

THORSBY TARGET

PUBLIC SERVICE, DEDICATION AND SACRIFICE



MP Gerald Soroka (right) presents Queen Elizabeth II's 70th Platinum Jubilee Pins and commemorative coins to Thorsby and area recipients for going above and beyond what has been asked of them. Nominations were sent to MP Soroka's office this spring by the public for those who have demonstrated the qualities extolled by her Majesty the Queen: public service, dedication and sacrifice. **NOMINATIONS INSIDE THIS ISSUE!**

EXCITING NEWS FOR THORSBY "WATER FOR LIFE"

Mayor Hostyn announced on Tuesday that the Town of Thorsby was successful in receiving the Regional Water Supply Feasibility Study grant funded under "Water for Life". This grant for \$194,850 is the first step in formalizing a regional water system capable of providing high quality treated water to communities. This includes communities within the North Saskatchewan Watershed Alliance, extending into the Battle River Watershed Alliance and with the areas surrounding Pigeon Lake (within the Pigeon Lake Watershed Association).

In a news release on July 20, 2022 the Alberta government announced that more than \$58.7 million from the Water for Life and the Alberta Municipal Water/Wastewater Partnership (AMWWP) grant programs will support 33 water infrastructure projects

across the province. The projects will improve water and wastewater services and access to clean drinking water for rural communities and are expected to create 824 jobs during construction. They also stated that Budget 2022 includes \$130.3 million in Water for Life funding over three years and \$100.7 million in AMWWP funding over three years. **MORE ON THORSBY'S WATER AND THIS GRANT INSIDE THIS ISSUE!**

MISMANAGEMENT OF TAX DOLLARS REVEALED

At the COW meeting on Tuesday, August 9, current CFO, Cindy Van Leest submits her report as they get ready for the 2021 audit. She outlines her findings and final review of previous administrations procedures, processes and mismanagement of our tax dollars. The Town of Thorsby had to apply for an extension from the Government for reporting due to the "mess" they were left with. **CINDY'S EXTENSIVE REPORT, INSIDE THIS ISSUE!**

Classifieds

FOR SALE

Used **LENNOX ELITE SERIES HIGH EFFICIENCY FURNACE** - Model # G61MP48C11001 for sale. Available end of September \$600. **LENNOX OLDER STYLE FURNACE**, new motor, new gas valve, new coupler, cast iron burner \$100. Call 780-996-1488 (cell)

3 AERATION SYSTEMS FOR 14 FOOT BIN - 1 rocket, 1 1/2 culvert, 1 tube - 200 feet of 220 cord 780-719-7694

RECYCLED CONCRETE 75mm minus. Available for pick up in Breton. We can load a large truck. Call Frank 780-278-2692.

WANTED

LEAD BATTERIES & SCRAP VEHICLES Will buy your old lead batteries for re-cycling. Also FREE removal of scrap vehicles. We pay cash for both! 403-396-8629

WANTED LONG TERM RENTAL, Single Family Home for 3 people on pension and 2 cats. \$1600 mth w/utilities. Call Eric 780-887-7057

WANTED CONCRETE RUBBLE

Contact Alex 780-905-9200 or 780-789-3843

OLD FARM TRACTORS OR CATERPILLARS

Will buy Complete or Incomplete. 403-396-8629

FOR RENT

HOUSE FOR RENT on acreage near Thorsby, 2 bedroom, no pets, no smoking, 90% furnished, satellite included, prefer one older person, available Aug 1 - Call 780-721-5139

2 BEDROOM SUITE at 4917 - 52 Street, Thorsby, available September 1, \$750/mth includes water & heat. Call 780-789-2100 or 780-996-1164

SERVICES

RELIABLE DJ for your party or special event. We also offer Karaoke, Music Bingo, Minute to Win It games and have local references. 587-991-4977 or www.carrielevins.com

JOURNEYMAN PLUMBER/GASFITTER & CERTIFIED SEWER INSTALLER

Providing repairs, replacement and new installation. Hot water tanks, furnaces, boilers, gas lines, sewer tanks/fields/pumps. Call Ryan at 780-514-9246

BACKHOE FOR HIRE Fully insured. Specializing in excavation, trenching, septic systems, utility lines, secondary gas lines, weeping tile, basements, footings, backfilling, hole augering. Call Jody at 780-898-2512 or Ryan at 780-514-9246. Located in Warburg.

BOOKKEEPING & PERSONAL TAX SERVICES

Small business, farm & rental statements, GST, WCB & payroll. Check us out www.jensbookkeeping.com By appointment only. Call 780-898-5198 or email jensbookkeeping@outlook.com

INTERIOR DESIGN, CABINETS, COUNTERTOPS & BLINDS. In the business for over 25 years. Independent Design Consultant at Superior Cabinets & Classic Window Fashions. Contact Keri at 780-289-2551 or designbywaters@live.ca Also on FB and Instagram!

HOUSE SITTING available. Willing to look after animals. Warburg, Breton, Winfield, Thorsby. Phone Villetta at 780-898-4483

D5 DOZER FOR HIRE

Contact Alex 780-905-9200 or 780-789-3843

FROG TOWN YARDZ Commercial cleaning & Tenant rental move outs, Yard Work, Thorsby & Area 780-236-2364 or frogtownyardz@gmail.com

GARAGE/MOVING SALES

YARD SALE - Saturday, August 20 from 10am - 5pm, 48172 Hwy 770, 3 miles south of Warburg. Household, tools, kids' items. No early birds - cash only

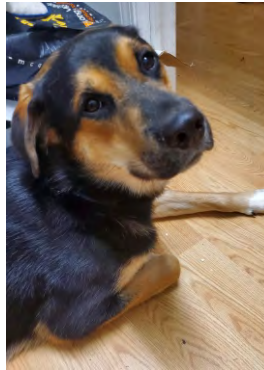
MULTI FAMILY GARAGE SALE - collectibles, tools, lots of miscellaneous. August 19, 20, 21 10am - 5pm. 1/2 mile west and 1/2 mile north of Alsike Corner 49017 RR41A

SIZZLIN' SUMMER YARD SALE!

Last 2 days - Saturday Aug 20 and Sunday Aug 21 from 9 am till 4 pm at 5023 51 street in Breton. Prices reduced and many free items. Everything must go!

Classified Ads are \$5 for 2 weeks
(up to 30 words) GST included

LOOKING FOR FOREVER HOME!



Hi there, I'm Leo! I am a Shepard cross about 8 months old non neutered male, looking for my forever home.

If you would like to set up a meet and greet, please give Pet Necessities a call at 780-789-0147 or email them at Thorsbypetnecessities@gmail.com

5	2	7	6	4	8	9	3	1
1	3	6	2	9	7	8	4	5
4	8	9	1	3	5	2	6	7
7	5	4	8	6	9	3	1	2
8	9	1	3	5	2	4	7	6
3	6	2	7	1	4	5	9	8
9	4	8	5	7	1	6	2	3
2	1	3	4	8	6	7	5	9
6	7	5	9	2	3	1	8	4

Sudoku Answers from Aug 5 Issue

The object of the puzzle is to fill the remaining squares, using all the numbers 1-9 exactly once in each row, column, and the nine 3 x 3 subgrids.

LEDUC DENTAL OFFICE

FULL TIME RDA REQUIRED

MON-THURS, OFF FRIDAYS



PLEASE CALL
780-986-1323
OR EMAIL
drbogda@shaw.ca



Wilf Brandt Trucking Ltd. is seeking **Experienced Oilfield Vac Truck Swamper**, for work in the Warburg, AB area.

Current Oilfield Safety Tickets are a definite asset and willingness to work on an on call basis is required.

Benefits Available.

Call Wilf at 780-542-0797 or email resume along with a current drivers abstract to resumeswbt@gmail.com



Wilf Brandt Trucking Ltd. is seeking **Class 1 Tank Truck Drivers**, for Year-Round Production Fluid Hauling in the Warburg, Thorsby, Leduc, 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, benefit package and excellent wages.

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

LOOKING FOR PART-TIME/CASUAL ASSISTANT

- Must be computer literate
- Experience with design and online media an asset.
- Must have a valid drivers license
- Must have a keen eye for detail
 - No weekends or evenings

**Apply in person between
8:30 am - 4:30 pm
Monday to Friday
4928 Hankin Street, Thorsby**

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**THE BRETON
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**THE WARBURG
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COMMUNITY EVENTS & info

UPCOMING SPECIAL EVENTS & PROGRAMS

Royal Canadian Legion #246 Mulhurst will be hosting the next **COMMUNITY SOCIAL** Aug. 26th 7pm. Come on out and meet the neighbours. 780-935-6281

PANCAKE BREAKFAST at Sandholm Hall (corner of 616X & 778) Sunday, August 21 from 8 am to 11am **EVERYONE WELCOME!** For more info 780-389-2381.

"CACTUSVILLE" VBS DAY CAMP for Kids ages 5-10 – FREE – August 15-19, from 2:00-5:00pm daily in Warburg. Call or write for pre-registration or other information – 780-848-2271 or daycamp@warburgadventist.ca

SUMMER PROGRAMS (AUGUST) - contact the Thorsby Recreation Centre at 780-789-4041 or recreation@thorsby.ca for more information

COMMUNITIES CALENDAR for Thorsby, Warburg, Breton & surrounding areas in Target once per month, online at www.community39.com and on FB. Updated as needed. Email media@community39.com to add your event.

PROGRAMS & REGULAR EVENTS

THORSBY BINGO Located at the Thorsby Seniors Centre every Thursday evening starting at 7pm.

THORSBY AFTERNOON CRIB at the Seniors Centre runs every Monday at 1:30pm Everyone welcome!

THORSBY SENIORS SOUP & SANDWICHES at the Thorsby Seniors Centre on the 2nd Wed of each mth starting at 11:30am

THORSBY MUNICIPAL LIBRARY 10am-6pm Tues, 12pm-6pm Wed & Thurs, and 10am-4pm on Fridays. 780-789-3808.

ROYAL CANADIAN LEGION #246 MULHURST has Family Bingo's every Tues. at 7pm. With the Next Meat Bingo (rack of ribs) on Tues. Aug. 16th @ 7pm

THORSBY RECREATION COMPLEX HOURS - Weekdays 9am - 8pm & Weekends 11am - 5pm. Call 780-789-4041

COMMUNITY SUPPORT SERVICES

LEDUC COUNTY FAMILY RESOURCE NETWORK IN THORSBY - Located at 4908 48 St. in the modular building across from the Arctic Spas Recreation Complex. Open Tuesdays 2 to 4 p.m. and 5 to 8 p.m. Closed for supper 4 to 5 p.m. Open Thursdays 9 a.m. to 4 p.m. Closed for lunch noon to 1 p.m. Call 780-979-2385 or email frn@leduc-county.com

Foot Care Nurse will be in Thorsby on the 1st Wednesday of every month. Please call Irene at 780-789-3176

THORSBY RCMP call 780-789-3950 or contact Crime Stoppers at 1-800-222-8477 (TIPS), online at www.P3Tips.com For emergencies call 911

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michaelj@mikeshomesltd.com

THORSBY FAMILY & COMMUNITY SUPPORT SERVICES (FCSS) Call 780-789-4004 or email fcss@thorsby.ca

THORSBY BYLAW ENFORCEMENT - contact Barry Rasch at bylaw@thorsby.ca or 780-233-4151

COMMUNITY EVENTS SIGN is Free to Non-Profit Organizations on a first come, first served basis. To have your event placed on the sign call 780-789-4041

ALBERTA MENTAL HEALTH HOTLINE is a 24 hour, 7 day a week confidential service 1-877-303-2642

Does drinking affect your personal life in any way? AA can help! 5203 - 54 Avenue at Thorsby New Life Christian Church (every) Monday 8:00pm 780-270-7903

MARKETS/THRIFT SHOPS (NONPROFIT)

THORSBY SENIORS THRIFT STORE Open Thursday - Saturday from 10am - 3pm until the end of August.

MULHURST BAY FARMERS MARKET on Thursdays from 5-8pm at the Mulhurst Bay Community Hall until August 25. Call Stacey 780-603-3099

SANDHOLM HALL MARKET on Saturdays 10-3 Betty 780-916-1845.

SUNNYBROOK COMMUNITY HALL FARMERS MARKET at 10-2 pm first Saturday of every month contact 780-222-3458 or sunnybrookfarmmarket@gmail.com for more info.

CALMAR MARKET ON MAIN at the Main Street Park - Fridays from 4-8pm. Email calmarmarket@gmail.com



Thorsby Seniors Crib Results!

This week's winners

- 1st place: Elda Olds - 954
- 2nd place: Marvin Wagar - 946
- 3rd place: Gene Senio - 941

HIGH HAND of 24 held by Gene Senio

CONGRATULATIONS to all Winners!

Next crib event will be held on Monday, August 15, at 1:30pm at the Thorsby Senior's Center!

If you like playing crib, then come & join us!

Leduc County FCSS fall programs

Leduc County FCSS is hosting a number of online and in-person programs in fall 2022. **Online program** participation requires internet access by computer, laptop, tablet or smartphone. To register or for more information, call **780-979-2385** or visit leduc-county.com/community-family.

Mental health and wellness

- ▶ Social Media Mindfulness: Reconnecting with Ourselves - **Wednesday, Sept. 28**
- ▶ Understanding and Healing the Roots of Anxiety - **Mondays, Nov. 7, 14, 21, 28 and Dec. 5**
- ▶ Preventing Postpartum Depression - **Wednesday, Nov. 16**

Seniors and older adults

- ▶ A Holistic Approach to Health and Nutrition in Older Adults and Seniors - **Thursday, Nov. 10**

- ▶ Polypharmacy and “Deprescribing”: How Many Medications are too Many? - **Wednesday, Nov. 30**

Financial literacy

- ▶ Cautious Consumerism - **Wednesday, Nov. 2**
- ▶ 75 Ways to Save on Household Expenses - **Wednesday, Nov. 16**

Diversity and inclusion

- ▶ Lunch and Learn Series: Cultural Appreciation or Appropriation? - **Friday, April 8**
- ▶ Living Library in honour of Pride Month - **Thursday, June 23**

In-person programs

- ▶ Community Awareness (New Sarepta) - **Thursday, Sept. 1, Tuesday, Sept. 13**
- ▶ Soup and Stories (Thorsby) - **Wednesday, Sept 21**
- ▶ Living Library: International Day of Older Adults (Calmar or online) - **Wednesday, Oct. 5**
- ▶ What Makes a Great Photo Collection (New Sarepta) - **Saturday, Oct. 15**



THORSBY & DISTRICT
CULTURAL &
HISTORICAL SOCIETY

**We Need
Your Help!**
Please consider
donating today

BOTTLE DRIVE

FUNDRAISING



Starting August 13 – 27

**Bottles can be dropped off at Lone Wolf Mechanical
4813 – 50 Ave Thorsby, during business hours**

***Proceeds are going toward the purchase of Stage Curtains for the
Thorsby Community Centre***

COMMUNITY GROUP REGULAR MEETINGS

Mulhurst Bay Community League - Meeting the 3rd Monday of each month at 7:30pm. Call 780-389-4268 for more info.

Royal Canadian Legion #246 Mulhurst Veteran and Family-New Membership incentive continues, sign up and 2022 -2023 are FREE!! Next General Meeting: Sept. 12th, 780-935-6281

Rundle's Mission Society

For info email info@rundlesmission.org or phone 780-389-2422 www.rundlesmission.org Facebook: Rundle's Mission

The Royal Canadian Legion Pioneer Branch #144 Thorsby meetings are the third Wednesday of every month, except July & Aug at the Thorsby Seniors Centre at 9:30am. For Membership contact Doreen Mackenzie at 780-789-3812

Thorsby Agricultural Society - Regular meetings on the first Wednesday of every month at 7pm. Haymakers Arena. www.thorsbyhaymakers.com or call 780-789-3829

Thorsby & District Fish & Game - Regular meetings held on the 3rd Monday of each month @7pm at the Warburg Village Office Basement (entrance through the back). Contact Bruce at 780-848-2242 for more info.

Thorsby & District Lions Club - Meeting the 2nd and the 4th Monday of the month at the Lions' Den in the Community Hall basement at 7pm. For info or membership, call 780-903-1695

Thorsby Municipal Library Board meets the third Wednesday of the month at 7:00 PM. Contact the manager at yatmgsacuta@yrl.ab.ca for more information.

Thorsby Seniors - Meetings monthly in the Seniors's Centre and on the last Wednesday of every month at 6pm. Memberships available from Janice Zydek at 780-239-4595

TOPS (Take Off Pounds Sensibly) - Thorsby Seniors Centre - Mondays, weigh in (9am-9:15am), meetings (9:15am -9:45am) For more info call Jane 780-789-3789 or Elaine 780-221-3939

BURNT WOOD "06" METIS LOCAL monthly meetings on the 2nd Tuesday of every month at 7 pm in the Wetaskiwin Moose Lodge. Call Rose @ 780-361-6019 for more information.

WORSHIP

New Life Christian Fellowship - 5203-54 Avenue, Thorsby
Worship Services Sunday at 10:30am. Call 780.789.3020

Our Lady of Victory Catholic Church - 4813-51 Street, Thorsby. Mass is every Sunday at 9am and weekdays, Wednesday at 10:30am by Fr. Arun Rodrigues. 780.987.2858 or visit www.olvthorsby.wordpress.com

St. John the Baptist Ukrainian Catholic Church
Thorsby- Divine Liturgy on Sunday, August 14 at 12:00 p.m. For further information contact Dan @ 780-789-3698.

St. Matthew's Lutheran Church - 5115-48 Avenue, Thorsby
In-Church Worship every Sunday at 10:30am. Our weekly worship with Pastor Ron can still be found on You Tube

Calmar Community Baptist Church - 37A Parkview Crescent, Calmar, AB Sunday morning service 10:30 am Everyone Welcome!

Community Events & Information is FREE to advertise

Breton Denture Centre

5012 - 50 Ave. Breton

780-696-9696

Our Services Include:

- Free Consultations
- Same Day Relines
- Complete & Partial Dentures
- 1 Hour Denture Repairs
- Dental Assistance for Seniors
- Referral to a Dentist or Surgeon



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mervstruckparts@hotmail.com

Warburg, AB



THURSDAY AUGUST 18
 12pm till 3pm

END OF SUMMER Party


FOOD, GAMES, FOAM PIT & LOTS OF FUN

ALL AGES WELCOME
 THIS IS A FREE EVENT

Will Be Held At Arctic Spas Rec

recreation@thorsby.ca 780-789-4041




Forest therapy walk



Farmers and their families have a relationship with their land. Join ALUS Wetaskiwin-Leduc for a free opportunity and take a slow walk through the incredible fern glades at the Alberta 4-H Centre along Battle Lake.

- **Date:** Sunday, Aug. 21
- **Time:** 1:30 to 4:30 p.m.
- **Cost:** free
- **Register:** by Aug. 19 at www.county.wetaskiwin.ab.ca/Forestwalk
- **Location:** Alberta 4-H Centre: 41043 RR 21, County of Wetaskiwin (turn south on Range Road 21 off Highway 13. Watch for signs)

Please note a waiver is required and may be accessed through the online registration process. For registration assistance and event information, contact Kim at **780-387-6182** or kbarkwell@county10.ca or kimb@leduc-county.com.

Community funding available

for recreation, athletic and cultural groups

Leduc County is committed to providing funding to the region through various arts, cultural and recreation grants. Grants available for 2023 include the following:

Recreation and sport grants


Leduc County distributes grant funding to local recreation and athletic groups. Groups who received grant funding in 2022 included community halls, minor sports teams and those hosting community special events. These grants are available for groups that serve the New Sarepta, Calmar, Thorsby and Warburg region. Groups are encouraged to contact Leduc County in advance of submitting their applications to determine eligibility.

Arts and cultural grants

Arts and cultural grants support regional 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: Friday, Sept. 30

For more information or to submit an application, visit our website at leduc-county.com/grants or contact Andrea Oneski at **780-770-9264** or recgrants@leduc-county.com.



BREAKING NEWS!!

TOWN OF THORSBY NOXIOUS WEEDS ADVISORY

With recent patrols throughout the community, it's been discovered that due to all the moisture we've had in June and heat we've had in July there has been a breakout of May Weed and Thistle. As this is deemed a noxious weed, we ask property owners to do their part in removal or cutting down these weeds before they go to seed. If this is noticed on your property, alley access, or neighbouring property we really need your help to ratify the breakout. For the month of August, the focus will be on reminding residents and businesses to take care of their weeds on their properties.



We also want to thank the many residents and businesses that are doing their part to keep their lawns mowed and their trees trimmed. Your yards are looking fantastic, keep up the great work!



Please check out the Alberta government's noxious weeds page at: www.alberta.ca/provincially-regulated-weeds.aspx to learn more about which noxious weeds are prohibited and see if you might have any in your garden.

Thank you from Bylaw!

THE TOWN OF THORSBY CONGRATULATES ALL QUEENS JUBILEE RECIPIENTS!

Council and Staff were excited and honoured to host our MP Gerald Soroka along with Queens Jubilee recipients and their families at the Town Office Council Chambers prior to the August 9th 2022 meeting. We would like to congratulate Sharon Powlik, Sherri Morrissey, Tracy Musson, Phyllis Madiuk, Barry Rasch, and Dianne Miller.

Thank you for all of the amazing volunteering and community work that you do for everyone in Thorsby!

Thorsby Town Council Meetings

(all meetings are held at the Town Office
in the Council Chambers)

Tuesday, August 23 | Regular | 7pm
Tuesday, September 13 | COW | 7pm
Tuesday, September 27 | Regular | 7pm



Town of Thorsby
4917 Hankin Street, Box 297
Thorsby, AB T0C 0P0
TEL: 780.789.3935

www.thorsby.ca

Darcy Powlik
780-446-9700
www.darcypowlik.com

Office: 780-986-2900



RE/MAX
Real Estate Leduc

RESIDENTIAL

THORSBY- Very Affordable 2 bedroom home on large lot (E4306252) , 50' x 150' lot, decent condition, single detached garage **\$88,500**

THORSBY- Immaculate 4 bedroom home on large corner lot (E4306993) Finished basement, recent upgrades, attached single garage, 20' x32' detached shop, garden space, RV parking **\$289,000**

THORSBY - Well Built 1423 sq. ft Bungalow (E4298723) 3 bedrooms, finished basement. Attached double detached garage and fenced mature yard. **\$249,900** **SOLD**

FARMS & ACREAGES

LEDUC COUNTY- 2.97 Acres on pavement (E4305521) solid 3 bedroom home, double detached garage, amazing mature yard **\$399,000**

WARBURG - 39.56 Acres (E4271943) set up for horse & cattle. 2841 ft house with finished basement and numerous out buildings. **\$729,000**

LEDUC COUNTY- 2.97 Acres (E4294802) square foot 2 story house off of highway 39 and highway 60, in great condition, set up for horses ~~\$749,000~~ **\$699,000** **SOLD**

GLEN PARK - 1/2 Acre (E4267406) on pavement 960 square feet bungalow with older outbuildings **\$169,000**

Thorsby - 5.71 Acres (E4299197) Full developed acreage close to pavement, 2 bedroom home with barn, cattle shelter, large machine shop and more **\$369,000** **PENDING**

Johnsonia Beach (E4284835) 1/2 acre developed treed lot with garage package developed into living space ~~\$244,900~~ **\$194,900** **REDUCED**

RAW LAND

THORSBY - 68.81 Acres (E4261453) close to North Saskatchewan River - 8000+/- planted trees, good building sites - power - tons of wild game. **\$450,000**



Children's
Miracle Network

**MIRACLE
HOME**
Contributor

Helping kids at



STOLLERY
CHILDREN'S
HOSPITAL
FOUNDATION

"NOBODY SELLS MORE REAL ESTATE IN THIS AREA!"

FACTS REVEALED

CFO Cindy Van Leest Staff Monthly Status Report - Town of Thorsby COW Meeting August 9.

In preparation for the audit over the last 8 months of delving into the financial situation for the town of Thorsby I have discovered the following:

1. There are **minimal documented processes or policies for how to manage the financial component of the municipality**. This is extremely detrimental to the performance of the municipality. Fiscal policy is one of the most important pieces to any organization. Financial policies ensure that management & staff are on the same page and that there is a clear understanding of how duties and functions are carried out. Without these in place, chaos ensues which from my investigation has been the case for several years.

2. The auditor's report of deficiencies from past audits has not been followed up on and those in charge of **governance (council) had not ensured that the municipality had taken the steps to rectify** these and begin to function in a more prudent and efficient manner. This has cost the municipality extra money in audit fees and allowed the dysfunction to continue year after year.

3. The past administration was **running two sets of books**. One set in QuickBooks and one set in GP (Great Plains). The revenue between the two sets of books has never balanced. Starting in July all revenue was plugged in order to make the bank statements work. This has caused an extreme amount of work to balance the two sets of books and ensure that all transactions are accounted for and recorded properly. QuickBooks online is not capable of handling a municipality's accounting needs. It is not able to bill utilities or taxes. Its functions are limited and I'm at a loss as to why one would switch to that while still needing to maintain the GP software to bill out the revenue. This **extra software has cost the municipality over \$1000** since it's been in place.

4. Past administration had **no segregation of duties**. Segregation of duties is an internal control that assigns various steps in a process to different people. The intent behind it is to eliminate instances in which someone could engage in theft or other fraudulent activities by having an excessive amount of control over a process. Auditors look for this as part of their analysis of an organization's system of internal controls and will downgrade their judgment of the system if there are any segregation failures as they will assume that there is an expanded risk of fraud and adjust their procedures accordingly. The Town of Thorsby had the same person approving expenditures, making payments, reconciling bank statements, approving & entering all entries into the system. In discussion with the auditors, they were under the impression that the CFO position would be

refilled, so they were quite shocked when I informed them that the position was in essence eliminated and one person was responsible for all duties.

5. An **updated financial report has not been provided to council** since the meeting held on September 7th, 2021 for the period ending June 30, 2021. I understand that this is the first variance report you have seen for 2022, however there have been extenuating circumstances. On a go forward basis there will be an updated variance report at all COW meetings.

6. **A double payment & over payment of wages** to one employee by past administration was discovered when going through personnel files. This employee was paid as a contractor up to and including Dec 31, 2020, where pension and vacation were accrued (not normally done as a contractor and no paperwork/contract indicating this was to be the case). On this invoice The Town of Thorsby was charged for 16 days when there were only 14 working days in the period from Dec 12 – Dec 31, 2020. Then on the first payroll in January 2021 was paid a full 70 hours for the pay period beginning December 27, 2020, which equates to 4 days of double payment and 2 days of overpayment. This **cost the municipality \$3,653.12**. There was also no authorization on the invoice indicating it was ok to be paid.

7. **Over purchasing of supplies** and orders from Amazon, Costco & Staples have been discovered. I am not clear on what was all purchased as I am having trouble locating the receipts at this time. There were so many supplies that our supplier asked if we were project buying and we have had to purchase extremely minimal supplies in the last 8 months and we still have excess amounts to go through.

8. There are **double entries of expenses** that are recorded in the QuickBooks file resulting in cleanup of accounts and hours to double check all the information. Also lack of documentation/receipts for expenses is prevalent, which according to the auditors has been an ongoing occurrence.

9. Over the past 8 months I have **continually been receiving unpaid invoices from the 2021 fiscal year**. I have even had to pay one from 2020 that was not paid. Upon my arrival in the municipality there was a notice of disconnection for the monitoring line at the river intake as it hadn't been paid in months and could have resulted in catastrophic consequences for the town.

10. Recording of Grant expenditures was not sufficient and difficult to follow. Also **Grants were not reported properly or not at all** to the Gov't and we have spent hours reconciling grant spending in order to save the funding for the municipality. One Grant had to get special permission from the gov't for an amendment as the work reported in the application was not the work that was

completed. One other **grant was given back** because we could not corroborate the information in the application with the work done.

11. We have had to **ask the Minister of Municipal Affairs to extend our Audit period to September 30, 2022**, as the state of the financial information, as reported above, was not sufficient to go to audit. Documents were dumped into boxes, information scattered between offices, and some are even missing, making it very difficult to bring the books up to my professional standards.

12. The final payroll of 2021 was done on Dec 13, 2021, and had to be amended as estimates for hours were used. This meant that all **T4s had to be rerun** at a cost to the municipality because incomplete information was used.

13. Pension remittance was behind, and the **pension was out of balance by approximately \$4,000**. We had over collected from some employees meaning those monies need to be reimbursed and T4s amended with correct information regarding pension contributions.

14. **Union dues were in arrears.**

15. The **union agreement was not adhered to** regarding hours of pay and on call pay. On-call pay was arbitrarily dismissed by previous administration causing issues for the municipality and extra cost due to a dispatch service being hired. This could have resulted in a very dangerous and detrimental situation for the municipality and/or its residents. We have spent countless hours rectifying these mistakes and working with the union to repair the damaged relationships.

16. We have had to **cancel \$25,000 in software**, at a cost, due to insufficient capabilities, unusable or not required.

17. **No budget had been established and no documentation** from the previous budget has been found. The 2021 budget was a very high arching budget that was not broken down into departments or categories. It consisted of 28-line items, with no explanation of what was included.

18. In preparing the Property Tax By-law for 2022 it was uncovered that the **by-laws** going back to 2018 (as far back as I went) **did not balance**. We also discovered that the rates on the property tax by-law in 2019 were not the rates charged on the property tax notices. They were less, costing the municipality money.

19. **Arrears taxes were not followed up on and tax sale protocol was not followed**, resulting in the municipality carrying the costs of unpaid taxes. We have at minimum two tax sales that should have already been

acted upon and we are reviewing the rest and starting procedures as per the MGA.

20. **Utility arrears and shut offs have not always been followed**, resulting in the municipality carrying the cost of unpaid utilities.

21. **Penalties were found to be waived** on an ad hoc basis. This has cost the municipality money as well as time.

22. The town **paid the previous administrations Error & Omissions Insurance** (not required as an employee as covered under the municipalities insurance) & CPA late fees for failure to report on time to a **total cost of approximately \$1000**.

I am also happy to report that we are taking the steps to rectify the deficiencies of the past and move The Town of Thorsby forward with policies & procedures that create a transparent, logical and efficient Financial Department. Building this foundation will prepare the municipality for all the amazing things coming its way.

Thorsby is a great Town and I have enjoyed, through the chaos, working on turning it around and creating an organization that will function efficiently and appropriately.

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\$154,900

3 bedroom 2 bath home, spacious back yard, 75x120 foot lot. Single garage. New High efficiency furnace.

TOMAHAWK

\$299,000

10 acres. 3 bed 2 level split home with attached garage. Along paved hwy just north of Tomahawk. Approx half treed.

LOTS IN BRETON
at
DEER CROSSING ESTATES

2 lots still available.
No time requirement to build, GST included in price.
Village will put in driveway.
\$45,000/lot

BRETON

\$49,900

12 Fraser Drive - large lot backs onto golf course - 159 ft golf course frontage. No time restrictions to build. GST included.

WINFIELD

\$449,000

25.69 acres, 2240 sq ft 3 bed 2 bath home, massive back deck, 30x60 shop with 20x30 heated workshop.

WINFIELD

\$998,000

158 acres, creek, mature forest, cabin, peace & tranquility! East Poplar Creek flows thru this land. on no exit road.

SEBA BEACH

\$899,000

147 acres-Log home, walkout ICF basement, awesome views across the country side, indoor riding arena, rolling scenic land, privacy!

DRAYTON VALLEY

\$6,500,000

8 quarters, home, shop, Quonset, annual revenues (surface leases & land rent)\$144,945. On Hwy 22. short distance to Drayton Valley

BUCK LAKE

\$185,000

410 Lakeshore Dr. Business or Pleasure or both. 0.66 acre commercially zoned lot with home on raised basement, shed.

BUCK LAKE

\$195,000

Oakes Bay 1 acre lot. 2008 1 bedroom park model, power, well. Sells with furniture & dishes. Firepit area and parking area

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UNRESERVED AUCTIONS



415 Hwy 13W ALDER FLATS ALDER FLATS TRUCK WASH & CAMPGROUND

3.4 acres zoned urban commercial. Located at west end of Alder Flats. Property includes Truck & Car Wash (equipment in place), Laundromat with 3 washers & 3 dryer, a 2400 sq ft bldg (currently home to Bottle Depot), campground with 9 fully serviced RV spots, and an open area ready for further development.

Note: Buyer is responsible to obtain Bottle Depot permit if they wish to operate bottle depot.

Business Opportunity!



Bid Online at teamauctions.com
Bids Opens: **SEP 10, 2022**
Bids Close: **SEP 13, 2022**

Give Trent a call 780-696-2249 to book apmt to view any of these properties or to get a copy of Property Info PDF for each property.

Property Info PDFs can also be downloaded at Teamauctions.com

BUCK CREEK

\$85,000

Half acre at junction of hws 22 & 616. older 1500 sq ft home under repair with attached garage. Garden spots, shed, hen house

BUCK LAKE

\$230,000

1 bedroom 1 bath cabin built 1988, 0.8 acre lot. Wood stove, full kitchen, 4 pce bath, Drilled well, 2000 gal septic tank & power

LAKE LOTS

SOLD

HERITAGE ESTATES 0.74 acre treed lot for sale. Nat gas at property. Community shoreline walkway \$80,000

HERITAGE ESTATES - 1 acre lakefront lot (only undeveloped road allowance & small strip enviro reserve between you & lake). 8x10 storage shed. Full use of scenic community shoreline walking trail. \$120,000

GREYSTONES Lakeview 1.13 acre, services - power, well, nat gas riser. 40 ft Jayco RV with 3 slides. Shed. \$215,000

WILLOW HAVEN 0.47 acre, 2010 -40' HyLine RV w/ 3 slides & attached covered deck. Well, septic holding tank, power. Seacan, sheds, propane tank \$149,900

BUCK LAKE

\$379,900

Sunset Bay: 4 bed, 3 bath home, walkout ICF basement, deck, view of lake. Share in community lakefront & dock slip - annual fee.

WINFIELD

\$145,000

21.94 acres, treed rolling land, Annual surface lease revenue \$4,150. Fenced on three sides. Invest now, build later.

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REGIONAL WATER STUDY GRANT

At the Town of Thorsby's COW Meeting, Mayor Hostyn explains more about Thorsby's Water and the Engineering Assessment study. This first step in formalizing a regional water system is anticipated to start in the next couple of weeks and completed by April 2023.

Our Water in Thorsby

- The Town of Thorsby's current water treatment system is operating at an idle and produces water at a rate of 6 liters per second or 15.8 gallons per second
- Our raw water capacity (coming from the North Sask River) is estimated to supply an additional 30 million gallons of raw water based on our current licenses
- Our treatment facility has the capacity supply of an additional 48 liters per second or 634 gallons per second with the existing water treatment plant membrane system
- If we add one more membrane system (or train) for which the treatment plant was built for we can supply 75 liters per second or 1,189 gallons per second

This Engineering Assessment study will do the following:

Review and report on the current infrastructure and the servicing needs of a regional water supply system originating from Thorsby and providing high quality treated water to the region

- Existing infrastructure related to the supply of treated water and the treatment of the associated wastewater for the communities of Thorsby, Village of Warburg, Village of Breton, Hamlet of Mulhurst Bay, communities around Pigeon Lake and the lands of Maskwacis.
- Upgrades would be assessed for a 25-year life and the study will provide the information for the next grant. The assessment would provide preliminary design of the new infrastructure that would be needed to provide adequate water supply and water treatment including:
 - Supply mains
 - Possible booster station
 - Pressure regulating stations
 - Reservoirs
 - Regional truck fills
 - Pumphouses
- Future expansion will also be part of the study over and above existing communities

During discussions CAO Donna Tona expresses her enthusiasm on this project *“the engineer says the plant runs at idle, we are going to ramp it up. We are excited and committed”*

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Phyllis Madiuk

Phyllis is a dedicated volunteer and community advocate in Thorsby. She was a key component in the construction of the new Seniors Drop in Centre/Thrifty Store. Her determination and resiliency with her vision of what the Seniors Centre was to

be, made it happen. She was not the only volunteer on this project but according to my sources, she was the biggest voice.

Phyllis was born and raised in Thorsby and went to school in the previous Seniors Drop in centre that had to be torn down. She was a former mayor of Thorsby and a past president of the Thorsby Legion for a 6-year term.

When Phyllis was a young girl, her older brother was one of so many soldiers killed in WWII. LAC Arthur Madiuk was laid to rest in the Thorsby cemetery, with full military honors including a 21-gun salute. Phyllis has dedicated her service to the Legion and honoring all fallen soldiers. She has been one of the key organizers for Remembrance Day in Thorsby for many years.

Dianne is a woman who wears many hats, all while wearing a smile. She is a loving mother, grandmother, wife, committed volunteer member and a passionate barrel racer.



Dianne Miller

Over the past 20 years Dianne has held various volunteer roles within her community ranging from a horse leader in her local 4H club to President of the Thorsby Agriculture Society.

When Dianne isn't volunteering or riding you can find her hiking or spending time with her grandkids.

Sherri has been a huge asset to the Town of Thorsby since she moved here in 2007. While Sherri was raising 2 young sons she was actively giving back to our community on a regular and consistent basis.

Actively involved as the Playschool president for 4 years. In that time hosted many free toddler programs such as music class, toddler fitness time, and cooking classes.

Founder of Community Fit Ltd since 2011. CFL has



Sherri Morrisey

hosted many community events including multiple Family Fun Runs, Thorsby Mudslayers, Thorsby Woman's Events.

Sherri was the main organizer volunteering for fundraisers such as Arrival and Dreams,

Critter's events and Christmas Gala's along with being a recipient of multiple grants. This funding paid for fitness equipment to encourage growth of the community recreation center, supported other groups such as local schools, grads and travel clubs. Sherri implemented a FOB system so community members could access the fitness center at any time.

Physically maintained the Thorsby Network of Trails for 6 years.

When the community playground was condemned and a new one was needed, Sherri organized this project from start to finish.

Sherri brought Baseball back to the community starting in 2012. She is still the President of baseball. There was a need to build a second diamond to host our teams. In 2020 and 2021 Sherri was an integral part of this project. They built a beautiful diamond using amazing volunteers.

Sherri currently coaches baseball and hockey. She is also the Vice President of Thorsby Minor Hockey Association and has been on the board for the past 5 years.

Sherri initially started volunteering because she wanted more options for her boys. It then developed into wanting more options for our community. She volunteered during some major challenges. Sherri will continue to volunteer for the good of our community.

Tracy has been an active volunteer in our community and surrounding area for over 25 years while raising 3 young boys and running a farm.



Tracy Musson

Tracy is passionate and dedicated to having a thriving and viable community.

She is ethical and responsible and respectful in cooperating with others and groups.

Over the years, Tracy has volunteered with Playschool as an executive, the elementary school classrooms and as a hot lunch volunteer. She has volunteered at Telfordville Community Centre as well as 4H public speaking leader and as a judge. She has been on Thorsby Fish and Game executive. Leduc County bus to swim and program coordinator. Tracy has been a rec board and PRAC volunteer. She has volunteered for the hockey and soccer associations. Tracy has also been on the FCSS board and volunteered with the Lions group. Tracy is currently on the Thorsby Communities in Bloom executive and all that goes with that!

Tracy is a newly elected official on the Town of Thorsby council since October 2021.

Tracy now has three adult sons and five grandsons that will hopefully reap the benefits of her sacrifice in contributing to these ongoing organizations and that they, too, shall be volunteers in the community! Tracy has grown to love the small town connections and the traditions to carry on for the generations to come!



Sharon Powlik

Sharon and her family have been strong activists and pillars in our town of Thorsby for decades. She has three children consisting of two sons and a daughter. She recently became a first time grandparent to her precious grandson "Kade".

Sharon lives in and has been a lifetime resident of Thorsby. A community that she respects, adores and is proud to call home. She has always been actively involved in the community. While raising her children, she would volunteer at their school and sporting events.

For the past twenty years she has the pleasure of being the teacher at Thorsby Tiny Tots Preschool. A job she finds rewarding, fulfilling and most of all fun. She not only had the privilege of seeing the children develop and grow but also an opportunity to meet people and welcome newcomers within our community which she thoroughly enjoys.

Volunteering gives her a sense of accomplishment. Therefore, she has always been an avid volunteer for many community events. Helping with various fundraisers, sporting events, hosting summer library programs, etc.

She considers herself to be a social, pleasant, outgoing person. She will continue to help in the community to make Thorsby thrive as it is near and dear to her heart.

Sharon has been a huge part of our community and of all our children's lives including my own children. She is an amazing woman and has been a fantastic asset to have

in our community for all these years.

Barry realized his love of volunteerism from a very young age growing up in the Morrowdale area. It started as a young boy in 4H and then becoming a leader with 4H as a teenager. Barry moved into the town of Thorsby in 1996 and began volunteering his time as a young man while working on the drilling rigs.



Barry Rasch

Barry joined the Thorsby volunteer fire department shortly after moving into Thorsby. After doing that for a few years he decided to bring Communities in Bloom to Thorsby using his love and passion of growing and horticulture as a driving force. To this day, over 17 years later Barry is still the Chair and the driving force behind CIB in Thorsby.

Barry married and has raised 2 sons while continuing to pour himself in to the community. He decided that he was interested in local politics and ran for council in the Fall of 2004, he was elected staying on council for 4 terms, 2 of those as the Mayor of Thorsby. He was one of the youngest elected officials Thorsby had ever chosen.

Barry also spent a couple years volunteering for the Thorsby Lion's club to learn more about this international organization.

Barry is very passionate about the Thorsby network of trails, you can see him regularly walking his dogs and pruning, cutting and trimming the trails. He has been involved in applying and been awarded grants for Thorsby CIB, the trails, recycling, mental health and others.

Congratulations and Thank you to all of our recipients!

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2pm - 6pm **Face Painting**

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John Deere

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\$10,000

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John Deere

S680



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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 Senior's Centre on Monday mornings with weigh in from 9am to 9:15am and the meeting following from 9:15am to 9:45am. There is an annual fee to TOPS International of \$49 and a monthly fee to the Thorsby Chapter #1694 of \$5. The first month chapter fees are free. Phone Jane at 780-789-3789 or Elaine at 780-221-3939 for more info.

Make Mealtimes a Mindful Moment

Staying present is much easier for us to do when we are physically active. The exact opposite is true in regard to when we are eating. We often power through meal and snacks times standing up-especially when one is working from home and attempting to squeeze in a couple of bites between Zoom meetings, walking the dog and frantically typing on the computer trying to meet our next deadline.

The more we learn about mindfulness, the more we can use it as a tool to improve our relationship to food. The following are some suggestions for how to cultivate awareness when it's time to dine:

1. Eat without doing anything else including watching tv, working or driving.
2. Pay attention to any thoughts, feelings or sensations that are present. Also notice any physical sensations of hunger (aka - how hungry are you?)
3. Observe the food in front of you. How does it smell? How does it look? What are the different colors?
4. Take time to really chew each bite. Notice its texture, taste and flavor. (Don't do anything else while chewing; simply pay attention)
5. Rest between bites and take a moment to notice any sensations or thoughts that start to flow.
6. Expand the field of your awareness to the whole body. Do you have any discomfort? Tense facial expressions? Are you comfortable at the table you're seated at or in the posture you're sitting in?

These tips are meant to be words of encouragement rather than prescriptive. None of us will do each of these steps every time. Yet gradually, if we train ourselves to experience eating on a more holistic level, we'll improve our perception of fullness-thanks to employing each of the five senses at mealtimes.

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Second Annual Car Show

Saturday September 10th

10am- 4pm

Registration 9 am to 11 am

\$20 per entry Everyone is Welcome



"A Tribute to Johnny Cash"

Saturday, October 1

Buffet and Show \$50

Seating starts at 5pm



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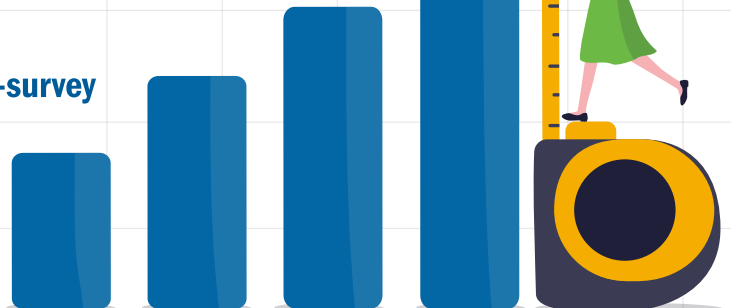
Leduc County is conducting a business retention and expansion survey of local businesses to learn more about the opportunities and challenges they face.

This will help us develop support programming and resources

If you are a business owner or operator in the project area, you will receive a letter soon with further details about how to participate.

The survey is open until **Sept. 9.**

Learn more at leduc-county.com/BRE-survey



Laurie's Laughs



When you're built
for feed not speed.



Cop: what's in the bottle?
Lady: just some water
Cop: ma'am that's wine.
Lady: OMG.jesus did it again.

I don't run, so if you ever see me running, you better run too because there's something coming

HOW WE PLAYED "ONLINE"



BEFORE THE INTERNET!

I asked this lady could I touch her hair. She said yes. So I ran my finger across her top lip and that's how the fight got started.

6		8	7				9	
7			1	4			6	
			5					
		4	6		8		2	1
3	7							
		6		9				
4				6	3	9		
		9					1	
8							4	

Answers will be published in the next issue!

UNRESERVED AUCTION

Rick Schurek

1251 Township Rd 490, Thorsby, Alberta

Saturday, August 20, 2022

Time: 10:00 a.m.

Being from Thorsby go 2 miles south on Secondary 798 to Glen Park Rd & 1/2 mile west.

Watch for signs

GST will be charged where applicable

Lunch Available



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- 2013 Kubota M6040 F.W.A. Tractor, CAH, 3-ph, PTO, c/w Kubota LA1153 F.E.L. c/w 7' bucket & quick attach, 483 hrs., S/N 87288, like new
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- Cabot Cadet HD GT 2554 Hydro Riding Lawn Mower c/w 54" mower, 199.5 hrs.

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- 1988 Mercury Grand Marquis 4D, 5.0L V-8 engine, fully loaded, new tires, 105,580 km, S/N 2MEBM75F7JX633938, nice & clean

Trailers

- 1998 Rainbox 2 Sled Single Axle Skidoo Trailer, lights, brakes, S/N 2R92P1215X2625195, like new
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- PTO Post Hole Auger c/w 2 bits
- 24' Bale Elevator c/w transport
- 4"x10' Auger c/w electric motor
- 4 Wheel Farm Wagon
- JD 24T Square Baler
- JD 37 Trailer Hay Mower
- 15 Bale Stooker

Wood Working Equipment

12" General Compound Saw c/w stand; Delta Table Saw c/w extensions; Porter Cable Laminate Trimmer; Roller Table; Fein Oscillating Tool; Progress Edge Sander; General 12" Bandsaw; Electric Sanders; Assort. Pipe Wood Clamps; Large Assort. Wood "C" Clamps; Bosch Jigsaw; Mikita Jigsaw; Milwaukee Sawzall; Router Bits; Donut Air Comp.; Air Nailers & Nails; 3x21 & 3x24 Belt Sanders; Assort. Palm Sanders; Dato Blades & Saw Blades; Assort. Nails & Screws; Assort. Trim & Plywood; New General Model 95 Vise; Air Paint Pot; B&D Work Bench; Electric Paint Sprayer; Cabinet Hardware; Assort. Cordless & Electric Drills; many more items

Miscellaneous

Powermate 22" Power Trimmer; Viper 150cc Power Trimmer; Husquavarna 50 Chainsaw; Stihl MS391 Chainsaw c/w case; ITC 5/8" Floor Drill Press; Makita Angle Grinder; Makita 1/2" Drill; Battery Chargers; Jack-Alls; Draw Pins; Fish Tanks; Tow Straps; Alum. Step Ladders; Makita Compound Saw; Assort. Cords; Grease Guns; Halogen Lights; Jerry Cans; Air Hose; General Bench Grinder; Assort. Oils; Alum. Ramps; Assort. Cabinets & Shelving; Moving Blankets & Tarps; Milwaukee Bolt Cutters; 40' Corn Reel; Levels; Assort. Chains; Boomers; Smith Roles Tire Changer; 21-piece 3/4" Socket Set; Assort. 1/2"-3/8" Socket Sets; Assort. Open End & Crescent Wrenches; Toolboxes c/w Wrenches; Assort. Receivers Hitches; 4 Ball Sisal Twine; Safety Jack Stands; Floor Jacks; HD Jacks; Pressure Washer c/w Honda 5-hp motor; 2-300-gal. Fuel Tanks c/w stands; Oval Tank c/w stand; Alum Truck Toolbox; Mat for GMC Truck; 30 Sheets 1/2" OSB Plywood; Assort. Treated Posts; Assort. Steel Wheels; Cockshutt Steel Wheel Drill; 5-Hay Feeders; Waterloo Threshing Machine; Findlay Norval Coal & Wood Stove c/w water reservoir & warming oven; many more items

Auctioneer's Note

Mr. Schurek has sold his farm and moving to town. Please take note of the Tractors that are like new. Lots of good tools on this Sale. For more information call Miller's Auction Service at 780-789-2226 or 780-920-6738.

www.millersauctionservice.com

This list is subject to additions or deletions.
TERMS: Cash, certified check, bank draft, or bank letter of credit, E-Transfer, Mastercard and Visa (3% usage fee on M/C & Visa). No purchases to be removed until settlement has been made. NSF cheques will result in criminal charges and prosecution. All sale are final, and all items purchased become the responsibility of the buyer once they are declared sold, and owner(s) and auctioneer(s) are absolved of further responsibility. The above listing is a guide only, and while every effort has been made to ensure accuracy of description, it is not offered as an implied or actual warranty or guarantee as to condition or age. All items sold as is, where is. If it should happen that two bidders have identical bids on an item declared "sold", the bidding will be reopened between those bidders only. The owner(s) and auctioneer(s) shall not be held responsible for any loss or accident on or off the auction site on sale day.

Owner: Rick Schurek

Taylor Printing, Wetaskiwin



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Real Estate

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BRETON

3 bedroom, 2 bath, spacious kitchen, bath, partially finished basement E4305790 \$135,000

SOLD!



THORSBY



2 bedroom, 2 bathroom, partially finished basement, huge lot E4305404 \$119,000

CALMAR

2+2 bedroom, 2 bathroom, bi-level, double garage E4297723 ~~\$275,000~~ \$265,000

REDUCED!



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LOG HOME

Close to Pigeon Lake, 7.9 treed acres, 4 bed, finished basement, heated garage and shop, beautiful E4283332 ~~\$699,000~~ \$675,000



REDUCED!

CALMAR



Cozy 1 bedroom on quiet street, fenced, single garage, gazebo and deck with patio! E4306278 \$110,000

THORSBY

3 Bed plus office, many reno's, large deck, fireplace, single garage, large lot, solar panels! E4287215 ~~\$260,000~~ \$250,000



REDUCED!

NEW MOBILE

Never lived in 2 bed, 2 bath in Warburg MHP. Lot rent \$260/month E4296519 \$135,000



WARBURG MOBILE



Upgraded with newer roof, walls, windows, doors, insulation, addition & furnace. 2 bed, 1 bath, storage sheds, lot rent \$260/month E4292513 \$90,000

PIGEON LAKE

Private 3 bedroom bungalow on 2.5 acres in Lakeland ES. Double garage, finished basement. E4307432 \$275,000



NEW!

WARBURG VACANT LOTS

Residential Lot 12 \$24,000
Lots 23-25 Your choice \$45,000

THORSBY



1400sq.ft. 4 bedroom, 2.5 bath, finished basement, double attached garage, large lot E4299680 ~~\$275,000~~ \$225,000

SOLD!

WARBURG

Solid 2+2 bedroom bungalow, south backyard, front and back alley access. E4307702 \$175,000



NEW!

WARBURG MOBILE



1990 mobile with addition, 3 bed, 2 bath. Lot rent \$260/month E4299908 \$74,900

WARBURG MOBILE

2007 on private lot. 1500 sq.ft. 3 bed, 2 bath, large deck E4297369 \$125,000

