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Vol. 33 No. 38 Morinville, Gibbons, Bon Accord, Legal, and surrounding areas Wednesday September 20, 2023

A sister publication to The Review, Redwater, Alberta

Annual Santa Store Auction moving to Free Spirit Ranch to accommodate event's growth

By Stephen Dafoe

The Annual Santa Store Auction supporting the Midstream Support Society takes place on Saturday, Nov. 18, and organizers are looking for auction items for the fundraising event. The annual auction has been a popular Morinville event for more than a quarter century. It is the charity's largest revenue source to help families in need provide a Christmas experience for their children.



Free Spirit Ranch, located just outside of Morinville on Range Road 253, will be the venue for this year's Santa Auction in support of the Midstream Support Society's Christmas initiatives. - Photo courtesy of Cari Letourneau, Elevated Digital & Photography

Once again, this year, auction proceeds

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St. Jean Baptiste Parish hosting Blue Mass

By Stephen Dafoe

Firefighters and other first responders will be honoured by St. Jean Baptiste Parish on Sunday, Sept. 24, at 10 a.m., when the parish conducts a Blue Mass. The Blue Mass is celebrated annually in many Catholic churches to pay tribute to first responders; the blue in Blue Mass refers to the uniform colour. Rev. Thomas Dade started the Blue Mass in connection with his duties with the Catholic Police and Fireman's Society and held the first service in 1934.

give back to our community in whichever way we can," said St. Jean Baptiste Parish member and one of the organizers, Noreen Radford, noting the parish's appreciation of firefighters who fought the 2021 church fire and protected surrounding buildings. "This year, we've had horrific [wild] fires in our province and across our country. When you hear about fires, you think of firefighters. But there's also police service, EMS who are protecting the people. "This [Blue Mass] is a time for our church to say once again, 'Thank you for your service.' Last year, we had a significant participation from our local fire department, and it was greatly appreciated." Radford said police, military, the Legion,

St. Jean Baptiste Church began conducting an annual Blue Mass before the pandemic, and although they took a hiatus, organizers are looking forward to the next one. "In our case, we also feel that we need to

Continued on page 5



Fusion Thrift Shoppe staff Thea Green (left) and Manager Jocelyn Hansen show off a sunflower painting donated by a local artist. Fusion will hold its grand opening of their expansion on Saturday, Sept. 23, at which time the painting will go up for a silent auction running for a few weeks. Proceeds from the painting auction will go to support Fusion's work in the community.. - Stephen Dafoe Photo



A firefighter hat and gloves lay on the altar during the 2022 Blue Mass. This year's service will be held on Sunday, Sept. 24 at 10 a.m. at École Notre Dame Elementary School. - File Photo



Applications accepted until September 22, 2023

The Town of Morinville is currently accepting applications for
SNOW HAUL CONTRACTORS



Interested contractors wishing to provide snow hauling support this winter season should apply by visiting: www.morinville.ca/snow

Terry Fox legacy



It's that time of year when students from Legal Catholic School eagerly anticipate taking their gym class outdoors in preparation for the annual Terry Fox run. Last week, Mrs. Kleparchuk, the dedicated phys ed teacher, conducted practice sessions for all three of her classes, and everyone was pleased that the weather was cooperative. As we look forward to the upcoming Terry Fox Run on September 21st, we hope the sunshine continues to shine brightly on our event. Terry Fox's legacy of determination and inspiration motivates us all to participate wholeheartedly.



More than 40 local businesses and organizations were at the Bon Accord Community Hall on Sunday, Sept. 10, for an afternoon of connecting, learning and fun. The event included an opportunity to speak to MLA Morinville-St Albert Dale Nally, Bon Accord Mayor Brian Holden and Councillors Timothy Larson and Tanya May. Making an appearance was the Edmonton Oilers mascot, Hunter. From left: Morinville-St. Albert MLA Dale Nally, Edmonton Oiler mascot Hunter, and Bon Accord Mayor Brian Holden. - **Lucie Roy Photo**



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Correctional Service Canada

Service correctionnel Canada

FOR LEASE BY TENDER
AGRICULTURAL FEDERAL CROWN LANDS

Correctional Service Canada has identified certain parcels of land for agricultural purposes under a cash lease arrangement. These parcels of land are located at or near Edmonton Institution, 21611 Meridian Street. Approximately 28.05 hectares (69.31 acres) in total deemed to be hay land. The land will be leased to one individual, partnership, organization, or company for the purpose of hay land only.

Interested individuals, partnerships, organizations, or companies can contact Barbara Sagh, Assistant Warden Management Services by email (barb.sagh@csc-scc.gc.ca) or call 780-472-4904 to obtain a complete tender package. This package will include land description, eligibility criteria, blank offer to lease, and information regarding method of selection.

Offer to lease must be received by October 13, 2023, at 15:00.

Correctional Service Canada reserves the right to reject any or all offers.

TERRES AGRICOLES
DE LA COURONNE FÉDÉRALE
À LOUER PAR SOUMISSION

Le Service correctionnel Canada a identifié certaines parcelles de terre pour un usage agricole dans le cadre d'un contrat de location de terrains vacants. Ces parcelles de terre sont situées dans, ou près de l'établissement Edmonton, 21611, rue du Méridien, à EDMONTON en AB. Elles couvrent une surface totale de 28.05 hectares approximativement et leur utilisation est réservée à la comme pâturage. Ces terres pourront être louées à une personne, un partenariat ou une entreprise ou société à des fins de production de foin uniquement.

Les personnes, partenariats, entreprises ou sociétés intéressés peuvent contacter Barbara Sagh par courriel (barb.sagh@csc-scc.gc.ca) ou appeler le 780-472-4904 pour obtenir un dossier de soumission complet. Ce dossier inclut la description des terres, les critères d'admissibilité, un formulaire d'offre de location vierge et des renseignements concernant la méthode de sélection.

Les offres de location devront être reçues le 13 octobre 2023 à 15h00 au plus tard.

Le Service correctionnel Canada se réserve le droit de rejeter une ou toutes les offres.

TIMED ONLINE AUCTIONS

Timed Online Acreage Auction, Ardrossan Area. Location will be posted on Global & Live Auction World on Saturday Night, Sept 23rd. Preview 1-day Sunday Sept 24th, 1-6 pm. Bidding Closes Monday Sept 25th.
Brief Listing • Selling approx. 14- Saddles, 1-side saddle • 75- Halters & bridles • 40- Horse Blankets • Approx. 50- Gates & Panels • 53' Tandem Van • Cutter, Sleigh, Very Old Miniature Wagon • JD Riding Mower • Buggy Wheels & horse related items • 6- Sully's • water tanks, pails, feeders, barrels • 1976 Corvette • 15' D. tillage • Tools • Antiques & Households • Selling in Large Lots.

Timed Online REAL ESTATE AUCTION, Closing Oct 5th, 2pm. Selling for Darjon Investments.
PH Darlene (780) 722-2928 Register to bid & view with Live Auction World

#1. Condo, Address: #2-4839 50st, Gibbons-Fully finished two-story unit, 3 bedrooms, 1 & 1/2 Bathrooms, Approx. 1145 sq ft, all appliances included.
#2. 0.57 Acres Hiway Commercial. Address: 5028 47 Ave, Bon Accord- partially Fenced, City Services Available, Signs Pylons in Place, 2 Front Entrance's, Partial Gravel. Environmental Complete and Available
#3. 2.47 Acres. Address: 56511 RR 222, Sturgeon Country-Zoned Heavy Industrial, Taxes \$854 per year.
#4. MainStreet Public House. Address: 4920 50 Ave, Gibbons- Fully Operational Licensed Family Restaurant, VLT Area, Selling Complete with Newer 5850 sq. ft. building & all chattels.
#5. Kicks Building & Land, Redwater- Approx. 6,500 sq. ft., presently under 5-year Transferrable lease, at \$5,250 per month triple net. The business has been in operation for over 25 years.

All above Properties are Selling Subject to Owners Approval & Subject to Prior Sale.

Antique Auction. Oct 17th for Wayne & Caroline Fibke in Fort Saskatchewan

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École Georges H. Primeau Middle School teacher and students in Morinville expressed their gratitude to Father Trini for his leadership during the school's Opening Mass. The choice of date, coinciding with the celebration of the Nativity of Mother Mary, was particularly fitting. Father Trini's homily, which emphasized the crucial virtue of "humility," left a lasting and inspiring impact on everyone in attendance.

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FREE EVENT

National Day for Truth and Reconciliation

SEPT

28

4:30-8:30 PM

Morinville Community Cultural Centre
 9502-100 Avenue, Morinville

EVERYONE WELCOME

There will be storytelling, traditional dancing, drumming, and singing by First Nations and Métis performers. There will be Indigenous food, crafts and t-shirt making to honour Residential School Survivors and their families.

Note: This event is a learning opportunity about the residential schools with storytelling from survivors. We suggest caregivers assess the suitability of this content for younger audiences.



Continued from **page 1**

will expand beyond the general mandate to provide toys and gifts for children who would otherwise not receive them.

What is new this year, is the event is moving from Coach's Corner to the Free Spirit Ranch Event Barn, located at 56210 Range Road 253 (north on 100 Street).

"We are moving the venue this year to Spirit Ranch. We've been really lucky in that Gord and Renee Putnam have donated it to us at no cost," said organizer Lisa Piche. "The reason why we are doing this is because we were

outgrowing Coach's Corner. We had about 30 people last year that we had to turn away. So, we're hoping to have more people than the 100 we could have at Coach's Corner."

Not only will the venue change, but the style of the event will change slightly with a full buffet dinner and a bar with \$5 drinks.

"It's something different, plus it's a brand-new venue out[side] of Morinville, so it will be great to support them as well," Piche said. "It's absolutely gorgeous in there."

But beyond the venue change and addition of a buffet dinner,



Photo courtesy of Cari Letourneau, Elevated Digital & Photography

the main auction portion of the evening will remain the same.

Last year's auction raised \$26,000 for the cause, including the bids, 50/50 draw, and donations. That number was \$8,645 higher than the \$17,355 raised in 2021.

Once again, this

year, auctioneer Brad Ward will take control of the live auction bids, as he has since 1996, to raise as much money as possible for the Midstream Support Society's initiative to help families in need at Christmas.

Donations are now being accepted at iCandy Optical Ltd. in downtown Morinville or by calling Lisa Piche at 780-295-9015 or 780-292-5734. A letter will also soon go out with contact info to have donations picked up.

Initially, the auction raised funds to ensure families had something under the tree on Christmas morning. That has

expanded in scope over the years. Last year, approximately \$8,000 of the money raised went to help families pay utility bills. In other cases, the funds helped acquire a vacuum for one household and a toaster for another. Additional funds went to buying food to assist the Knights of Columbus in their food hamper program and targeted gifts and gift cards for families in need.

"We're going to be buying a lot more food this year and helping the Knights of Columbus pump up those food hampers because we realize that groceries have just

skyrocketed and a lot of people are struggling," Piche said.

Forms for donations are available at the Midstream store on 101 Street. Piche said the sooner people fill out forms for those in need, the better it is, making it easier for organizers to shop for what will be required.

Piche and the Midstream hope area residents will buy tickets and tables for the upcoming event.

"I think it is something to support people that you work with, people that your kids go to school with," Piche said. "These are people that we see every day that we may not realize are struggling. It's really important for us all to support if we are able to."

Tickets for the event are \$40 per person and can be obtained by contacting 780-295-9015 or 780-292-5734.

Due to the full buffet dinner, the event will start at 5 p.m. on Nov. 18, with the Live Auction commencing at 7 p.m.

Outstanding Acreage Auction for Estate of the Late Gerry Aubin, Onoway Saturday Sept 30/23 @ 10am

(Viewing: Friday, Sept. 29th (10 a.m.-4 p.m.) Major Items sell Approx. 1-1:30 P.M.)

DIRECTIONS: 1417 T. Rd. 554 being 4 M. North of Onoway on Sec. 777 to T. Rd. 554 then East, 2 1/2 Miles or Sec. 642 South on Sec. 777 to T. Rd. 554 and East 2 1/2 Miles.

3 Pt. Tractor & 3 Pt. Equip. & Related: (All 1 owner)

*M.F. G.C. 2300 3 pt. Tractor w/Fact. 250 F.E.L. & 4Bucket, & Mounted M.F. Belly Mower, Approx. 830 Hrs., 1 Owner SN#Tractor JSA 21114 #F.E.L. SN#VS7483151006 *3 Pt. 4 M.F. Model R.T. 470 Rototiller SN#DS10003 *5 Buhler F. King 3 Pt. Blade *4 3 Pt. Kodiak Brush Hog Mower w/R. Wheel *Wallenstein P.T.O. Wood Chipper, Model BXM32 Used 3 times, SN#1M323773 *36 Agri Fab Grass Catcher *Spec. Co. Split Master 25 Ton Hyd. Wood Splitter on Rubber, Ball Hitch, w/Honda G.C. 190 Motor Like New Model 401625PHL.C. SN#112401510 *Agri Fab Dump Wagon w/3X4X12 High *Outlander Bombardier 4X4 400 Rotax Quad, 2500 lb. Winch, 2194 Km, 1 Owner SN#2BVEGHF133V003632* 4 New Quad Tires, Sold Separate.

Motorcycle(Only this item sells subject to owner approval)

*1987 Harley Davidson FXRS Sport w/48,900 kms. has work orders, Good cond. Paper Work Avail. SN#1HD1EGL10HY128852

Trucks, Trailers, Boat, & Rec. Related:

*2003 Duramax Diesel S.L.E. 2500 H.D. w/Auto, Lift, H.A. Rack, 202,250 km, Pro Country, Riese 5th Wheel Hitch, & 4 extra Tires & Rims, Green Color, SN#1GTHK291X3E252799 *Ford F. 150 w/Ext. Cab, 4x4 for parts *2015 15 Long Cargo Victory T. Axle Trailer w/12 Enclosed Unit, 2 & 5/16 B. Hitch, Ramp, ST. 20575R15 Rubber, Ideal for Contractor, V. Nice SN#4RACS1225FC042700 *Older Fair Cond. 19 Long, T. Axle Trailer w/Jack, B. Hitch, Wooden Topper, 15 Deck, Fender Skirts, Needs Work, No Vin *Older Double Skidoo Trailer, No Vin *12 Alum. Spring Job Boat/ 4 H.P. Johnson Motor 12 Volt 5 Spd. Sigma 20 Bota Motor

Yard: (V. Good Items)

*Approx. 4 Cord Shedded & Split Wood Mainly Birch *Port Rigid M. SUV Mitre Saw w/12 Blade, 4000 R.P.M TM 120 Volt, V. Nice *10 Ryobi T. Saw *Sears A. Compressor, small one *Older Century Welder *V.G. Selection of Power & Hand Tools *Like New Mastercraft Router *(4) Chain Saws, Makita & Poulin & Stihl *10 Stihl Rototiller *Stihl Grass Whip *12 Ton P.Fist Hyd. Press *Motor Cycle Jack *Spare 5th Wheel Hitch *Solar Battery Charger *(2) Stainless Steel Tables 6 & 8 w/Wise *Simiz s2900 6.5 H.P. Pressure Washer *12 drawer 60 High Snap On Tool Chest w/Side ext. 6 Drawer *Lots Of Snap On Tools *(2) 18.4X34 6 ply Tractor Tires & Rims *Suzuki 100 M. Cycle Parts *Brown Poly Bale Feeder *Quant. of Wheat screening for Chickens *Honda E.U. 2000 GenSet *(2)Brand New Gen Sets in Boxes (*Champion 12000-9500 Watt *Fermen 4550 Watt) *12.5 H.P. Turf Power Mower, Parts *10 Alum. Tobaggan *Approx. 200 Gal. T. Tank w/H. Pump *Plus Numerous other items

Antiques:

*Old License Plates *Genuine Lane Cedar Chest; 46 Wide, 22 High, Nice *(2) Stainless Steel Road Lanterns

Gun Cabinets & Slot Machines:

*Green Stickon 4 Rifle Gun Safe 14X17X53 *Digital Or Key Protector First Alert 21X16X60 Gun Safe *(2) Slot Machines; Haywire & Triple Diamond Deluxe (Not used 8 years)

Households & Commercial Items:

*36 Wide White Danby Freezer *32 Wide White Kenmore Freezer *65 High White Upright Frigidaire Deep Freeze *(3) V. Nice Stainless Steel 17X72 Shelves w/5 Sections *Warnock Hersey 1994 Wood Heater *Traeger Barbeque w/95 Watt, Model TFB57GZEC, V. Nice *Various Sealors; New & Used *Canners *Pots *2 L.G. Portable Air Conditioners 11X28 *Commercial 3 Section Sandwich Fridge, Works *Elect. Procut Meat Slicer Model KDS-12 w/1/3 H.P. *Plus Other Goods

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October 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 meetings notice in the following locations:

- Council Meetings:** SturgeonCounty.ca/CouncilMeetings
- Board and Committee Meetings:** SturgeonCounty.ca/Boards
- Public Hearings:** SturgeonCounty.ca/PublicNotices

Day for Truth and Reconciliation	Oct 2	Closed
Youth Advisory Committee	Oct 2	6:00 PM
Subdivision And Development Appeal Board	Oct 3	2:00 PM
Thanksgiving	Oct 9	Closed
Regular Council followed by Committee of the Whole	Oct 10	9:00 AM
Subdivision And Development Appeal Board	Oct 17	2:00 PM
Regular Council followed by Committee of the Whole	Oct 24	9:00 AM
ALUS Partnership Advisory Committee (PAC)	Oct 25	9:00 AM
Budget Meeting	Oct 25	9:00 AM
Budget Meeting	Oct 26	9:00 AM

SAVE THE DATE:

Small Business Week
October 15-21, 2023

Get inspired. Grow your network.
Meet with experts.

www.sturgeoncounty.ca/small-business-week

Trick-or-Treat Trail! October 28

A spooktacular time to collect treats and enjoy the walk through Cardiff Park. All ages welcome.

www.sturgeoncounty.ca/trick-or-treat-trail



Work was underway in the fields just outside of Morinville on Thursday, Sept. 7. - Stephen Dafoe Photo

Morinville Council approves capital budget amendment to support Grandin Drive East and Hwy 642 intersection improvements

At the September 12, regular meeting of council, council approved an amendment to the 2023 Capital Budget to include the Grandin Drive and Hwy 642 Signalization Project.

This project was approved for a budget of \$650,000 to be funded through the Transportation Off-Site Levy Reserves and Provincial Grant funds:

- \$390,000 funded from the Province of Alberta
- \$260,000 funded from Transportation Off-Site Levy Reserves

In April, the Honourable Devin Dreeshen, Minister of Transportation and Economic Corridors, confirmed that his department would contribute 60 percent of the project cost for the design and installation of the traffic signals at this

intersection.

The tentative project sequencing will have design and franchise utility work extend into early 2024, followed by signal installation and intersection configuration modifications in the summer of 2024. A more detailed construction plan will be shared when it is available.

"Safety of our residents is paramount, and pedestrian and traffic safety issues have been a concern for everyone at the Grandin and Hwy 642 intersection", says Mayor Simon Boersma. "Installing signalization at this intersection will help address critical issues, such as pedestrian crossing safety, traffic flow confusion, and supports the Town's commitment in the Strategic Plan to prioritizing the safety and well-being of our community."

Continued from page 1

and municipal, provincial, and federal elected officials will be elected, but all are welcome to attend.

The Blue Mass occurs on Sunday, Sept. 24, at École Notre Dame Elementary School (9717 Morinville Drive) at 10 a.m. Radford said the event falls on the same day as the Knights of Columbus' Family

Breakfast at the Rendez-Vous on 104 Street and that the breakfast is an opportunity to talk one-on-one with the first responders who attend.

"It's an opportunity to say thank you to our first responders and perhaps have a conversation about what it is like to be in service to their community," Radford said, adding the event is open to all.



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- Power of the Pharmacist
- Ask A Dietitian
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THURSDAY

OCTOBER

5

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\$10.00

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NOLTE APIARIES at 55503 Rge Rd 260 Sturgeon County, AB. T8R 0T6. Seeking 4 Apiary Technicians 3+ yrs experience in Canadian commercial beekeeping. Education not required. Salary \$16.52 - \$24/hr. Job duties: bee colony management, honey harvesting. Seeking 6 Apiary workers wage \$16.52-\$22/hr. 1yr experience & education not required. Job duties assist with bee colony management & honey harvesting. Valid driver's license an asset. Apply e-mail bee.farmerjob@gmail.com.

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WHITE SPRUCE TREES: 5' average \$50. Installation ONLY \$19. Includes: hole augered, Wurzel Dip enzyme injection, bark mulch application, staking. Minimum order 20. One-time fuel charge: \$125-150. Crystal Springs. 403-820-0961. Quality guaranteed.

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LIVESTOCK

1 YEAR OLD free run brown laying hens. \$3 each. Pick up near Two Hills Oct 6 & 7. Call or text 780-603-9047.

PETS

TO GIVE AWAY to a good home a calico cat. Five years old female. Her name is Mocha. She is spayed and has all her shots up to date. An indoor cat only. Very sweet, loving and affectionate with people. She is not good with other cats. Not declawed. If interested please call

Loretta at 587-219-1094. If I'm not there please leave a message.

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DON'T MISS THIS ANNUAL EVENT

ELECTRONICS PAINT USED OIL MATERIALS HOUSEHOLD HAZARDOUS WASTE



Household Hazardous Waste Roundup
Saturday October 7 from 10 a.m. to 2 p.m.
Gibbons Cultural Center



A male yellow-shafted northern flicker takes flight from an evergreen tree. The northern flicker is a larger brownish coloured woodpecker. - Stephen Dajoe Photo

WE'VE ADDED A BEAUTY SALON

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LEGAL CATHOLIC SCHOOL NEWS



The Legal Catholic School Principal had a positive call of the day for a superstar grade 2 student. Mrs. Csizmadia had nominated this young Titan for consistently delivering her best work since the beginning of the year and for diligently following all classroom rules. The Principal expressed her immense pride in the student's hard work and dedication.

Legal Catholic School extended their heartfelt gratitude to the incredible parents who continually support their school community. During the annual organizational meeting of the School Council held last week, they were delighted to welcome numerous new faces in attendance and expressed their appreciation for their participation. In the upcoming school year of 2023-24, the School Council proudly announced Christie Remillard as the newly appointed School Council Chair, and Joanne Good as the Vice Chair. They also expressed their thanks to Ashley Zilinski for graciously taking on the role of Secretary once again this year. A special acknowledgment was reserved for Rhea Jussen, the outgoing School Council Chair, for her unwavering dedication and commitment to the school over the past two years. Her contributions will be greatly missed and remembered fondly.



3 BEDROOMS AND DOUBLE GARAGE IN REDWATER

Nestled in a serene and peaceful neighborhood, this cape cod style house offers a perfect blend of classic design and modern comfort. Boasting a generous 1764 sq ft on two finished floors with a full basement that just needs a little work to be completed. Upgrades over the past few years include most windows replaced, shingles, flooring, paint and bathroom renovations. Large fenced yard with good sized deck, hot tub, and 26'x24' garage complete this great property. **\$319,900. Call Janine to view.**



GORGEOUS 10 ACRES

This idyllic property offers a well-maintained 4 bedroom almost 1300 square foot home, surrounded by lush greenery, mature trees, landscaped grounds, and a garden plot big enough to grow vegetables for your whole family. With a host of additional features including a double garage, shop with 10 ft door, quonset, chicken coop, and sheds, it is perfect for anyone looking for an acreage. This home is a perfect mixture of character and new. Gorgeous original mahogany cabinets with upgrades including fresh paint on main floor, vinyl tile flooring in kitchen and new furnace in 2021. Add a newer well drilled in 2012, and recently installed septic tank and discharge. Located less than a mile off pavement, just a few minutes north of Waskatenau. About an hour to Edmonton. **\$425,000. Call Janine to view.**



GORGEOUS ACREAGE CLOSE TO EDMONTON

A rural hillside gem! Walk into the foyer and see the living room to the left, flowing into a bright dining area right off a kitchen with GRANITE counter tops and updated appliances! The open concept kitchen has a casual dining space and den with HARDWOOD floors and a gas fireplace. The den opens to a large back deck with a beautiful gazebo and hot tub. The highlight of the main floor is the giant family room with a WET BAR! 2pc bath across the hall. Upstairs is a WHOLE WING for the primary bedroom - the bedroom itself with french doors, a bonus room, and a massive 4pc ensuite. Finishing up the upstairs are three additional bedrooms and a 4pc bathroom. Attached is a double oversized garage. If all of this still isn't enough space for you, there's a full basement for development opportunity! Situated on 1.54 acres this property is a green haven with beautiful gardens and a treed lot. Central AIR CONDITIONING, storage sheds and room for your RV. Easy access to Hwy 28 and Edmonton. Don't miss this treasure! **\$679,000. Call Glenn to view.**



4.99 ACRES BY BUSBY

Room for everything on this 4.99 acres with a 2400 sq ft 1 1/2 storey home that has 5 bedrooms, 3 bathrooms and a full unfinished basement that is framed in for an additional 2 bedrooms. House was originally built in 2009 on a crawlspace but was lifted and had a full basement installed in 2013. Bsmt has roughed in plumbing for another bathroom and a wet bar. This home was built for energy efficiency with walls built from structural insulated panels (30-50% more efficient). It has in floor hot water heating system powered by 2 electric boilers that were installed in 2013. Features 2 sided wood burning fireplace, large kitchen/dining room, moveable island, double oven, gleaming wood ceilings, main floor laundry, chair lift to 2nd floor and more. Master suite has 2 w/i closets, gorgeous ensuite, and private loft area with door to future balcony. Double det'd garage with loft space above. Lots of fruit trees, firepit, trails throughout the trees. A few minutes SW of Busby, just over a half hour to Edmonton. **\$484,900. Call Heather to view.**



LEGAL BI-LEVEL WITH DOUBLE GARAGE

This bi-level backs onto an open field and BRIGHT is the word! Enter the upper level to hardwood floors and lots of light in the living room. The kitchen has a large island with a countertop stove, built in oven, beautiful cabinets and dining space. Down the hall is a 4pc bath and three bedrooms with a 3pc ensuite off of the primary bedroom. Downstairs is a great room with wood burning stove and wet bar, a carpeted family room, and a sizeable laundry with an attached cold room. The dining room upstairs has access to the backyard with a raised deck overlooking the field, large vegetable garden, and double detached garage with back lane access. Fully chain link fenced with 2022 shingles, this home is a perfect starter home for a growing family or those looking to downsize without sacrificing too much space. Close to Morinville with paved access to Highway 2 and Edmonton. **\$329,900. Call Glenn to view.**



AIR CONDITIONED HOME, HUGE LOT AND HEATED DOUBLE GARAGE

This property offers almost 1200 sq feet of living space in this 3 bedroom, 2 bath 1996 Winalta home. It features central air, a huge .4 acre fenced lot, and a 24'x24' double detached heated garage. Upgrades in the past 4 years include new central air, shingles, skylight, garage heater, most flooring and all new interior paint. Inside you will find new vinyl plank flooring and an abundance of modern white cabinets in the kitchen, along with built in china cabinet. The master bedroom boasts a big walk in closet and a 4 piece ensuite, while two other bedrooms provide ample space for all your needs. Stepping outside, you'll discover a private retreat with deck, storage shed and beautiful trees along the property line and fence. Don't miss out on this fantastic opportunity to own this well-maintained home in Thorild within walking distance to all amenities. **\$164,900. Call Janine to view.**



BUNGALOW WITH DOUBLE ATTACHED GARAGE IN THORILD

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. **149,900. Call Heather to view.**



15 ACRES WITH BUNGALOW AND GARAGE BETWEEN THORILD AND CLYDE

This 15 acre parcel boasts a spacious double wide mobile home on a full unfinished basement with numerous upgrades over the years, including a metal roof, siding, windows, soffits, fascia, furnace, and hot water tank. Three really large bedrooms, upgraded 2 pce ensuite and a full 4 pce bath. Nice back porch for your chore clothes or hockey gear. 24'x24' double detached garage with power and several storage sheds. There is a fenced enclosure that would work great for dogs, sheep or goats. Two driveways give great access for RV's, large vehicles or horse trailer. The property provides ample space to explore and appreciate nature. Whether you're looking to start a small hobby farm, establish a garden, or simply enjoy the tranquility of open space this property offers endless possibilities. Located about 50 km north of Edmonton, near Thorild. **\$284,900. Call Heather to view.**



10 ACRES OF HEAVY INDUSTRIAL LAND NEAR REDWATER

Welcome to an exceptional investment opportunity in the heart of the thriving Industrial Heartland by Redwater. This 10.03-acre parcel of land is strategically zoned as Heavy Industrial, offering endless potential for businesses seeking a prime location to establish their operations. Located near highway 38 and the Town of Redwater, there is already power and gas on the property. There is also an old 42'x280' barn that could still be useable for storage. **\$350,000. Call Heather for more info.**



THORILD ACREAGE

Spacious, well kept, 1470 sq ft 3 bdrm, 3 bath modular home on full partially finished basement with separate entrance to basement from outside. 40'x24' metal clad garage with 220 power. Upgrades in the past few years include septic tank (2021), shingles (2016), vinyl windows, bathroom renos and all new flooring. Lots of cabinets (and island) in the large eat in country kitchen with garden doors to back deck, main floor family room, formal living room with corner wood burning stove, large master bedroom with walk through his and hers closets and 4 pce ensuite. Two additional bedrooms and 4 pce bath complete the main floor. Basement has a 3 pce bathroom, is framed and partially drywalled and ready for buyer to finish. Lots of planted trees, flower beds and shrubs and plenty of room for a future garden. Located right on pavement, but set well back from the highway for privacy. Less than an hour to Edmonton, just about 15 min NE of Redwater. **\$285,000. Call Heather to view.**



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10018 - 100 Avenue, MORINVILLE

Website: www.glennfisher.com Email: glenn@glennfisher.com

GLENN FISHER:
780-913-2493

HEATHER MOELLER:
780-699-7914

TARA FISHER:
780-932-0196

JANINE PEQUIN:
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