

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

Sturgeon County farm grows vegetables to assist food bank

By Stephen Dafoe

A Sturgeon County family's desire to have a rural life eight years ago has turned into an initiative that is helping those in need.

P3 Farms owner David Benjestorf bought a 23-acre property in Sturgeon County about eight years ago. The property is 1.3 km north of Sandpiper Golf Course.

"When my wife and I bought the property, we always knew that we would build a home and do something special on it. We just never knew what that special thing was," Benjestorf said.

But then COVID hit,

and that something became a reality.

Benjestorf, who sits on the Edmonton Food Bank Board, was involved in emergency planning for the food bank.

"With the lockdown now in my mind, we were trying to figure out how to source food for the Edmonton Food Bank," he said, noting that same evening, he watched a Netflix show called The Biggest Little Farm about a couple who left the big city to start a farm in a barren area for growing. "It was a seven-year journey where they go from nothing to this

beautiful oasis. I was so inspired by that, I turned to my wife and said, 'Let's grow vegetables for the Food Bank.'"

Having never grown anything before and it being planting season, the Benjestorfs contacted roughly 25 family members to assist. "Almost every one of them said, 'Yes. We'd love to.' That was the middle of April, and by the middle of May, we had planted about six and a half [to] seven acres," Benjestorf said.

In the first year, the farm donated 90,000 pounds of vegetables. The farm is now harvesting year



Volunteers gather at P3 Farms during this year's potato harvest.

four and will harvest approximately 100,000 pounds, which Benjestorf said would supply the Edmonton Food Bank for about one-and-a-half

months. "What started as a way to get pounds to the Food Bank – all I really cared about was how to get the most food possible to the

Food Bank. But what started happening was our neighbours, and others started to come out and volunteer. School groups

Continued on **page 2**



Morinville Jet Ryan Conquergood battles for the puck along the boards during a home game against the Fort Saskatchewan Hawks on Thanksgiving Sunday. – Stephen Dafoe Photo

Morinville Jets secure weekend wins and move up the standings

by MorinvilleNews.com staff

The Morinville Jets displayed their hockey prowess over the Thanksgiving weekend, securing back-to-back victories that have propelled them into a prominent position in the Capital Junior Hockey League's West Division.

The action-packed weekend began with a clash against the Sherwood Park Knights on Friday, October 6, where they triumphed with a final score of 5-3.

The Jets then returned to their home turf on Sunday, hosting the

Fort Saskatchewan Hawks, and clinched another impressive win with a final score of 4-2.

Friday night's matchup against the Sherwood Park Knights was a rollercoaster of a game, keeping fans on the edge of their seats.

The excitement began early in the first period when Jacob Klassen of the Jets opened the scoring at 19:29, capitalizing on assists from Ryan Conquergood and Jase McRae.

The second period was equally intense, with the Knights

Continued on **page 4**



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Continued from **page 1**
 would come out. A hockey team would come out and pick. It became as much about community as it was growing food for the food bank."
 Since that first year, the Benjestorfs have expanded the farm, adding sod and areas to host social functions.

The family now does fundraisers, other activities, and growing food for a charitable cause.

In the main garden, P3 Farms grows 22 different types of vegetables. Families often bring their children to P3 Farms to learn how food is grown.

"I enjoy seeing families and folks coming out with smiles on their faces as they are

walking around the farm," Benjestorf said. **Harvest Volunteers Sought**

With roughly 100,000 pounds of potatoes and other vegetables to harvest, the operation needs lots of volunteers each season, who are allowed to take some vegetables home for their families as well.

Midway through this year's harvest, Benjestorf had already harvested 50,000 pounds of potatoes. Although that produce is marked for the Edmonton Food Bank, Benjestorf said he is open to talking with the various food banks in Sturgeon County.

"Our goal is to give free food to people wherever they may be," Benjestorf said. "If Sturgeon County

of Morinville Food Bank said, 'We need a little help,' I'm happy to help.

Benjestorf is looking for not only additional volunteers for this season but also next season as well.

"We have folks that volunteer one day a week during the growing season, anywhere from an hour or two to four or five hours a week," he said, adding those volunteers come and go as they please, looking after their rows in the garden. "And then we have call-ups for planting season and harvest season."

For more information on volunteering, contact David Benjestorf at dbenjestorf@hotmail.com. The farm is also on Instagram - @p3farmerdave.



Volunteers gather at P3 Farms during this year's potato harvest.



DENTAL HYGIENE WORD SEARCH

SEE SOLUTIONS PAGE 8

U M C I S T A I N S P A Q G M E A O T T
 P J L D A W F U W A D N I N D E M F H A
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 J B O Q J O B W E E F N M F W L Q D H S

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

WORDS

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|----------|------------|----------|-----------|----------|
| ABRASION | ADJUSTMENT | BITE | CROWN | ROOT |
| ABSCCESS | AMALGAM | BONDING | FLUORIDE | SEDATION |
| ABUTMENT | ANALGESIA | BREATH | HYGIENIST | STAINS |
| ACID | BACTERIA | CARIES | PARTIAL | TARTAR |
| | BICUSPID | CLEANING | PLAQUE | TOOTH |

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Morinville community high school



After a 3-year hiatus, Morinville Community High School brought back the MCHS Alumni Volleyball Tournament, and it turned out to be an overwhelming success. Fourteen teams participated. Some experienced creaky knees and sore backs, prompting a request for an on-call masseuse or physiotherapist for the next year. However, everyone expressed their happiness at the return of the Alumni event.

Witnessing these athletes back in action was truly amazing. Conversations with these former students made the teachers realize that they do indeed serve a purpose and have imparted knowledge to some truly remarkable individuals – both past and present. They are immensely thankful for being a part of the MCHS Legacy.



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PUBLIC HEARING – Bylaw 1634/23 Amendment to Land Use Bylaw 1385/17

Sturgeon County Council requests public input on proposed Bylaw 1634/23.

The property owner would like to facilitate RV camping and address existing recreational development on their land at 302 57000 Highway 44. This land is zoned as R4 – Hamlet Serviced Residential District which does not allow this type of activity.

Public Hearing details

The Public Hearing will be held in person and via videoconference on:

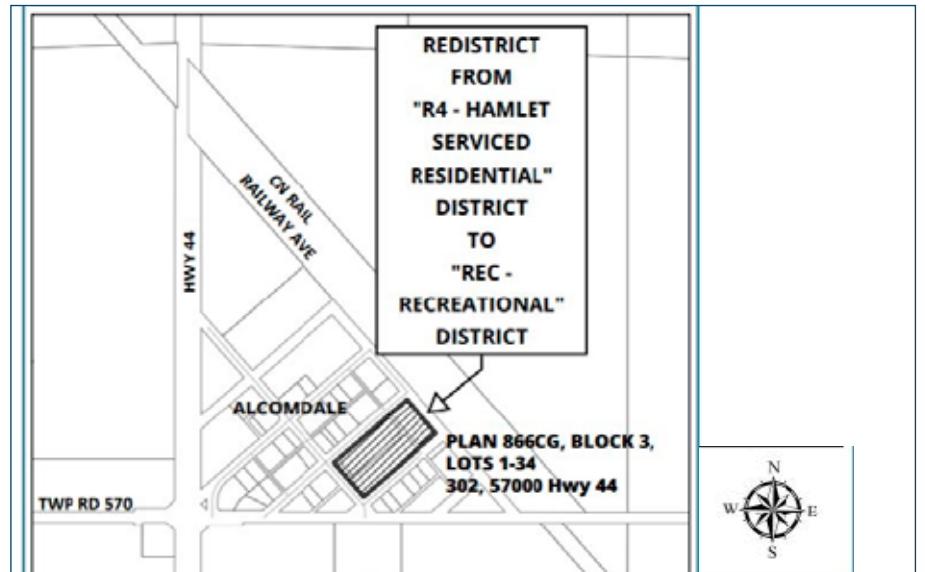
Tuesday, October 24, 2023, at 1:00 p.m. (or as soon as practical thereafter)

Sturgeon County Council Chambers (9613 100 St. in Morinville)
sturgeoncounty.ca/CouncilMeetings

To operate RV camping and outdoor recreation facilities in Sturgeon County, land must be zoned as REC – Recreational District. The applicant is requesting the land be rezoned to REC – Recreational District, which would allow them to apply for a campground development permit.

Each time land is rezoned, a bylaw is needed to amend the Land Use Bylaw, and a public hearing must be held.

[View the proposed bylaw at sturgeoncounty.ca/hearing-1634](https://sturgeoncounty.ca/hearing-1634)



Questions? Contact us!

Rebecca Schapansky
Planning and Development Services
587-404-9866
rschapansky@sturgeoncounty.ca

Important information about Public Hearings

Requirements for speakers

All speakers have five minutes to speak and are encouraged to provide a written copy of their submission before the Public Hearing.

Speaking in person

To speak at the Public Hearing in person, contact Legislative Services at 780-939-8277 or 780-939-1377 to pre-register.

Speaking via videoconference

To speak at the Public Hearing via videoconference, you **must** register by October 23 at 1:00 p.m. by contacting Legislative Services at 780-939-8277 or 780-939-1377. This ensures you receive instructions to access the videoconference.

Written submissions

Email your written submission to Legislative Services at legislativeservices@sturgeoncounty.ca. Written submissions are accepted up to the close of the Public Hearing.

If making a written submission, you must include your name, state your interest in the matter (such as a County resident directly impacted by the proposed bylaw), and indicate if you are in favour of or opposed to the proposed bylaw.

Watching the Public Hearing

You can view the Public Hearing in person or online at sturgeoncounty.ca/CouncilMeetings. To view the livestream, click on the meeting date on the calendar, then click on the video link.

RCMP

ROYAL CANADIAN MOUNTED POLICE



Morinville RCMP Investigate fraudulent use of credit card

Between Sept. 1 and September 2, 2023, unknown suspects broken in to a Gibbons resident's vehicle overnight causing property damage to the door lock, then stealing the owner's wallet containing a variety of identification, bank cards and Canadian currency. The owner awoke to bank notifications that his cards were being used at a local gas station convenience store.

RCMP have gathered surveillance photos of two suspects believed to be involved in this crime.

Morinville RCMP are seeking the public's

assistance in identifying these two suspects.

If you have any information about this crime or the suspects involved please call the Morinville RCMP Detachment at 780-939-4520. If you wish to remain anonymous you can contact Crime Stoppers by phone at 1-800-222-8477 (TIPS), by Internet at www.tipsubmit.com or by SMS (check your local Crime Stoppers www.crimestoppers.ab.ca for instructions). To report crime online, or for access to RCMP news and information, download the Alberta RCMP app through Apple or Google Play.



Nash Knowlton readies for the puck in a faceoff during the October 8 game against the Fort Saskatchewan Hawks. The Jets won the day 4-2, their second win other the Thanksgiving weekend. - **Stephen Dafoe Photo**

Continued from **page 1**

responding with two quick goals. Kaelen Veldman and Hadeon Boyechko found the back of the net for Sherwood Park. However, the Jets weren't to be outdone, as they rallied with a goal from Ryan Conquergood before the Knights' Kaelen Veldman poked one to make it 3-2 for Sherwood Park.

As the game entered the final period, the Jets maintained their momentum. Ethan Dechamplain and Cade Van Brabant added to their tally, with Van Brabant delivering an empty-net goal to seal the 5-3 victory.

Penalties peppered the game, reflecting the fierce competition on the ice. Both teams found themselves in the penalty box

for infractions such as tripping, roughing, boarding, interference, and too many men on the ice.

On Sunday, the Jets returned to their home ice to face the Fort Saskatchewan Hawks in front of their dedicated fans. The game remained scoreless in the first period, setting the stage for a nail-biting showdown.

The second period saw the Jets break the deadlock, with Ethan Dechamplain and Graeme Hampton finding the back of the net, including a power-play goal.

In the third period, the Hawks put up a fight, clawing their way back into the game with goals from Ryley Pouliot and Peyton Carrier, interspersed with a power play goal from the Jets' Cody Laliberte. Laliberte then sealed the deal with an

empty-net goal in the dying moments of the game, securing a 4-2 victory for the Morinville Jets.

The third period was marred by several Hawks players receiving misconduct penalties, adding an extra layer of drama to the contest.

The Thanksgiving weekend victories not only showcased the Morinville Jets' skill and determination but also propelled them to a record of 5-2-0, placing them firmly in the second spot within the CJHL's West Division standings.

The Jets are set to play the North Edmonton Red Wings on Wednesday, October 18 on the road and the Strathcona Bruins at home on Sunday, October 22. Game time is 4:15 p.m. at the Morinville AAA Arena.

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The Sturgeon Sting took on MLAC Go Logo Wear on Saturday, Oct. 8 at the Morinville Leisure Centre. The Sting won the day 5-3, bringing them to 1-1-0 so far this season. The Sting's next home game is on Sunday, October 22 at 10 a.m. at the Morinville Leisure Centre. They will take on the visiting Fort McMurray Bouchier Jr Oil Barons. - **Stephen Dafoe Photo**

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Unemployment rate rises among young Albertans

The unemployment rate in Alberta held steady last month at 5.7%, but there was movement when looking at the rate by age group.

For those in the 15 to 24 cohort, the unemployment rate went from 12.1% in August

to 13.5% in September and has been on an upward trend since the spring (the data have been adjusted to account for regular seasonal patterns). As a result, the youth unemployment rate is averaging 11.7% so far this year compared to

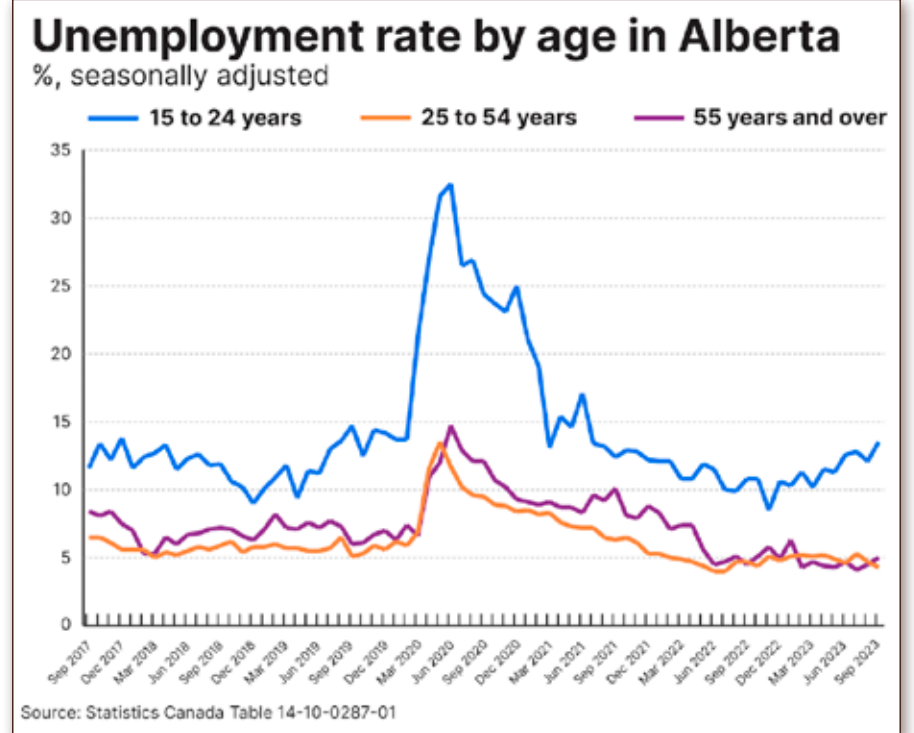
10.8% over the course of 2022.

Although starting at a much lower level, the unemployment rate among Albertans 55 and over also went up in September, rising half a percentage point to 5.0% – its highest reading since January. Despite this uptick, the average unemployment rate since January is below the 2022 average (4.7% versus 5.9%).

The unemployment rate of the big group in the middle – those aged 25–54 – has fallen to its lowest level in over a year at 4.3% in September and is averaging roughly the same as it was last year.

One might think that an influx of new job seekers was driving up the unemployment rate among the younger and older groups, but both cohorts have seen their participation rate* decline over the course of the year.

The participation rate for the 15–24 age group was down by 4.9 percentage points



in September compared to the 2022 average while the participation rate for those 55 and over was off by 0.7 points. (The participation rate for the 25–54 group was down 0.9 points.)

Since the margin

of error is greater for the 15–24 and 55 and over age groups than for the 25–54 group, month-to-month changes should be interpreted with more caution. However, the trend over several months does point

to an increase in unemployment among those 15 to 24.

*The participation rate is the total labour force (those working and those actively looking for work) expressed as a percentage of the population aged 15 years and over.

SUDOKU

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SEE SOLUTIONS PAGE 8 INTERMEDIATE

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!

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!

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STURGEON COUNTY EMERGENCY SERVICES

Long-Term Service Awards

On Oct. 12, 2023, we recognized the following Sturgeon County Emergency Services firefighters for their years of service and achievements.

Congratulations and thank you for your service to the community!

<p>5 YEAR RECIPIENTS</p> <p>Station 1 (Calahoo) Firefighter Rayce Pool</p> <p>Station 5 (Bon Accord) Lieutenant Victoria Van Der Kley Firefighter Heber Vasquez</p> <p>Station 7 (Redwater) Captain Shannon McKenzie Captain Chris Cook Firefighter Nia McKenzie</p> <p>Gibbons Fire Department Firefighter Cameron Pinault</p> <p>Morinville Fire Department Firefighter Colby Rosenthal Firefighter Matthew Lorenzin Firefighter Tyler Beck</p>	<p>10 YEAR RECIPIENTS</p> <p>Station 4 (Namao) Firefighter Brady Berube</p> <p>Station 5 (Bon Accord) Firefighter Jevin van der Leek</p> <p>Morinville Fire Department Lieutenant Tyler Proulx</p> <p>15 YEAR RECIPIENTS</p> <p>Morinville Fire Department Captain Bret Wilson</p> <p>20 YEAR RECIPIENTS</p> <p>Morinville Fire Department Captain Steven Gaetz</p>	<p>NFPA 1001 Level I Recognition Awards</p> <p>Station 1 (Calahoo) Firefighter Christine Matkea Firefighter Norman Quilichini</p> <p>Station 3 (Legal) Firefighter Brendon Gogo Firefighter Brandon Spilsbury</p> <p>Station 4 (Namao) Firefighter Isaac Elliott Firefighter Hannah Black-Wallis Firefighter Ryan Condon Firefighter Teri Fralick Firefighter Devin Mackay</p>	<p>Station 5 (Bon Accord) Firefighter Hyland Dalman Firefighter Tyson Lewis Firefighter Payson Saunders</p> <p>Station 7 (Redwater) Firefighter Owan Cowan Firefighter Brian Martin Firefighter Daniel Taal</p> <p>NFPA 1001 Level II Recognition Awards</p> <p>Station 1 (Calahoo) Firefighter Natasha Goertzen</p> <p>Station 3 (Legal) Firefighter Brendan Beier Firefighter Rachael Morrissey Firefighter Corey Pelley Firefighter Travis St. Jean</p>	<p>Station 4 (Namao) Firefighter Curtis Peck Firefighter Katherine Elliott</p> <p>Station 5 (Bon Accord) Firefighter Kiana Bailey Firefighter Russell Beirsto Firefighter Jordan Brown Firefighter Mark Burke Firefighter Kirk Paproski</p> <p>Station 7 (Redwater) Lieutenant Sean Gilfillan Firefighter Chad Clark Firefighter Tyler Saunter</p> <p>Gibbons Fire Department Firefighter Jason Barrett</p>
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Investment Opportunity

I'M CURTIS EPP. I'm a lifetime

resident of Legal. I'm 39 years old. I feel that there is a need for a Confectionery. I'm looking for serious private investors of \$10,000.00 plus paying 5% interest return or more for a promising business CJ'S Confectionery Ltd and coffee shop. The company has been registered and also has a business plan. Located in town of Legal. For more information, please contact me at cell phone 587-784-5720 and home phone is 780-961-3021, email at cjepp12@gmail.com.

Health

HIP/KNEE REPLACEMENT. Other medical conditions causing TROUBLE WALKING or DRESSING? The Disability Tax Credit allows for \$3,000 yearly tax credit and \$30,000 lump sum refund. Take advantage of this offer. Apply NOW; quickest refund Nationwide: Expert help. 1-844-453-5372.

Rental

TWO FOR ONE, Duplex in Washtenau on a single title, 4909-53rd Ave. Price is \$177,400. Each side is 820 sqft, half is newly updated and move-in ready. 2 bedrooms, 2 baths, full basement. Within 3 blocks are 24hr fitness center, convenience store, restaurant and a K to 12 school. Phone or text 780-283-2343.

Services

CRIMINAL RECORD? Why suffer employment/licensing loss? Travel/business opportunities? Be embarrassed? Think: Criminal Pardon. US entry waiver. Record purge. File destruction. Free

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Wanted

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WANTED OLD ADVERTISING: Dealership signs, service station, gas pumps, globes, oil cans, Red Indian, White Rose, Buffalo, Husky, Ford, GM, Dodge, Tire signs, Coke, Pepsi, etc. Call 306-221-5908.

LOOKING FOR 1950/1960 Volkswagons in any condition. Please call 587-832-3679.

SMALL FAMILY FARM looking for cultivated farmland or hayland in the Thorhild area for 2024. Competitive rates, timely payment & flexible terms. 780-689-6755.

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Jan's chosen charity organization, Hearts & Hands Foundation, will receive a \$5,000 donation from Direct Energy.
Read more about Jan, The Hearts & Hands Foundation & the seven finalists for 2023.
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After scrambling after two blue jays, this merlin comes in for a landing in a pine tree in this composite image of four separate photographs. - Stephen Dajoe Photo

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During Fire Prevention Week (October 8-14) at Legal Catholic School, there was immense gratitude for the Sturgeon Fire Department. They promptly checked the school on Wednesday when the alarm went off after a morning drill. Additionally, there was appreciation for the two members who came to read to the students the previous Thursday. The following week, they were scheduled to conduct a safety presentation for the K-3 students.



Sturgeon Hockey Club Mustang players assisted at the Household Hazardous Waste Round-Up held in Gibbons on Saturday, October 8. The free event hosted by Roseridge Landfill Commission and Alberta Recycling Authority takes place twice a year with a goal of keeping hazardous materials and electronics out of the landfill. - Stephen Dafeo Photo

PUZZLES SOLUTIONS

SUDOKU

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

WORD SEARCH

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

ARIES

Mar 21/Apr 20

Aries, this week you may invite a friend over who shares all of his or her good energy with you. It's just the boost you need right now to have a positive few days.

LIBRA

Sept 23/Oct 23

Take a few moments this week to go over spending, as you may determine that you have to reel in your budget a little more than you had expected, Libra.

TAURUS

Apr 21/May 21

You may have an urgent need to get physically active, Taurus. That can propel you to get a gym membership or to organize a walking club with some local friends.

SCORPIO

Oct 24/Nov 22

Scorpio, this week you could be inspired by someone who comes across as a natural leader. Learn from this individual about how you can become more assertive.

GEMINI

May 22/June 21

You are brimming with energy right now, Gemini. It's only a matter of figuring out what to do with it. A painting or other home renovation project could be the perfect fit.

SAGITTARIUS

Nov 23/Dec 21

Sagittarius, your help is urgently needed, so there is no time to waste. When the alarm clock goes off, it is time to spring into action each day.

CANCER

June 22/July 22

You are in the process of widening your field of opportunities, Cancer. This may translate into taking a trip overseas or even across the country for a little bit.

CAPRICORN

Dec 22/Jan 20

Capricorn, put all of your cards on the table this week, especially with those close to you. They deserve to see the bigger picture if they are involved with you.

LEO

July 23/Aug 23

Your typically amicable personality could be nowhere in sight this week, Leo. Perhaps you are feeling disrespected and bullied and want to advocate for yourself.

AQUARIUS

Jan 21/Feb 18

The week ahead may be trying for you, Aquarius. You may have to prove yourself to loved ones by offering a speech or other actions. It could be emotionally draining.

VIRGO

Aug 24/Sept 22

There are moments when everyone gets strong feelings of where they should be heading in life, Virgo. Sometime this week you could receive an epiphany moment.

PISCES

Feb 19/Mar 20

Pisces, you can look forward to your busy week ahead because the time is going to fly by. Do not schedule anything extra, as you will not be able to fit it in for the time being.

NEW LISTING

BEAUTIFUL 10 ACRE BUILDING SPOT

Gorgeous 10 acre treed parcel of land a few miles SW of Thorhild, about 45 min to outskirts of Edmonton and 1/2 hour to Fort Saskatchewan. Best of both worlds with plenty of privacy amongst the trees yet only 1/2 mile from pavement. Property has recently had a high grade gravel driveway and parking pad installed and building site is cleared. Power line runs along the edge of the property. Corners are marked with survey stakes. Comes with storage shed and a handy Ford Super Major 5000 tractor complete with bucket, mower deck, blade, tiller, box scraper and forks. **\$99,900. Call Heather to view.**

NEW LISTING

FULL QUARTER OF LAND IN THORHILD COUNTY

Full quarter of open pasture and bush land approximately 1 hour north of Edmonton in Thorhild County. About 100 acres has been brushed in the past few years and just needs clean up of the brush piles to make open land. This portion had been used as hay land many years ago so could potentially be hay or grain land again. The remained 59 acres is large, mature bush land. The land is fenced and there are two good dugouts so it's all ready for your animals. Also a few nice building spots on this property and power runs along both the range road and township road. Great spot for hunting, quadding, snowmobiling. County bylaws allow for subdivision of this land. **\$279,900 plus gst. Call Heather for more info.**

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.**

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.**

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.**

THORHILD 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.**

GORGEOUS 10 ACRES

This idyllic property offers a well-maintained 4 bedroom almost 1300 square feet 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.**

AIR CONDITIONED HOME, HUGE LOT AND HEATED DOUBLE GARAGE

SOLD \$164,900

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