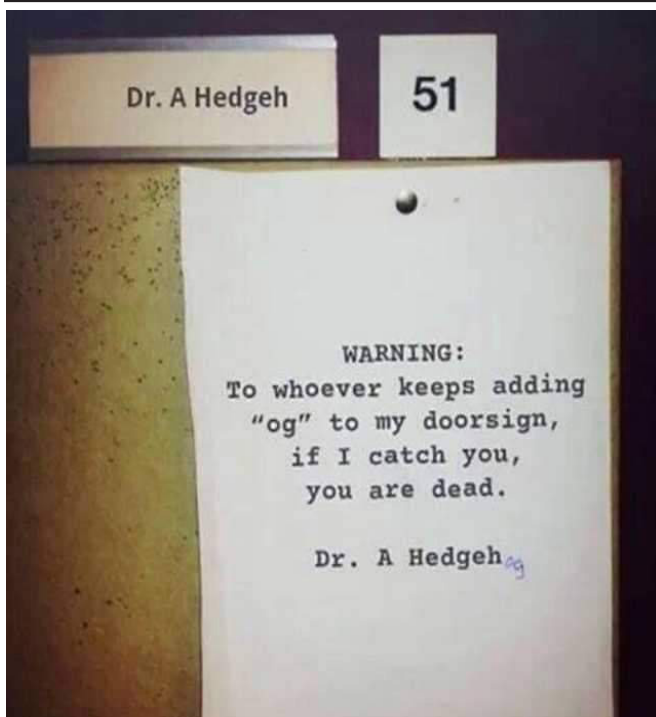
IT INVOLVES THE SHAMPOO WHEN IT RUNS DOWN YOUR BODY WHEN YOU SHOWER WITH IT A WARNING TO US ALL!!!

I don't know WHY I didn't figure this out sooner! I use shampoo in the shower! When I wash my hair, the shampoo runs down my whole body, and printed very clearly on the shampoo label is this warning, "FOR EXTRA BODY AND VOLUME."

No wonder I have been gaining weight! Well, I got rid of that shampoo and I am going to start showering with Dawn dishwashing soap instead. Its label reads, "DISSOLVES FAT THAT IS OTHERWISE DIFFICULT TO REMOVE."



Ok, who's the cutest? Todd is!
Now who knows they are the cutest? Todd does!
Thanks for sharing Mirna!
Have a funny / cute pet pic?
Email it to media@community39.com



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THE WARBURG BUGLE

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Warburg Village Office
Warburg Library
Warburg Agencies
Cloverleaf Manor
Warburg Village Market
2 B's Flowers & Bistro
Warburg Hotel
Warburg Family Drug Store
Sunnybrook Post Office
Sunnybrook Hotel
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Build Your Equity

There are so many benefits of homeownership. Not only do you get the satisfaction of owning your own property, but each mortgage payment you make is also an investment in your future. The housing market continues to gain momentum as well, meaning you have so much potential to build equity.

Tax Benefits

Most of my first-time buyers are unaware of the many tax benefits to owning a home. Don't be one of them; call or email me today to hear more about making your home work for you!

KAYLEA WESTLING
ASSOCIATE

780.898.3270

kayleawestling@remax.net



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Real Estate

Independently Owned and Operated

CALMAR

Mature neighborhood backing park. 5 bedrooms, 3 bath. double and single garage, finished basement. E4158956 \$325,000



THORSBY

Beautiful home, renovated kitchen, bathrooms, vinyl windows, hardwood floors, finished basement. Beautiful landscaping, covered deck, gazebo and hot tub! Garage is oversized. E4147620



~~\$250,000~~ REDUCED \$234,900

Stop in for **FREE BBQ**
Hot dogs and treats
And check out this
great acreage at
30 48455 HWY 770
(just outside of Warburg)

WEDNESDAY
JULY 31
6-8 pm

Open House

WARBURG

2 bedroom, backing park, South facing deck, fireplace, garage. Own for less than rent! E4141963 \$105,000
REDUCED \$95,000



LOG HOME WITH 80 ACRES

Beautifully treed and pasture. 1998 has vaulted ceilings, wood burning stove, covered deck, Walkout basement, in floor heat. 40'x40' shop is a mechanic's dream with 8" structural cement floor, 3 phase hoist, two 14'x14' doors, heated. E4162172 \$649,000



PIGEON LAKE ACREAGES

by Mission Beach

9.76 Acres

Treed \$125,000 E4150403

6.2 Acres

With Lakefront \$299,000 E4150419

OWNED LOT

2009 modular, 3 bed, 2 bath, paved driveway E4042452 REDUCED \$180,000 \$159,900

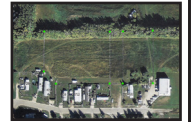


WARBURG

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. \$62,000



CALMAR LOT

Approved for duplex or single family home. 46x113' mature lot across from Community Centre. Zoned R2 E4153842 \$59,900 REDUCED \$55,000



DEVELOPED LAND

60 acres South of Warburg. 30 x 50' heated shop, 220 power, bathroom, loft, All new services. Ready to add your home. Sea can, woodshed, garden, and fruit trees, trails through mature mixed trees, hunting stand, fenced. E4153542 ~~\$350,000~~ REDUCED \$340,000



THORSBY LOT

60x110' lot backing green space. \$29,900
REDUCED! \$24,999



ACREAGE WARBURG

Walking distance to town 1.5 acres like new renovated home on new ICF basement, 3 bedroom, 2 bath, plus partially finished basement, attached garage. E4152010 \$315,000

OPEN HOUSE

JULY 31 6-8 pm
Stop in for **FREE BBQ**
Hot dogs and treats
30 48455 HWY 770



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~~ \$115,000

BEAUTIFUL AND PRIVATE



Beautifully landscaped and treed. Home boasts 4 bedrooms, 2.5 baths, vaulted ceilings, wood burning fireplace, loft, heated garage, hot tub...must see to appreciate! E4145695 \$550,000

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

Perfect for the semi-retired or a growing family with a large country kitchen, enclosed porch, wood burning fireplace. 4+bed., 3 bath, RV parking, double attached garage. E4162695 \$299,000



SUMMER RETREAT

3 acres developed with cook house, bath house, dining house, sheds, trailers, landscaped, fenced, powered sites, drilled well. E4157552 \$225,000



WARBURG MOBILE

Spacious 20x76 ft. home on a double lot. Open concept, HUGE living room, 3 bed, 2 bath. 14x20' work shed. 16x12' maintenance free deck. CENTRAL AIR CONDITIONING! Large fenced yard with room for a garage. Lot rent \$280/mth E4140865 ~~\$125,000~~ REDUCED \$120,000



ASHLAND DAM ACREAGE

4.15 acres with 3 bedroom, 2 1/2 bath bungalow. Basement has walk out door. Oversized double garage, 30x52' heated shop and more out-buildings. E4142371 \$450,000



WARBURG VACANT LOTS

Residential Lot 12 \$24,000 / Lots 23-25 Your choice \$45,000
Commercial Lots 19 & 20 - \$27,000 ea.
60' x 125' Lot - \$27,500
Pie Lot In Cul de sac \$35,000 REDUCED \$29,900



SERVICED LOT

64x118' in Woodbend in Warburg. No timeline to build. E4160634 \$25,000



WARBURG IN CRESCENT

Updated 5 bedroom, 2 bath on quiet large lot. Open floor plan with vaulted ceilings. Finished basement. 23x16' garage, 16x14' storage shed. E4146394 ~~\$210,000~~ REDUCED \$199,900

