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# The Free Press

NEW SERIES

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**Annual General Meeting**  
7:00 pm, Tuesday, March 14, 2023  
Rendez Vous Centre  
9913 - 104 Street  
Morinville

**ELECTIONS**  
sturgeonrcwa@gmail.com

**Sturgeon Rural Crime Watch**

Vol. 33 No. 08

Morinville, Gibbons, Bon Accord, Legal, and surrounding areas

Wednesday February 22, 2023

A sister publication to **The Review**, Redwater, Alberta



## Playoffs come to an end for the Morinville Kings

The Kings and Barons battle for the puck during the second period. - Stephen Dafoe Photo

By Stephen Dafoe and Morinville Online

Heading into the weekend, the Morinville Kings were leading 2-1 in a best-of-five North Central Hockey League playoff series against the Devon Barons. But back-to-back losses on the road and at home brought the Kings' hopes of carrying

on to the next round to an end.

The Kings lost 6-3 on the road on Saturday, Feb. 11 and 6-1 at home on Sunday, February 12.

Saturday's road game saw the Kings and Barons tied 2-2 after the first 20 minutes, but the Kings were down 5-2 after two. Another goal in the final period did little to help the

Kings' cause, and the Barons fired their final goal into an empty net.

Despite the loss, the Kings and Barons were close in chances, with the Barons outshooting Morinville 47-42.

Kings' President and Coach Wayne Gatza said injuries, including a player who took a puck to the ear requiring ten stitches, had the Kings

running a short bench.

"Basically, we played with two lines last night," Gatza said of the road game. "The boys played hard, but we had our chances late."

Although the Kings had three lines running for Sunday night's do-or-die home-ice contest, it was far from the

Continued on page 4

## 40km/h in residential areas proposed in new Traffic Safety bylaw

By Colin Smith and Morinville Online

A 40km/h speed limit will come to Morinville if a new traffic safety bylaw is adopted.

The residential speed limit reduction is one of several changes in the proposed traffic safety bylaw given first reading by town council at its regular meeting Tuesday, February 14.

William Norton, Sergeant and Supervisor, Enforcement Services told council that there

are a few substantial changes, but the proposed bylaw is largely the same as the traffic safety bylaw it is to replace, enacted in January 2013.

However, Norton said it is preferable to have a new bylaw rather than amending the current one.

"The traffic bylaw is a key tool," he said. "It's a major driver for enforcement services in ensuring the quality of life and the safety of our citizens and the community."

The 40km/h speed limit would apply throughout the town except on 100 Avenue, 100 Street and Cardiff Road.

Other proposed changes include a requirement for helmets for youth using wheeled conveyances other than bicycles, such as skateboards, roller skates and scooters, new hours for school zones and playground zones, and restrictions on school bus flashing lights.

Continued on page 3

## Morinville athlete competing in Canada Winter Games in PEI



Morinville MCHS and Rooke School of Karate student Dylan Weiss is off to PEI to compete in the Canada Winter Games February 20 to 23.

By Stephen Dafoe and Morinville Online

Morinville resident and MCHS Grade 11 student Dylan Weiss is in PEI to compete in karate at the 2023 Canada Winter Games from February 20 - 23. The games run from February 18 to March 5.

The 16-year-old will compete in Kata and Kumite. Kata is a series of choreographed patterns for offensive and defensive moves in karate, and Kumite is sparring with strict rules. This year marks the first time karate is part of the Canada Winter Games.

Weiss, a student at Rooke School of Karate, practices Uechi Ryu, a traditional Okinawan style of karate. He is competing at the games individually, representing Team Alberta.

"I train my traditional classes in Morinville at Rooke School of Karate, while most of my competition training takes place at DeSa School of Karate," Weiss said in an email interview.

Continued on page 4

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**March Meetings and Important Dates**

Meeting schedule is subject to change. Members of the public are welcome to observe or listen in. For teleconference details and links to the livestream, click on the meeting notice in the following locations:

- Council Meetings:** [SturgeonCounty.ca/CouncilMeetings](http://SturgeonCounty.ca/CouncilMeetings)
- Board and Committee meetings:** [SturgeonCounty.ca/Calendar](http://SturgeonCounty.ca/Calendar)
- Public Hearings:** [SturgeonCounty.ca/PublicNotices](http://SturgeonCounty.ca/PublicNotices)

ALUS Partnership Advisory Committee (PAC)	Mar. 1	9:00 AM
Economic Development Advisory Board	Mar. 8	1:00 PM
Transportation Advisory Committee	Mar. 9	5:00 PM
Calahoo Villeneuve Sand & Gravel Extraction Advisory Committee	Mar. 13	9:00 AM
Community Services Advisory Board	Mar. 13	5:30 PM
Regular Council followed by Committee of the Whole	Mar. 14	9:00 AM
Subdivision and Development Appeal Board	Mar. 14	2:00 PM
Agricultural Service Board	Mar. 24	9:00 AM
Regular Council followed by Committee of the Whole	Mar. 28	9:00 AM
Subdivision and Development Appeal Board	Mar. 28	2:00 PM

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## Freedom to Read Week



Morinville Community Library staff member Amy Maxwell poses with two of the many books in the library's collection that have been banned or challenged over the years. Freedom to Read Week is an annual event encouraging Canadians to think about the intellectual freedoms guaranteed to them under the Charter of Rights and Freedoms. This year's Freedom to Read Week is organized by the Book and Periodical Council and runs from February 19 to 25. The library has a display of books that have been challenged and banned as well as notes on why they were challenged. - Stephen Dafeo Photos



## NOTICE OF PUBLIC HEARING

### For Disposal of Municipal Reserve Land

You are invited to participate in a Public Hearing regarding the disposal of a portion of Town-owned land designated as Municipal Reserve (MR) and legally described as Plan 072 8989; Block 10; Lot 40MR. Please email Legislative Services at [legislativeofficer@morinville.ca](mailto:legislativeofficer@morinville.ca) by 4 p.m. on February 27, 2023, with your written comments, or to register to speak in person. These comments will be reviewed as part of the public hearing process. A copy of the report relating to the public hearing can be found by visiting [www.morinville.ca/councilcalendar](http://www.morinville.ca/councilcalendar) and selecting the link to the February 28, 2023, Regular Meeting of Council.

#### What is the Disposal of MR Land about?

A portion of Town-owned land designated as Municipal Reserve (MR) is shown in map (Area A, marked in red). The purpose of its disposal is to allow for consolidation with the adjacent parcel located at 150 Houle Drive for residential development. This will not impact existing amenities provided on the adjacent site, such as the dog park and skateboard park. Town Administration supports this proposal as it aligns with the Town's plans and policies.

**Public Hearing for Disposal of MR Land:**  
 Tuesday, February 28, 2023,  
 at 4 p.m.  
 Civic Hall, 10125 100 Avenue,  
 Morinville



#### How Do I Get More Information?

Any questions regarding the proposed amendment, contact: Planning and Economic Development at 780-939-7635 or [planning@morinville.ca](mailto:planning@morinville.ca).

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# 40km/h in residential areas proposed in new Traffic Safety bylaw

Continued from page 1

There would also be truck route changes and penalties for highway damage and “tracking,” where commercial vehicles bring dirt and debris from off-road locations onto the town’s roadways.

“The duty to protect the road network is one of the expensive things we undertake,” said Norton. “It’s something we should always have in the back of our minds.”

The bylaw would also enable Morinville officers to do parking enforcement on private property at the owner’s request.

One measure dealing with snow clearing has already seen changes at council’s hands.

The bylaw, as presented to council, included a timeline of 48 hours for residents to clear their sidewalks after a snowfall, while businesses would

need to have their walks cleaned in 24 hours.

A successful amendment put forward by Councillor Scott Richards will result in a change of the timelines to 72 hours and 48 hours when the proposed bylaw is presented for a second reading.

## Off-Highway Vehicle Pilot Project Possible

Following the first reading, council passed a subsequent motion by Councillor Ray White directing administration to bring forward for council’s consideration a pilot project for off-highway vehicle use on roads in the town of Morinville.

“I think it could be a big win for the community,” said White, who pointed to the convenience of being able to drive an off-highway vehicle to the carwash, for gas or to nearby locations such as the Fish and

Game Pond, rather than having to load it up.

White’s motion followed a presentation earlier in the meeting by Morinville resident Matt Baty, who urged councillors to amend the traffic bylaw to allow for off-highway vehicles in town. He noted this is something that has been done in Legal.

“It’s pretty important,” Baty said. “I feel our town is a rural community, and we’ve been losing focus on that over time.”

Norton said that after passage of first reading, the next step would be a legal review, followed by information going out to affected sectors such as the trucking community, school board and school bus companies, as well as the general public.

The bylaw is scheduled to be brought back before council for a second reading in April, although that might be delayed



Morinville’s current 50km/h speed limit could drop to 40km/h in residential areas if the Town’s new Traffic Safety bylaw passes the second and third reading. - File Photo

by development of the off-highway vehicle pilot project, with a third reading to follow in June.

When passed, the implementation of changes will take place in stages. School bus flashing lights restrictions and new school zone hours are to come into effect this year.

Changes to the residential speed limit, truck routes and playground zone hours

will take place in 2024.

Costs associated with the traffic bylaw changes would include \$10,000 for replacement of all speed signs on residential roads, information tabs for playground and school zones and truck route signage.

Development and implementation of a communications plan to spread the word about the changes will cost \$7,500.

## SUDOKU

**Fun By The Numbers:** Like puzzles? Then you’ll love sudoku. This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test!

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

Level: Intermediate

**Here’s How It Works:** Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

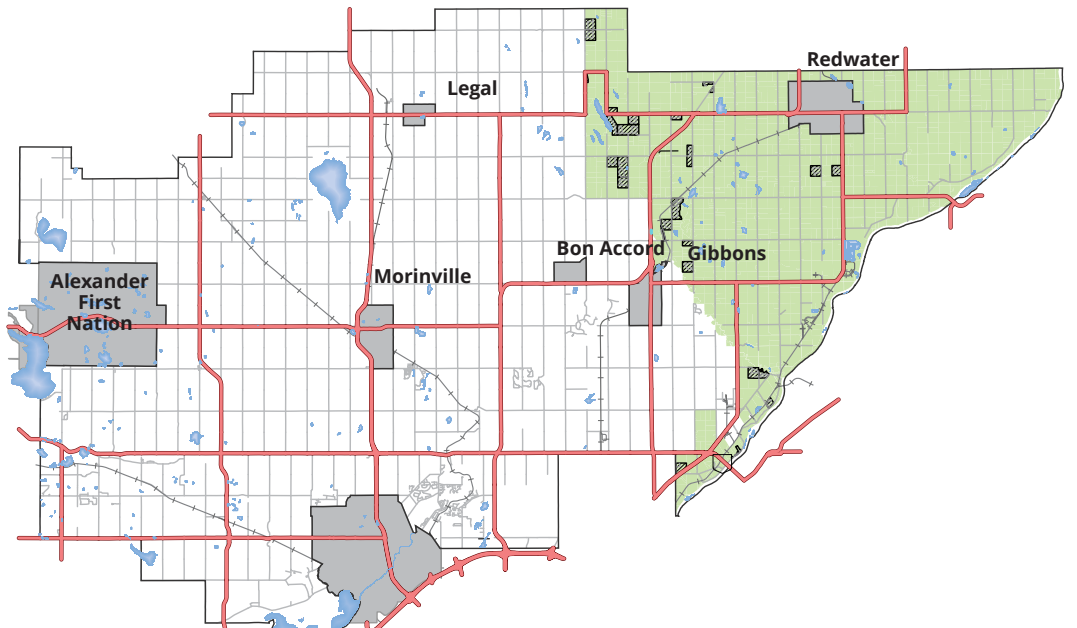
SEE SOLUTIONS PAGE 6

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Circle K 9106 100 Ave.  
Petro Canada 9504 100 St.  
Shell 9154 100 St.    Sobey’s  
Shell 10609 100 Ave.    CX shooters

## Property Re-inspection Notice



Notifications of Reinspection and Request for Information forms were mailed to Sturgeon County residents whose properties are up for re-inspection this year.

In accordance with the Municipal Government Act (MGA), Section 295, Request for Information forms are sent out and reviewed every five years to establish equity within Sturgeon County and ensure our records correctly reflect the physical attributes of your property.

A detailed map of this year’s inspection area can be found on our website under **Interactive Property Map**, 2023 Cyclical Inspection Area.

Only residents who received the 2023 Notice of Reinspection letter need to respond.

### Submit your property details:

- **ONLINE** at [www.sturgeoncounty.ca/PropertySurvey](http://www.sturgeoncounty.ca/PropertySurvey) with the unique code at the top of your Request for Information form or by
- **EMAIL:** [assessmentservices@sturgeoncounty.ca](mailto:assessmentservices@sturgeoncounty.ca)
- **MAIL:** 9613-100 Street Morinville, AB T8R 1L9
- **PHONE:** 790-939-0601 or toll free 1-866-939-9303

Starting in March, areas in **green** are scheduled for reinspection along with the following multi-lot subdivisions:

- |                         |                     |
|-------------------------|---------------------|
| Aspen Ridge             | Austin Acres        |
| Fernwood Estates        | Osthoff Park        |
| Freemore Estates        | Brook Hollow        |
| Pinewood                | Braun Village       |
| Dream Nook              | Clearview Acres     |
| Hillsborough            | Lilly Lake Estates  |
| Golden Heights          | Woodridge           |
| Lostpoint Lake Estates  | Waterdale           |
| Gibbonslea              | Juniper Hills       |
| Maple Ridge             | Fort Augustus Park  |
| St. Nicholas            | Riverside Park      |
| Sturgeon Valley Estates | Hu Haven            |
|                         | Pilon Creek Estates |
|                         | Lamoureux           |

### QUESTIONS?

Assessment Services  
780-939-0601

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Stephen Dajoe Photo

Morinville Kings Matt Benko works to get the puck out of Morinville's zone during game five of the best-of-five series against the Devon Barons February 12.

## Playoffs come to an end for the Morinville Kings

Continued from page 1  
result the team hoped for. It is hard to provide offence when most of the game is spent on defence.

Over 60 minutes, the Barons peppered backstop Tye Swabb with 52 shots through 60 minutes, outpacing

the Kings' 19 scoring opportunities by a factor of almost three to one. The Kings ended the first period trailing the Barons 3-1. That tally expanded to a 5-1 deficit after 40 minutes, and finished with a 6-1 defeat, bringing the Kings' playoff run to an end.

## Morinville athlete competing in Canada Winter Games in PEI

Continued from page 1  
Weiss's path to the winter games extends back ten months. Learning that he was headed to PEI was something the athlete said made him both excited and incredibly nervous.

"There was a tryout tournament last year in April. I received a gold and a bronze medal," Weiss said, noting that

he received an email from Karate Alberta notifying him that he qualified.

Weiss is the only athlete from Edmonton and the surrounding area selected to compete at the games. Having been selected, he is looking forward to the three days of competition.

"I enjoy the competition," he said. "It's going to be a tough



competition; the best athletes in Canada will be competing. I will be competing my best, but would like to refrain from making any predictions beforehand."

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## BREAKFAST WORD SEARCH

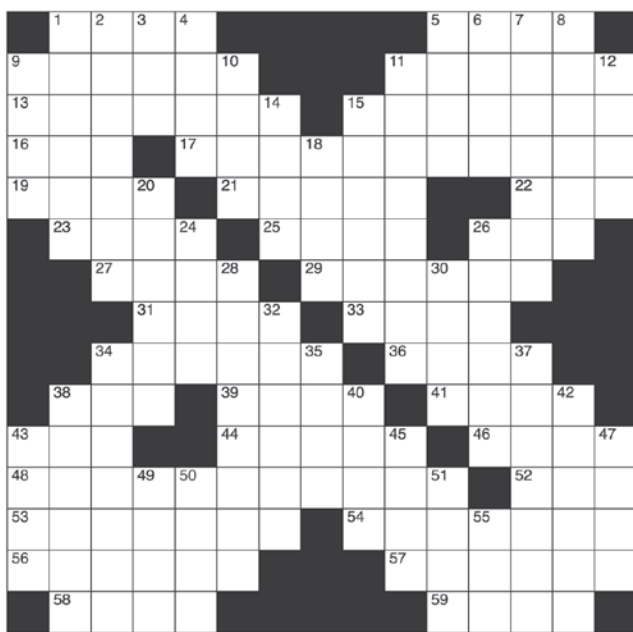
SEE SOLUTIONS PAGE 6

L A T N S A U S A G E L E H H H T I I D  
C M T R K W N U C D L U I A P I O R P N  
R C K S E L F F A W M L S S A A P I S R  
C B O W A S Y L A I B H L F I D W E A L  
F E G T U O E T U U B N R P F O K S E W  
E S R E N M T R H R T A Y O S A K E A H  
R G T E L A T H O M P L L N C N I I E K  
F W N C A I S W C S Y S D N O B M S L R  
W A H T U L N S M N N A F P K E U T W  
D F L R N S S O I E P R K E M E D E I B  
G P F O B H O E F O P R M D H I L E N O  
P D H D N T H F E B R K F C F E O I A R  
N A T R H A U W A F O C E O M A O T N D  
M I U I H M R G R H F G C O G O M M B K  
A Y E S B S E G F L A O R K T E Y P F P  
B O B E E L K L R T C F C Y A O E S N M  
I G A P S Y I L T W N L B L P E H F Y I  
F U C E A C O O Y O S S R K M M H M O E  
Y R O R R E C F C H K D E L B M A R C S  
O T N C Y D T H D T O A K B I D O H U C

Find the words hidden vertically, horizontally, diagonally, and backwards.

- WORDS**
- |                |            |           |
|----------------|------------|-----------|
| COTTAGE CHEESE | HASHBROWNS | SAUSAGE   |
| CREPES         | MUFFINS    | SCRAMBLED |
| CROISSANT      | OATMEAL    | SMOOTHIE  |
| FRENCH TOAST   | OMELET     | TEA       |
| GRANOLA        | PANCAKES   | WAFFLES   |
| HAM            | PARFAIT    | YOGURT    |

## CROSSWORD



SEE SOLUTIONS PAGE 6

- 58. Colors clothes
- 59. Dried-up

**CLUES DOWN**

- Gastropods
- Confusing
- Romanian monetary unit
- The rate at which something proceeds
- A prosperous state of well-being
- Asked for forgiveness
- Makes less soft
- Part of speech
- Outside
- Advice or counsel
- Badness
- Protein-rich liquids
- Not moving
- Call it a career
- Poetry term
- Not wide
- Pastries
- Turns away
- Satisfies
- A way to derive
- San Diego ballplayers
- Manufacturing plant
- Check or guide
- Dogs do it
- Chilled
- Scorch
- Unproductive of success
- Electronic counter-countermeasures
- Attack with a knife
- Feel bad for
- Enclosure
- Assert
- Geological times
- Midway between east and southeast

### Crossword Clues

- CLUES ACROSS**
- Sea grape
  - European public health group (abbr.)
  - A way to delight
  - Appetizers
  - Ancient heralds' wands
  - Make a booking
  - '\_\_ death do us part
  - Pearl Jam frontman
  - Spider genus
  - Fill with high spirits
  - A major division of geological time
  - Catch
  - An independent ruler or chieftain
  - Electronic music style (abbr.)
  - Influential Spanish cubist
  - painter
  - Illegally persuades
  - A way to derive
  - British School
  - Appear alongside
  - Surely (archaic)
  - Harsh cry of a crow
  - A day in the middle
  - Kansas hoops coach Bill
  - The longest division of geological time
  - The first sign of the zodiac
  - Appetizer
  - Link together in a chain
  - A bacterium
  - In a way, forces apart
  - Cheese dish
  - Combines
  - In an inferior way

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The Grade 1 Classroom at Legal Catholic School recently celebrated Adoption Day as part of their home reading program. The students had the opportunity to apply for the adoption of a unique pet that requires no food or water. Instead, these special pets thrive on cuddles and reading! It's a heartwarming way to encourage a love for reading while also teaching children about the responsibility of caring for pets.



**REDUCE REUSE RECYCLE**

**Rene's Vacuum Service Inc.**  
**Permanent F/T Dispatcher Required**  
 Monday – Fridays 7:30 am to 4:00 pm;  
 Proficiency in Microsoft Office, Outlook & Excel;  
 Highly organized, punctual, excellent time management;  
 Courteous phone manners, hand-written skills;  
 Duties include answering calls, scheduling appointments & dispatching operators, filing, data entry, recalls, service maintenance tracking;  
 Health spending account available.  
 Send applications or resumes with references & work experiences via email to: [karen@renesvacuum.com](mailto:karen@renesvacuum.com)  
 Candidates will be contacted.  
**Position available March 1<sup>st</sup>.**

**Heavy Duty Mechanic**  
 Scan code for more information and to apply

Or email, call or text Marty 780-905-6985  
[marty@alfatec.ca](mailto:marty@alfatec.ca)

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**Legal Alfalfa Products Ltd**

**HOROSCOPE**

- ARIES** (March 21 – April 20) Opportunity awaits you, Aries. You just need to know where to look to get the best deal. Start chasing after your heart's desire because you could just get it this week.
- TAURUS** (April 21 – May 21) A financial windfall could be just over the horizon, Taurus. Stay the course over the next several days and wait and see what falls into your lap. You may be very surprised.
- GEMINI** (May 22 – June 21) People in your life want the best for you, Gemini. Accept their support and good wishes and use each as a guiding light when challenges arise.
- CANCER** (June 22 – July 22) The stars are all but shouting that you need some self-care right now, Cancer. Put aside all of the tasks you think you need to do and turn attention to tending to your own needs.
- LEO** (July 23 – August 23) Leo, your love interest seems like he or she is keeping something from you, but avoid drawing any conclusions. A surprise may be in store for you.
- VIRGO** (August 24 – September 22) Virgo, take it slow may be the advice that is coming your way, but that might be hard right now. Your time is in demand and many people are seeking your expertise. Take a breath.
- LIBRA** (September 23 – October 23) You don't have to travel too far to find happiness this week, Libra. It's in all the small things around you. No extraordinary gestures are needed to make you smile.
- SCORPIO** (October 24 – November 22) Scorpio, a potential love match could be on the horizon. Approach this with caution, but don't be afraid to share your thoughts and dreams with someone special.
- SAGITTARIUS** (Nov. 23 – Dec. 21) Be careful when sharing your deepest desires and secrets, Sagittarius. There are many people you can trust, so make an effort to identify them before opening up.
- CAPRICORN** (Dec. 22 – Jan. 20) Capricorn, your dreams can take you far, but smarts and action need to factor into the equation as well. Start fleshing out your plan and get moving.
- AQUARIUS** (January 21 – February 18) Your friends can be a great help when you need some relationship advice this week, Aquarius. Seek their input and factor it into any decision you make.
- PISCES** (February 19 – March 20) Pisces, if a friend or family member causes drama for you, don't let it get in your way. Offer to help but be ready for this person to seek their own path.

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**PUZZLES SOLUTIONS**

WORD SEARCH grid with solutions highlighted in orange:

L A T N S A U S A G E L E H H T I I D  
 C M T R K W N U C D L U I A P I O R P N R  
 R C K S E L F F A W M L S S A A P I S R L  
 C B O W A S Y L A I B H L F I D W E A L  
 F E G T U O E T U U B N R P F O K S E W  
 E S R E N M T R H R T A Y L O S A K E A H  
 R G T E L A T H O M P L N C N I I E K R  
 F W N C A I S W C S Y S D N O B M S L R  
 W A H T U L N S M N N A F P K E U T W  
 D F L R N S S O I I E P K E M E D E I B  
 G P F O B H O E F O P R M D H I L E N O  
 P D H D N T H F E B R K F C F E O A R  
 N A T R H A U W A F O C E O M A O T N D  
 M I U I H M R G R H F G C O G O M M B K  
 A Y E S B S E G F L A O R K T E Y P F P  
 B O B E E L K L R T C F C Y A O E S N M  
 I G A P S Y I O T W N S L B L P E H F Y I  
 F U R C E A C O L Y O N S S R K M M H M O E  
 Y R O R R E C F C H K D E L B M A R C S  
 O T N C Y D T H D T O A K B I D O H U C

**WORD SEARCH**

**SUDOKU**

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

**CROSSWORD**

S	A	L	P		E	P	H	A						
E	N	D	E	A	R		S	A	L	A	D	S		
C	A	D	U	C	E	I		R	E	S	E	R	V	E
T	I	L		E	D	D	I	E	V	E	D	D	E	R
O	L	I	N		E	L	A	T	E		E	R	A	
S	N	A	P		E	M	I	R		D	N	B		
	G	R	I	S		B	R	I	B	E	S			
		R	E	A	P		E	T	O	N				
		C	O	S	T	A	R		Y	W	I	S		
	C	A	W		I	D	E	S		S	E	L	F	
E	O	N		A	R	I	E	S		S	O	U	P	
C	O	N	C	A	T	E	N	A	T	E		B	T	I
C	L	E	A	V	E	S		R	A	R	E	B	I	T
M	E	R	G	E	S				B	A	S	E	L	Y
	D	Y	E	R					S	E	R	E		

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**Coming Events**

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**FIREARMS WANTED FOR OUR 2023 AUCTION PROGRAM:** Rifles,

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**FREIGHTLAND CARRIERS INC.** is looking for owner/operators to deliver tri-flat deck freight in Alberta, Saskatchewan or BC. Monday to Friday work. Steady year-round work with substantial increases in rates. Contact Freightland by email at dispatch@freightland.ca or telephone toll free 1-800-917-9021.

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**Hay For Sale**

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**Puppies**

**THORHILD - PUPPIES FOR SALE.** 6 weeks old Shepherd cross. 2 tan, 3 black & tan \$350 obo. Doug 587-568-5437.

**FREE PUPPIES** - Morinville - Lab collie spaniel, all female (3). Have received 6 & 10 week shots. For more info contact Sam 780-920-1605.

**Rental**

**REDWATER - LARGE BSMT SUITE** 2 bdrm apartment. Garage parking, shared yard, separate entrance. All appliances, utilities included, wifi and cable extra.

\$1100/month. Call 780-942-2026.

**Services**

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**Wanted**

**HAY OR CULTIVATED** farmland near Clyde, Thorhild or Egremont. Call 780-689-6755.

On Friday, February 10, the Town of Legal's second annual youth ski trip took place at the Tawatinaw Valley Ski Club. The trip was a success, thanks to the efforts of the volunteers, pleasant weather, and an excellent group of kids who participated. Despite any challenges that may have arisen, the event went off without a hitch, leaving everyone involved with enjoyable memories.



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Last week, Grade 2/3 students at Legal Catholic School showed a lot of kindness and love towards their friends. They spread the love by creating Valentine's Day bags and distributing cards to their peers. It's heartwarming to see young students practicing acts of kindness and gratitude toward one another, and these gestures can help foster a positive and supportive school community.



The 2P class at École Notre Dame in Morinville was enthusiastic about discovering the significance of working dogs in First Nations, Métis, and Inuit communities. The students demonstrated a keen interest in learning and appreciating diverse cultures. Additionally, they took their fascination a step further by designing their own tuppies!



**NEW LISTINGS**  
**OPPORTUNITY IN NEWBROOK**  
 This over half an acre lot is in Newbrook which is just off highway 63 about an hour north of Edmonton. Great location for many business ideas. Selling this lot at lot value only; however, there is a 4 room motel and former bar that was built in 1994 on the site. There was a fire in the bar area a few years ago and it has not been cleaned up. The motel end, along with the boiler room have some damage in 2 units. The exterior of the building has metal clad roofing and vinyl siding with wood accents over the siding. Building is built on concrete slab with in floor hot water heating in the motel part and forced air furnace for the bar area. There appears to be no structural damage to the exterior walls or roof except a few of the bottom 2x4s of the trusses. The interior of the bar area has smoke damage throughout. Motel area is about 1300 sq ft and bar/kitchen/bathroom area is just over 3000 sq ft. Opportunity to restore and run your own motel/cafe/bar or bring your imagination. Great price! **\$49,900. Call Heather to view.**

**HALF DUPLEX CONDO IN MORINVILLE**  
 Three bedroom townhouse style condo with attached garage! This property offers an open concept kitchen and living room with fireplace. Down the hall is a 2pc bath and access to the insulated garage. Upstairs is a primary bedroom with vaulted ceiling and 3pc ensuite, as well as two additional bedrooms and a four piece bath. Downstairs is a finished basement with high ceilings, another 2pc bath, and laundry as well as flexible open space for a family room, office, or even an additional bedroom. Back deck accessed from the living room lets you enjoy the green space. Great opportunity for a starter home, those looking to downsize, or investors! **\$249,900. Call Tara to view.**

**BUNGALOW WITH DOUBLE ATTACHED GARAGE IN THORHILD**  
 1434 sq ft home with full basement features a large kitchen with lots of cabinets and corner pantry, formal dining room, 3 bedrooms, main floor laundry room, 3 pce main bath and 4 pce ensuite. Upgrades over the years include windows, metal roof, new drywall, and flooring. The main bath has a newer corner shower and the ensuite has a newer soaker tub. Furnace and hot water tank installed in the last few years. There is laundry hookups both upstairs and in the basement. The basement also has a chimney for a wood burning stove. The basement exterior walls are insulated and it is waiting for your future development. The 24'x24' attached garage is insulated and finished inside and has one overhead door. The framing is in for a second overhead door. **\$159,900. Call Heather to view.**

**NEW LISTINGS**  
**FULLY RENOVATED IN REDWATER!**  
 Beautifully upgraded 3 bdrm 2 bathroom 16x80 mobile home on a huge pie lot that backs onto a park in a cul-de-sac in Redwater. Home was built in 1991 and had a new metal roof and vinyl siding installed in 2007. Hot water tank was replaced in 2012. Since 2015 it has had a new furnace and air conditioner, new appliances, new high end laminate and linoleum throughout, new interior doors, baseboards and trim, windows, light fixtures, toilets, bathroom vanity and sink, bottom kitchen cabinets and countertops, sink and taps, and more. All expansion strips were removed and joints filled in and the whole house was painted. Vaulted ceilings, skylight, pantry, built in china cabinet, huge master bedroom with soaker tub, walk in closet and large 2nd and 3rd bedrooms are some of the features. Yard is fenced with a gate to the park and has two nice storage sheds. There are extra prillings already in for a deck or addition. Room for a garage on this lot. You own the lot so no rent! Must be seen! Move in ready! **\$139,900 Call Janine to view.**

**FARM LAND NORTH OF GIBBONS**  
 Two 75 Acre parcels of land north of Gibbons. The land is zoned agricultural and fully fenced with a crop lease of \$3000/yr. on each 75 Acres. Easily accessed by Highway 28 and close to town. **Asking \$289,900. For each parcel. Call Glenn for more info.**

**BUNGALOW ON DOUBLE LOT**  
 Very solid, well built bungalow on a huge 130'x110' double lot in the hamlet of Thorhild. Upgrades include new paint, main floor flooring, shingles on both house and garage as well as upgraded attic insulation. Gorgeous classic sculptured ceiling in living room and well kept mahogany doors, trim and cabinets. This home features double 3/8" drywall throughout the main floor. Basement is partially finished with a 3 pce bath and large family room. There is plenty of room to add another bedroom and make a bit smaller family room if needed. The huge yard has lots of large, mature native trees along with apple, crabapple, chokecherry and plum trees. Lots of room to park an RV, set up a playground, or to have a massive garden. There is even a clothesline. Good sturdy single detached garage finishes this great property. **\$179,900. Call Heather to view.**

**NEW LISTINGS**  
**2.32 ACRES FOR ONLY \$249,900**  
 Great opportunity here for an affordable acreage in Sturgeon County, just a few miles west of Legal and less than 1/2 hour to Edmonton. 960 sq ft bungalow built in 1973. Kitchen, living room, 2 bedrooms and 4 pce bath on main floor. Basement has a walkout door to the yard, 2 pce bathroom and is framed for 3 more bedrooms. Upgrades over the years include windows, kitchen cabinets, some flooring and complete bathroom upgrades. Both front and back decks have maintenance free railings. There is also a mechanical lift to allow access to the back deck and house with a wheelchair. The 2.32 acres is well treed and mostly fenced. There is an older garage that would also make a nice barn or large chicken coop along with a storage shed. Only 1 mile off pavement. **Call Heather to view.**

**72.5 ACRES WITH MOBILE SW OF MORINVILLE**  
 This home has updated flooring, a primary bedroom with 3pc ensuite and walk in closet, two additional bedrooms with 4pc bath, open concept kitchen with skylight, a dining area and attached living room with vaulted ceilings, as well as an addition with a family room and backdoor mudroom. The 16 x 8 ft front deck offers additional room to entertain or enjoy the yard. The property is fenced with a gate for security and boasts mature trees as well as a vegetable garden and storage shed. Easy access to Hwy 37 or Sec Hwy 642 makes travelling into town a breeze. Come see what the heart of Sturgeon County has to offer! **\$499,900. Call Glenn to view.**

**78.53 ACRES FOR THE NATURE LOVER**  
 Gorgeous fully treed land about 1 hour north of Edmonton in Thorhild County. Approximately half large, mature spruce trees with the south end deciduous trees. There is an access off the range road and a trail was cut into a bit of clearing for camping. It has become a bit overgrown but could easily be cleared out once again. Great opportunity to build your cabin or dream home. Great for hunting or nature lovers with lots of wildlife. Owners have seen lots of deer and moose. Excellent possibility of subdividing a 10 acre parcel from this piece. **\$147,500 Call Heather for more info.**

**UPGRADED HOUSE AND SHOP**  
**SOLD \$139,900**

**5.51 ACRES WITH UPGRADED BUNGALOW**  
**SOLD \$299,900**

**GRAIN LAND NW OF THORHILD**  
**SOLD \$184,900**

**STARTER HOME WITH HEATED GARAGE**  
**SOLD \$99,900**

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